



# THE SHOPS AT PENINSULA TOWN CENTER

1631 MERCHANT LANE | HAMPTON, VA 23666

## FEATURES

- **5 Retail Spaces Available - ranging from 1,619 to 2,737 SF**
- One of the highest trafficked shopping centers in Hampton Roads
- Over 340 existing residential units
- Over 10,000 students at Hampton University and 4,500 students at Christopher Newport University
- 61,000 VPD on W Mercury Blvd and 23,500 VPD on Coliseum Dr
- 112,690 daytime employees within a 5 mile radius

|                           |                                                              |               |               |
|---------------------------|--------------------------------------------------------------|---------------|---------------|
| <b>SPACE TYPE</b>         | Retail Spaces for Lease                                      |               |               |
| <b>AVAILABLE SPACE</b>    | 1,619 - 2,737 SF                                             |               |               |
| <b>LEASE RATE</b>         | Ask Agent                                                    |               |               |
| <b>DEMOGRAPHICS</b>       | <b>1 Mile</b>                                                | <b>3 Mile</b> | <b>5 Mile</b> |
| <b>2024 Population</b>    | 13,079                                                       | 82,772        | 202,980       |
| <b>Avg HH Income</b>      | \$67,946                                                     | \$73,780      | \$76,647      |
| <b>Daytime Employment</b> | 15,067                                                       | 43,034        | 112,690       |
| <b>Traffic Count</b>      | 61,000 VPD on W Mercury Blvd<br>23,500 VPD on Coliseum Drive |               |               |



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# SITE PLAN







## AERIAL







## MAP

