



RETAIL PROPERTY FOR LEASE

ACADEMY CROSSING

3200 ACADEMY AVENUE, PORTSMOUTH, VA 23703



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Home of the Momac Brewery and Leslie's Pools, situated in the heart of Churchland. This property offers competitive pricing, with a high quality of ownership standards. Located at the intersection of 3 major arteries of in Portsmouth: Western Branch Blvd., Churchland Blvd., and Towne Point Rd.

PROPERTY HIGHLIGHTS

- Monument signage on Churchland Boulevard and Western Branch
- Active property management
- Next to Churchland Shopping Center and Harris Teeter
- Just minutes from Interstate 664

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	45,800 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,760	22,573	44,167
Total Population	12,663	60,664	116,027
Average HH Income	\$64,808	\$72,402	\$68,508

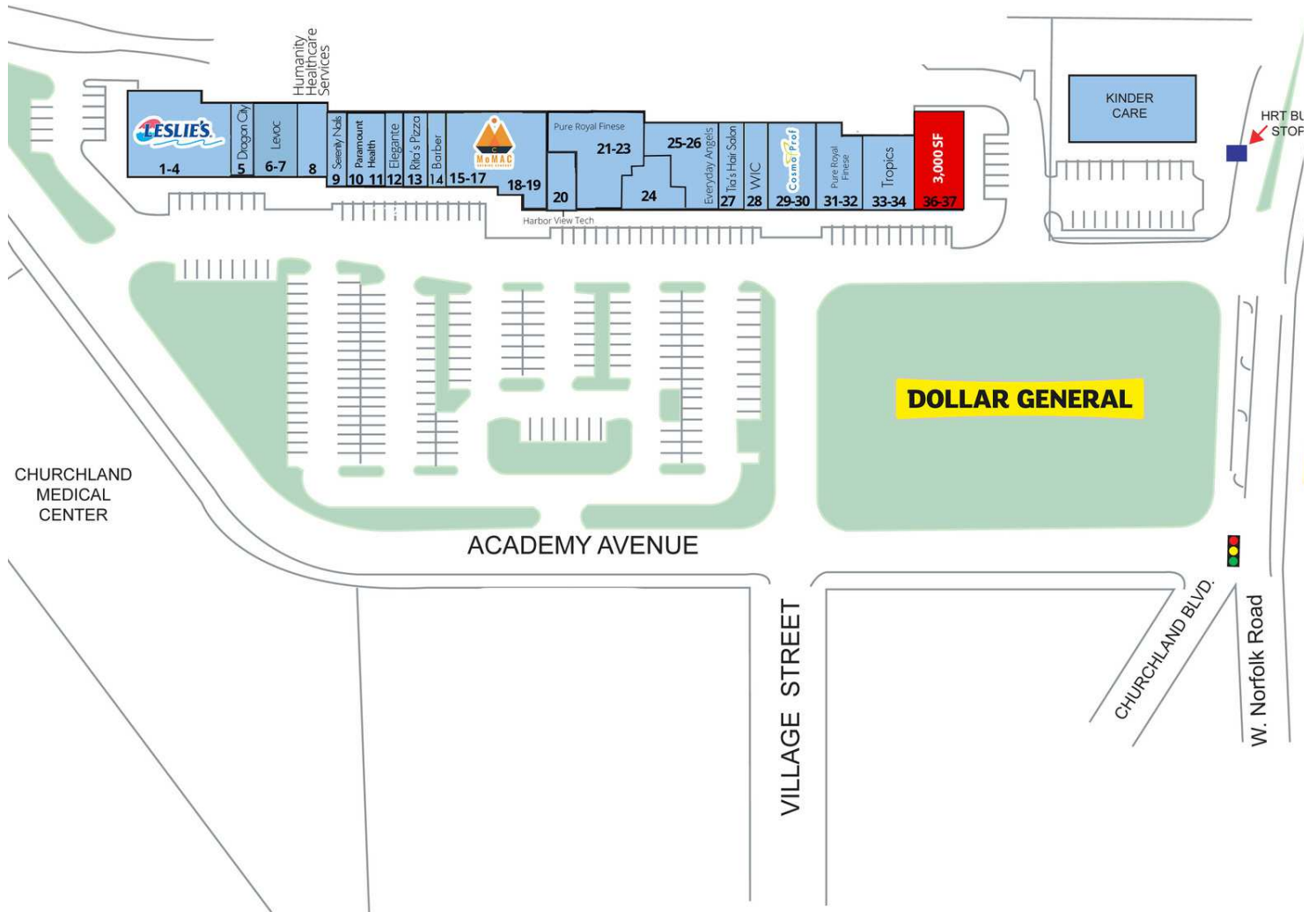
RETAILER MAP



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SITE PLAN

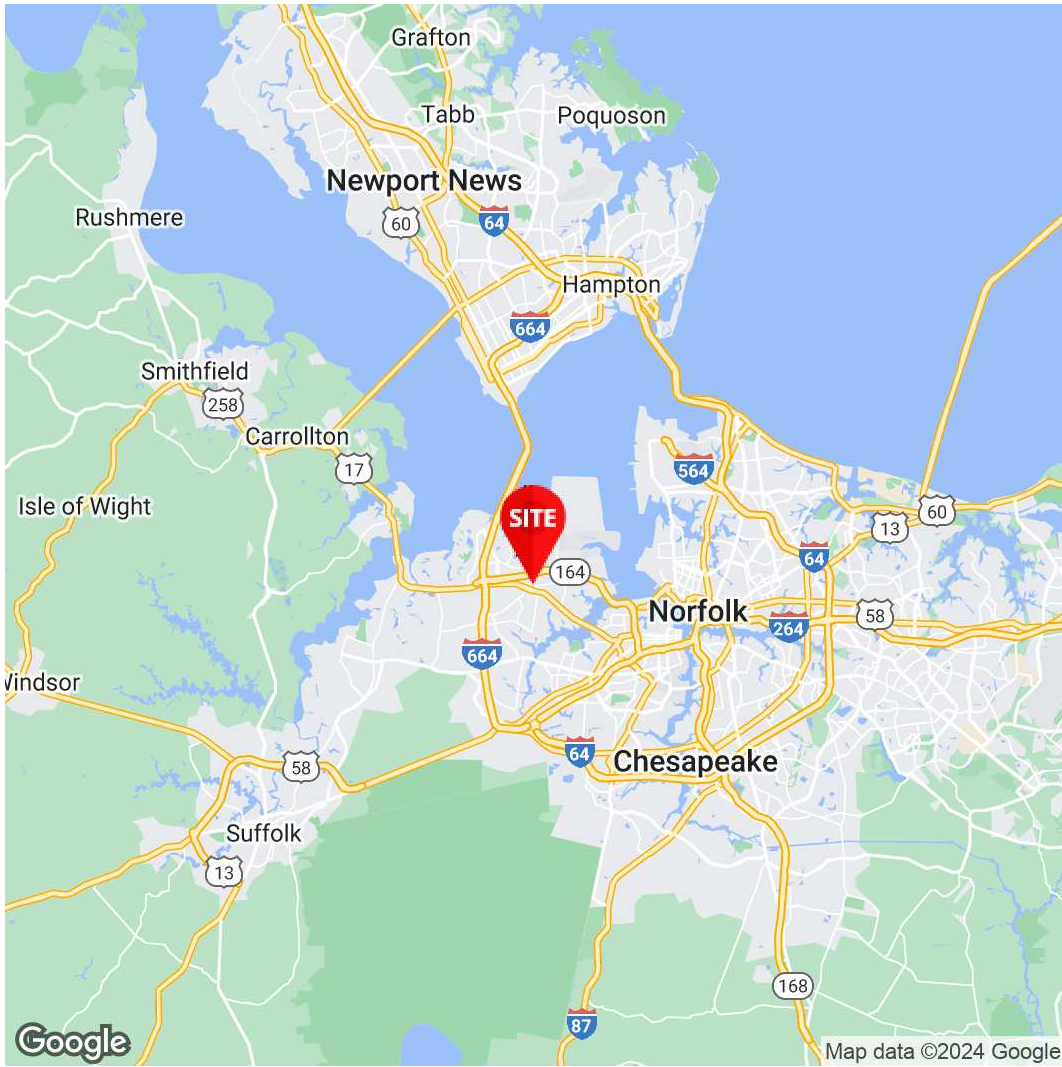


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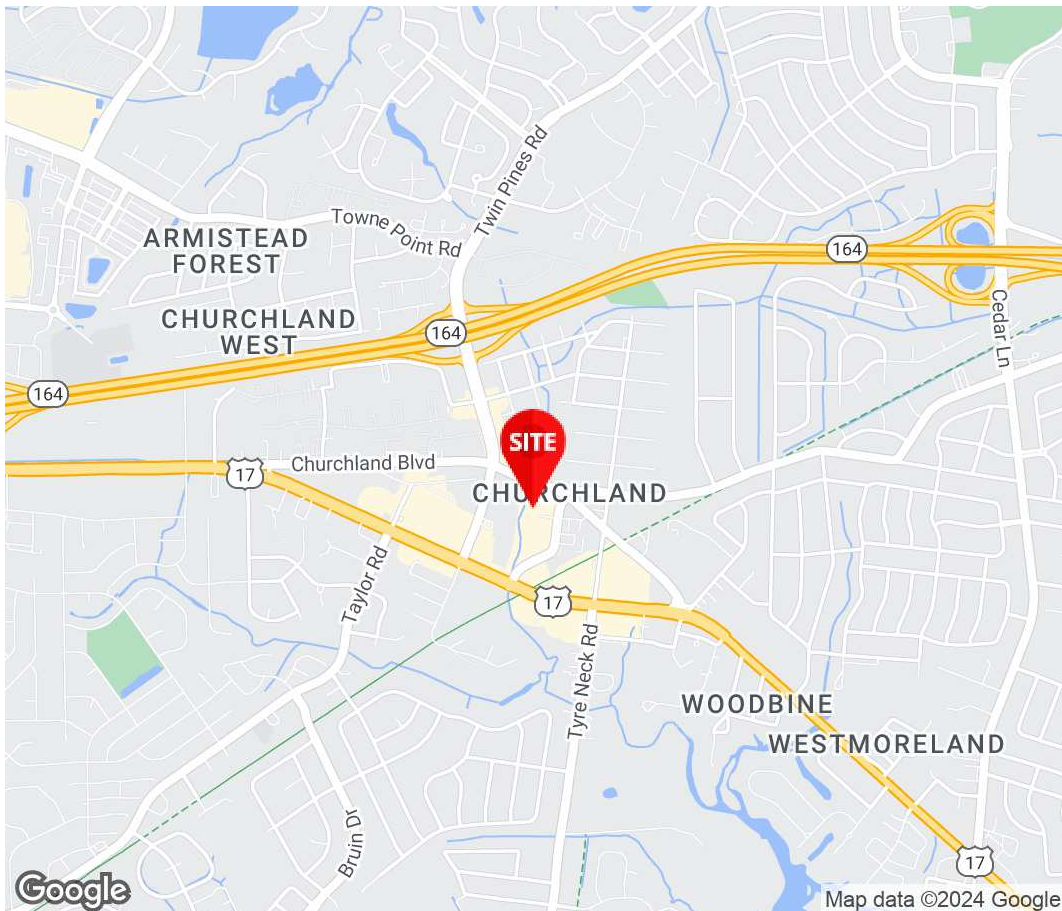
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ADDITIONAL PHOTOS





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