



S.L. NUSBAUM
REALTY CO. | SINCE 1906

FOR LEASE

LOEHMANN'S PLAZA SHOPPING CENTER



3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452

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XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

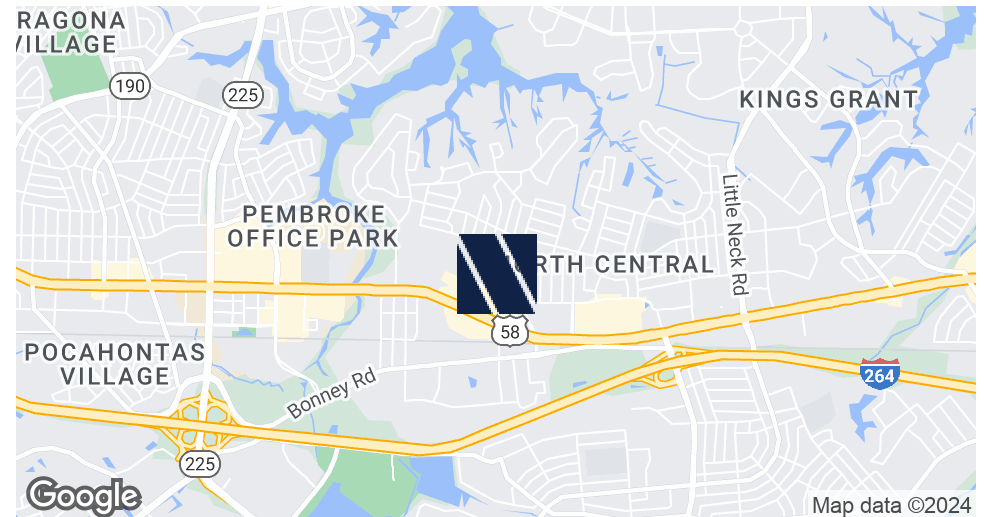
3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



PROPERTY DESCRIPTION

FULLY LEASED! Loehmann's Plaza features West Marine, 2nd & Charles, Golf Galaxy, Dollar Tree, Applebee's, HobbyTown USA, 5.11 Tactical, and Verizon Wireless. Property is just east of the Pembroke Mall Redevelopment Project and Virginia Beach Town Center.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,725	47,510	109,987
Total Population	13,499	121,477	286,584
Average HH Income	\$66,011	\$70,051	\$75,322



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SITE PLAN

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LEGEND

Unavailable

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AREA RETAIL

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ADDITIONAL PHOTOS

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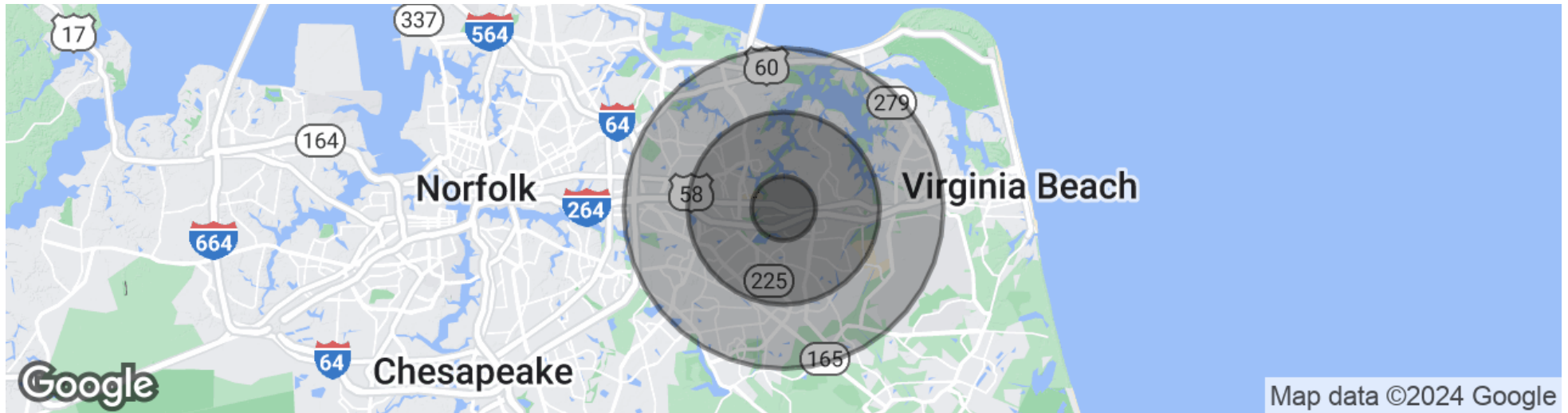
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DEMOGRAPHICS MAP & REPORT

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,499	121,477	286,584
Average Age	36.0	35.2	35.6
Average Age (Male)	34.5	34.4	34.5
Average Age (Female)	37.0	36.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,725	47,510	109,987
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$66,011	\$70,051	\$75,322
Average House Value	\$304,464	\$271,682	\$298,079

* Demographic data derived from 2020 ACS - US Census

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