



RETAIL PROPERTY FOR SUBLEASE

## COURTHOUSE MARKETPLACE

2476 NIMMO PARKWAY, VIRGINIA BEACH, VA 23456





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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Courthouse Marketplace is a 122,000 SF retail project anchored by a 48,756 SF Harris Teeter and features 1,400 – 8,000 SF of inline space with outparcel and pad lease opportunities.

### PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, one of the leading grocers in the Mid-Atlantic
- National tenants include Club Pilates, The UPS Store, Great Clips, Wendy's, Fresenius Medical Care, Tropical Smoothie Cafe, Zero Subs and SunTrust Bank
- Located across the street from the Virginia Beach Municipal Center and Courthouse Complex, a hub for the city's 7,000+ full time employees, and new adjacent senior living facility
- Population within a three-mile radius exceeds 42,000 people with an average household income of more than \$116,200

### OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable (NNN) |
| Available SF:  | 3,920 - 7,841 SF |
| Building Size: | 122,000 SF       |

| SPACES            | LEASE RATE       | SPACE SIZE       |
|-------------------|------------------|------------------|
| Unit 109 Sublease | Negotiable (NNN) | 3,920 - 7,841 SF |

| DEMOGRAPHICS      | 1 MILE    | 5 MILES  | 10 MILES |
|-------------------|-----------|----------|----------|
| Total Households  | 1,355     | 44,662   | 171,982  |
| Total Population  | 4,513     | 134,065  | 468,569  |
| Average HH Income | \$100,239 | \$80,561 | \$81,240 |

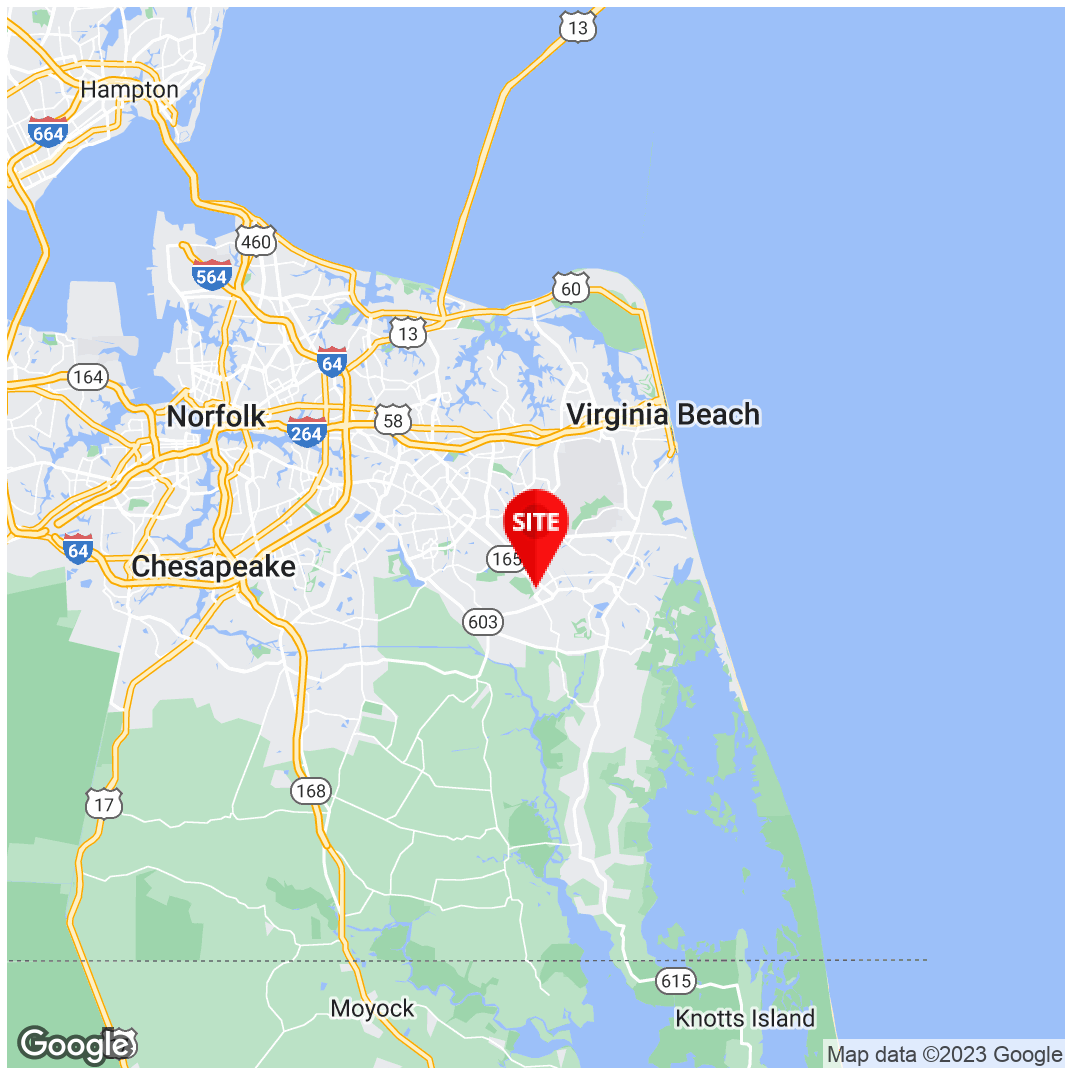
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## SITE PLAN







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