

**FOR  
LEASE**



## SHOPPES AT EAGLE HARBOR

### JOIN THESE RETAILERS



## PROPERTY OVERVIEW

Shoppes at Eagle Harbor is strategically located along heavily trafficked US Route 17 (Carrollton Boulevard), positioned directly in the main retail corridor of Isle of Wight County. Current co-tenancy features medical, health and service based retailers such as Anytime Fitness, Bon Secours, Tropical Smoothie, and more. Shoppes at Eagle Harbor provides convenient signalized access, attractive curb appeal, and benefits from increasing population counts. Isle of Wight is the 3rd fastest growing submarket in Hampton Roads.

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
<b>Households:</b>	1,964	5,111	9,104
<b>Population:</b>	5,066	13,287	23,413
<b>Avg HH Income:</b>	\$84,749	\$88,993	\$90,151

## PROPERTY HIGHLIGHTS

- 5,337 SF 2nd Generation Restaurant Space Available
- 44,000 combined VPD (Carrollton Blvd. & Smiths Neck Road)
- Signalized intersection with dedicated turn lane
- Rapidly growing population counts with an average HH income of approximately \$90,000 in a 5 mi radius

## AVAILABLE SPACES

**Suite 5-7 (2nd Gen Restaurant) 5,337 SF**

FOR FURTHER INFORMATION, PLEASE CONTACT:

**GEORGE FOX** • gfox@divaris.com • 757.333.4380

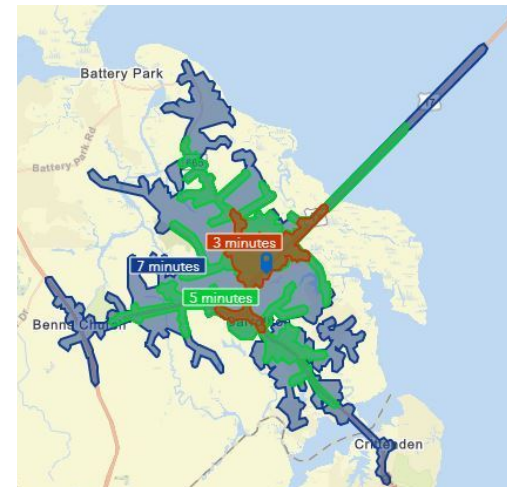
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1	TROPICAL SMOOTHIE CAFE	1,386 SF
2	SAKANA SUSHI	1,286 SF
3-4	ANIMAL CLINIC OF EAGLE HARBOR	2,812 SF
5-7	<b>AVAILABLE (2ND GEN RESTAURANT)</b>	<b>5,337 SF</b>
8-10	ANYTIME FITNESS	4,084 SF
11-15	BON SECOURS	7,012 SF
16	NAPOLI E' RISTORANTE	1,386 SF



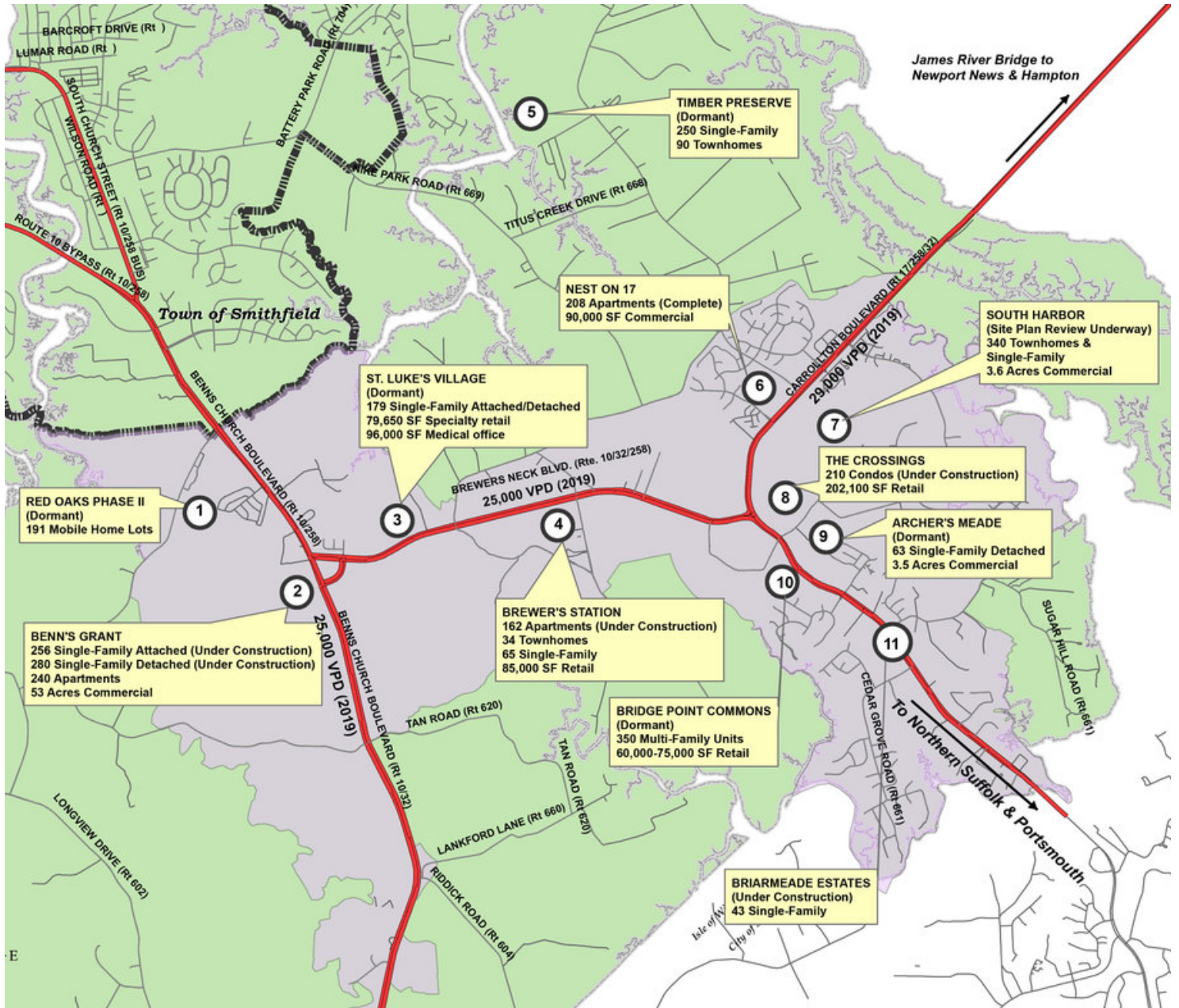
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13609 CARROLLTON BOULEVARD, CARROLLTON, VA 23314

## FUTURE DEVELOPMENT MAP



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