

# Auburn Place Shoppes

3497 & 3501 Holland Road  
Virginia Beach, VA 23452



Broker Contact:  
Claudine Usonis  
(757) 486.1000 TTY 711





DRIVING RATE

CLEANERS

the Madison salon

AAPEX DRIVING SCHOOL

GENTLE DENTAL CENTER

DRIVER SUPPORTER BEHIND THE WHEEL

DRIVING LESSONS DRIVER / RE-EX

AAPEX DRIVING SCHOOL

Please call for schedule: 757-486-4018

Financing Available

Dentures from \$659

Adults & Children

Laminates from \$599

Zoom! Bleaching

Whitening from \$149

RESERVED PARKING

Sedation & Laughing Gas











MOM'S KITCHEN

Scandinavia's

Breakfast

Lunch

SALAD BAR

OPEN

Dinner

WE SERVE LUNCH

RESERVED PARKING  
[Wheelchair icon]

B

SALE





# Why Choose Auburn Place Shoppes?

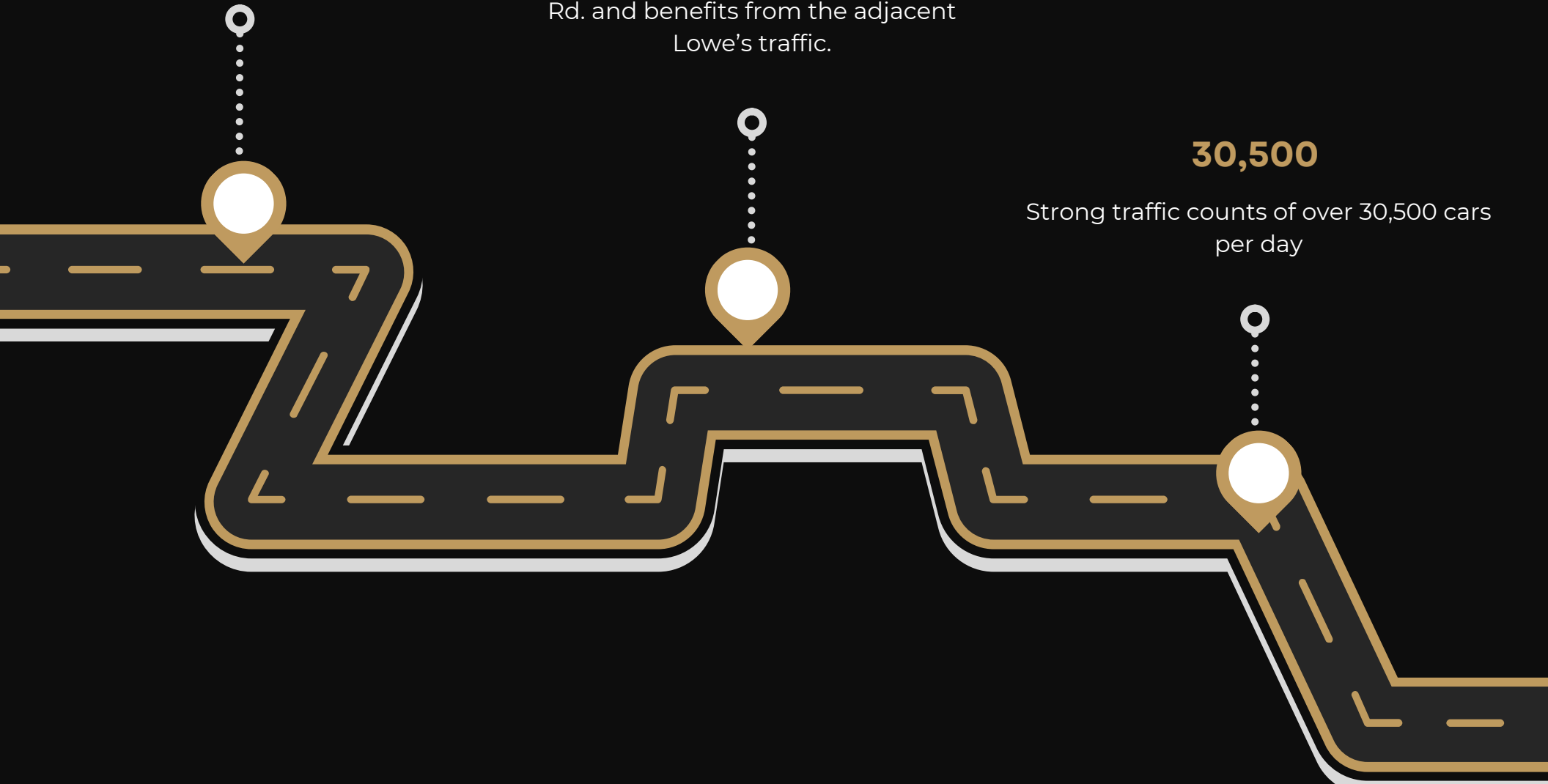
**256,000**

Over 256,000 potential customers reside within a 5-mile radius

Tremendous visibility on Holland Rd. and benefits from the adjacent Lowe's traffic.

**30,500**

Strong traffic counts of over 30,500 cars per day











3497 & 3501 Holland Rd.  
Virginia Beach, VA 23452

Size:  
42,709 SF  
3501 Holland Rd. - 28,732 SF  
3497 Holland Rd. - 13,977 SF

Parking:  
3501 Holland Rd. - 106 Spaces  
3497 Holland Rd. - 155 Spaces

Rental Rate:  
Contact Agent

Estimated CAM, Taxes & Insurance:  
\$3.76 / SF

Space Available:  
3501 Holland Rd. - Unit 117A 5,300 SF

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757.486.1000

## MAJOR TENANTS



## TENANTS OVER 20 YEARS



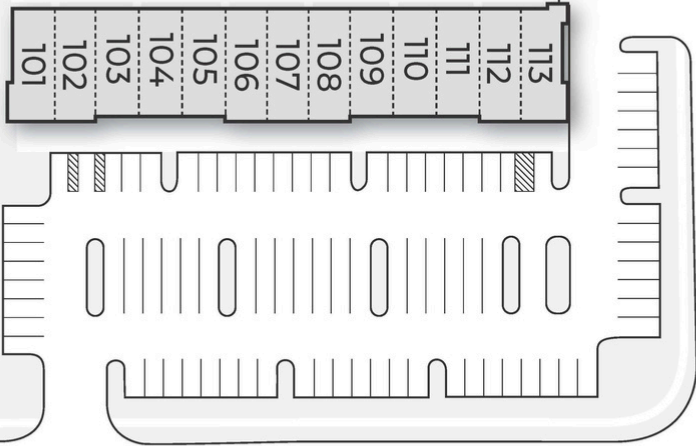
# ANGIE'S BAKERY



# Auburn Place Shoppes

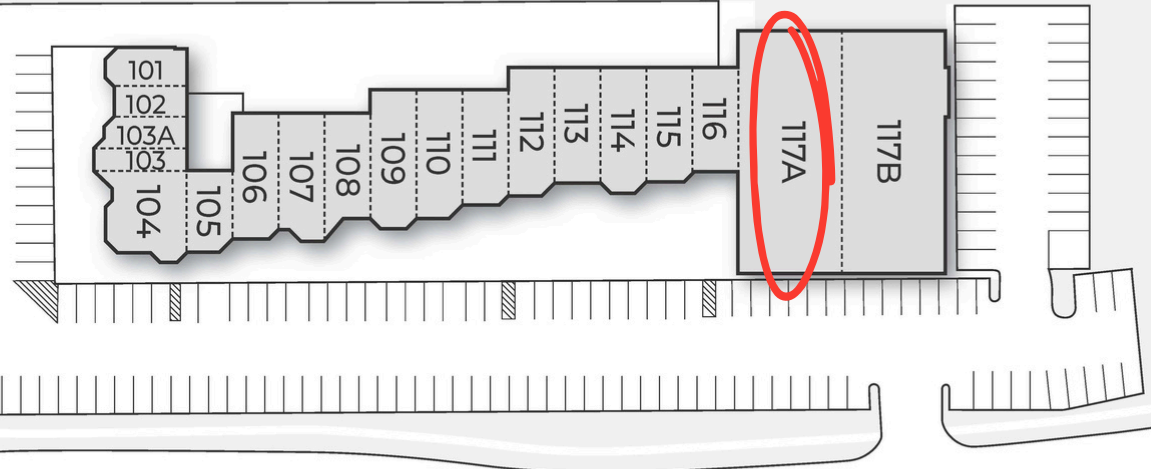
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3497 Holland Rd.



Northwood Dr.

3501 Holland Rd.



Holland Rd.



BREEDEN



# Auburn Place Shoppes

## 3497 Holland Rd.

Suite #	Tenant
101-102	May's Parlor
103	Kirsy's Hair Studio
104	Boba Chef
105-109	Gaungdong Taste
110	Elle Madison Salon
111	The Little Nail Shop
112-113	Gentle Dental Care

## 3501 Holland Rd.

Suite #	Tenant
101 - 103A	Angie's Bakery
103	Wing's Go 2
104-105	Domino's Pizza
106-107	A & M Tobacco
108	Beauty Seasons
109	The Hemp Spectrum
110	Healthy Massage
111	Hong Kong House
112-114	Mom's Kitchen
115-116	Scandals Lounge
<b>117A</b>	<b>AVAILABLE - 5,300 SF</b>
117B	NAPA Auto Parts





## OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

### **BELIEF**

We believe our success will always lie in our integrity.

### **RELATIONSHIPS**

We believe every relationship is our most important one.

### **ENTREPRENEURIAL**

We believe in inspiring creativity and innovation.

### **EXPERTISE**

We believe in hiring and training the best.

### **DILIGENCE**

We believe the smallest detail is of the greatest importance.

### **ENTHUSIASM**

We believe in serving passionately and positively.

### **NO EXCUSES**

We believe in finding solutions, not problems.



# WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships, and we believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).





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The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23452  
(757) 486.1000 TTY 711



[www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Auburn Place Shoppes  
is proudly designed,  
developed & managed by

