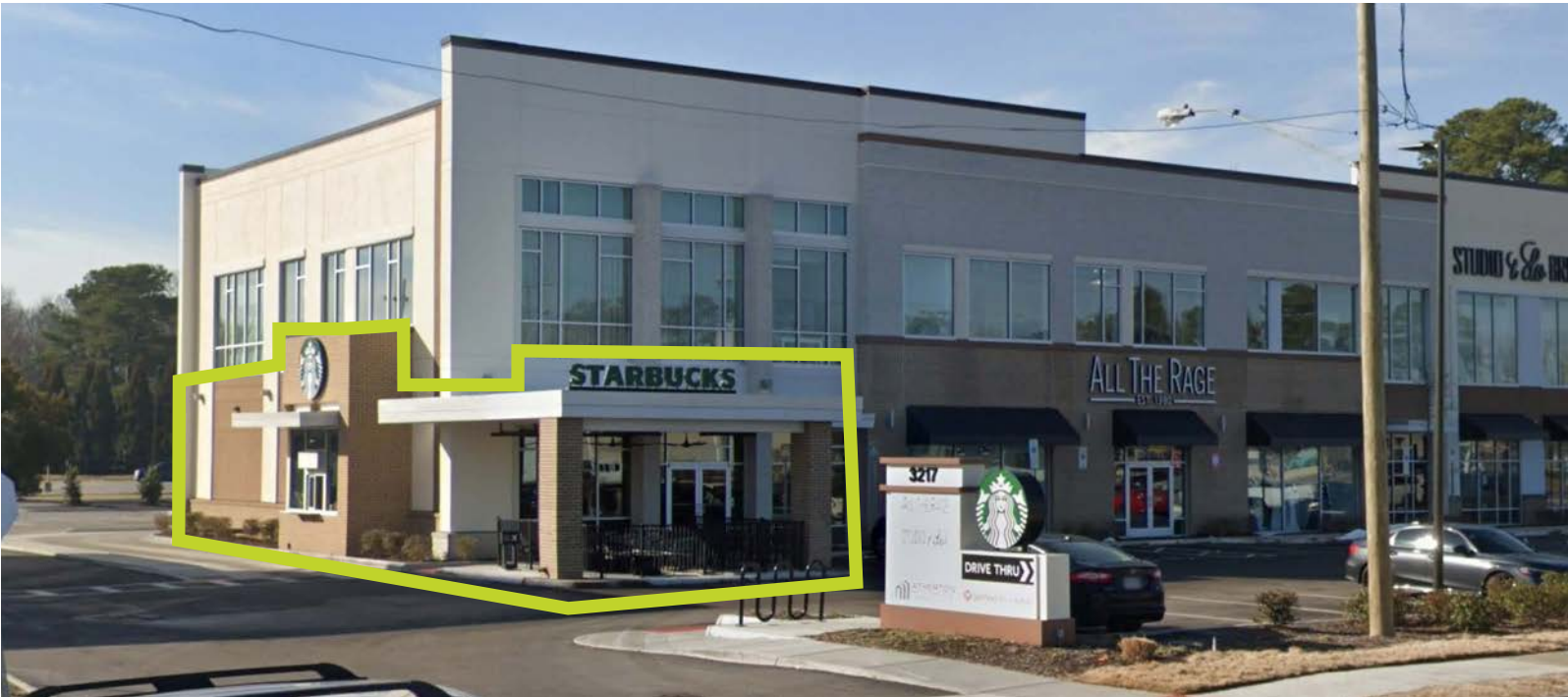


retail FOR LEASE

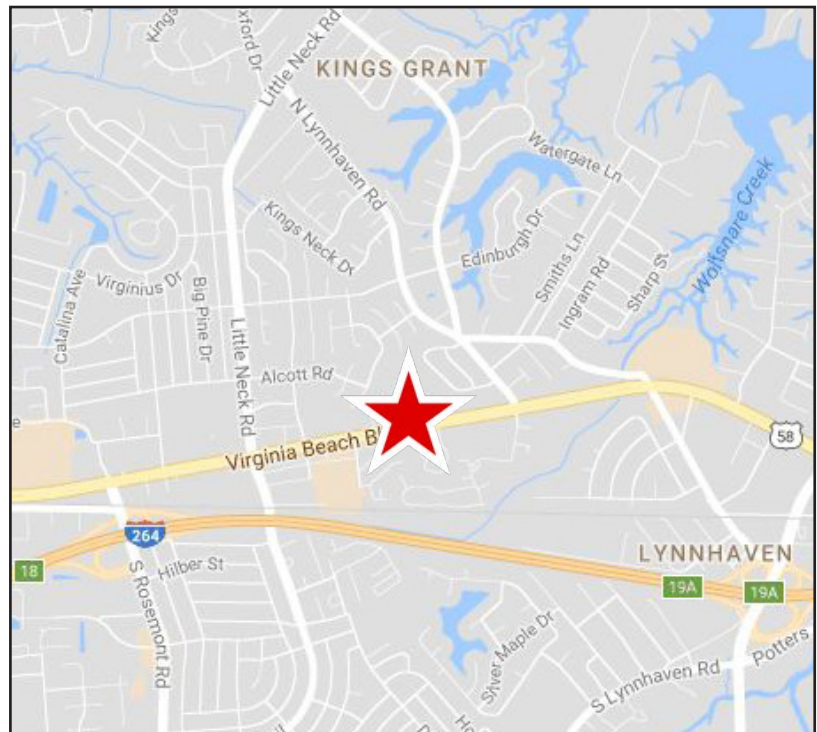


Little Neck Commons | 3217 Virginia Beach Blvd., Suite 120, Virginia Beach, VA

PROPERTY FEATURES:

- **Just listed! $\pm 2,500$ turn-key restaurant (former Starbucks) in new $\pm 20,303$ SF retail development** located on Virginia Beach Blvd.
- **Join All The Rage, Studio I DO & Banfield!**
- **Above average traffic counts of $\pm 37,175$ VPD** on Virginia Beach Boulevard
- **Less than a mile** from I-264 access at Rosemont Road and Lynnhaven Parkway
- **Favorable demographics!**

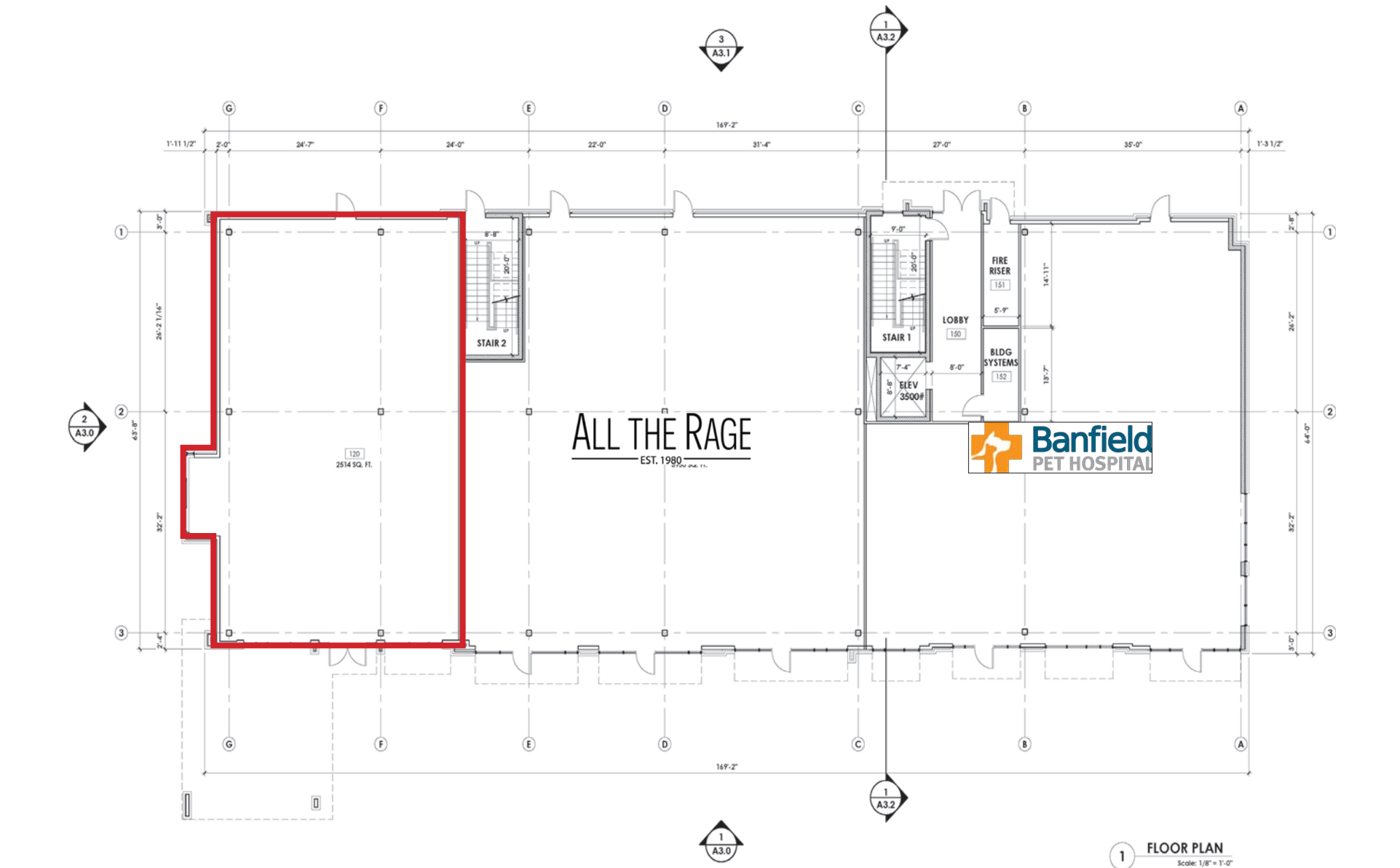
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,522	95,304	243,187
Avg HH Income	\$92,326	\$92,855	\$99,474
Households	4,988	37,967	96,440



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FLOOR PLAN (FIRST FLOOR)



PHOTOS (SUITE 120, INTERIOR)

