



Redmill LANDING

A Shopping, Dining & Apartment Community



1253



**1253 Nimmo Parkway
Virginia Beach, VA 23456**

Broker Contact:
Claudine Usonis
(757) 486.1000 TTY 711





Why Choose Redmill Landing?

85,000

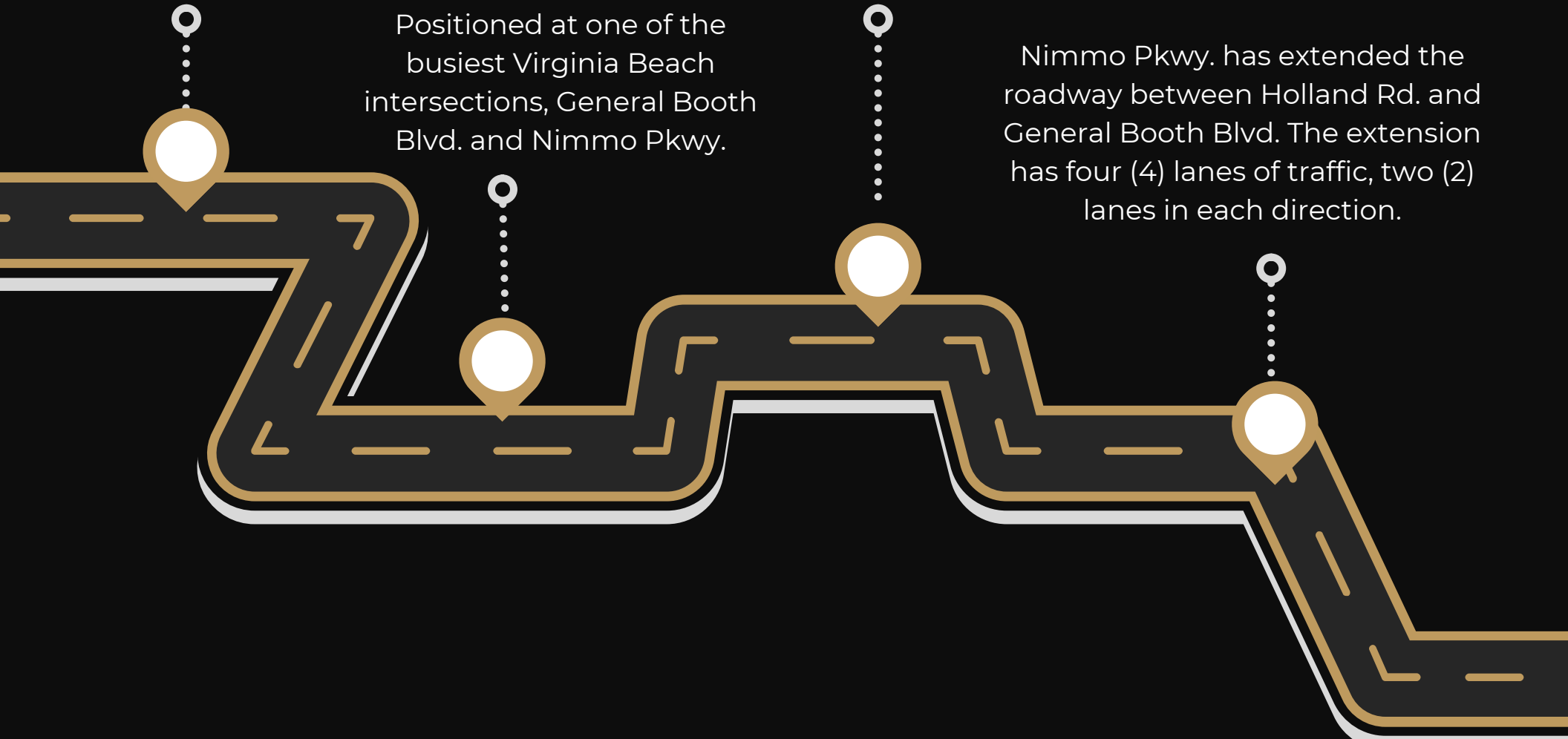
Over 85,000 potential customers reside within a five (5) mile radius.

Positioned at one of the busiest Virginia Beach intersections, General Booth Blvd. and Nimmo Pkwy.

56,000

Great exposure from over 56,000 cars/day.

Nimmo Pkwy. has extended the roadway between Holland Rd. and General Booth Blvd. The extension has four (4) lanes of traffic, two (2) lanes in each direction.



**Red Mill Landing
Apartments**

**Red Mill Landing
Shopping Center**

♥ **CVS**

General Booth Blvd

Nimmo Parkway





Walmart

Redmill
LANDING

Nimmo Parkway

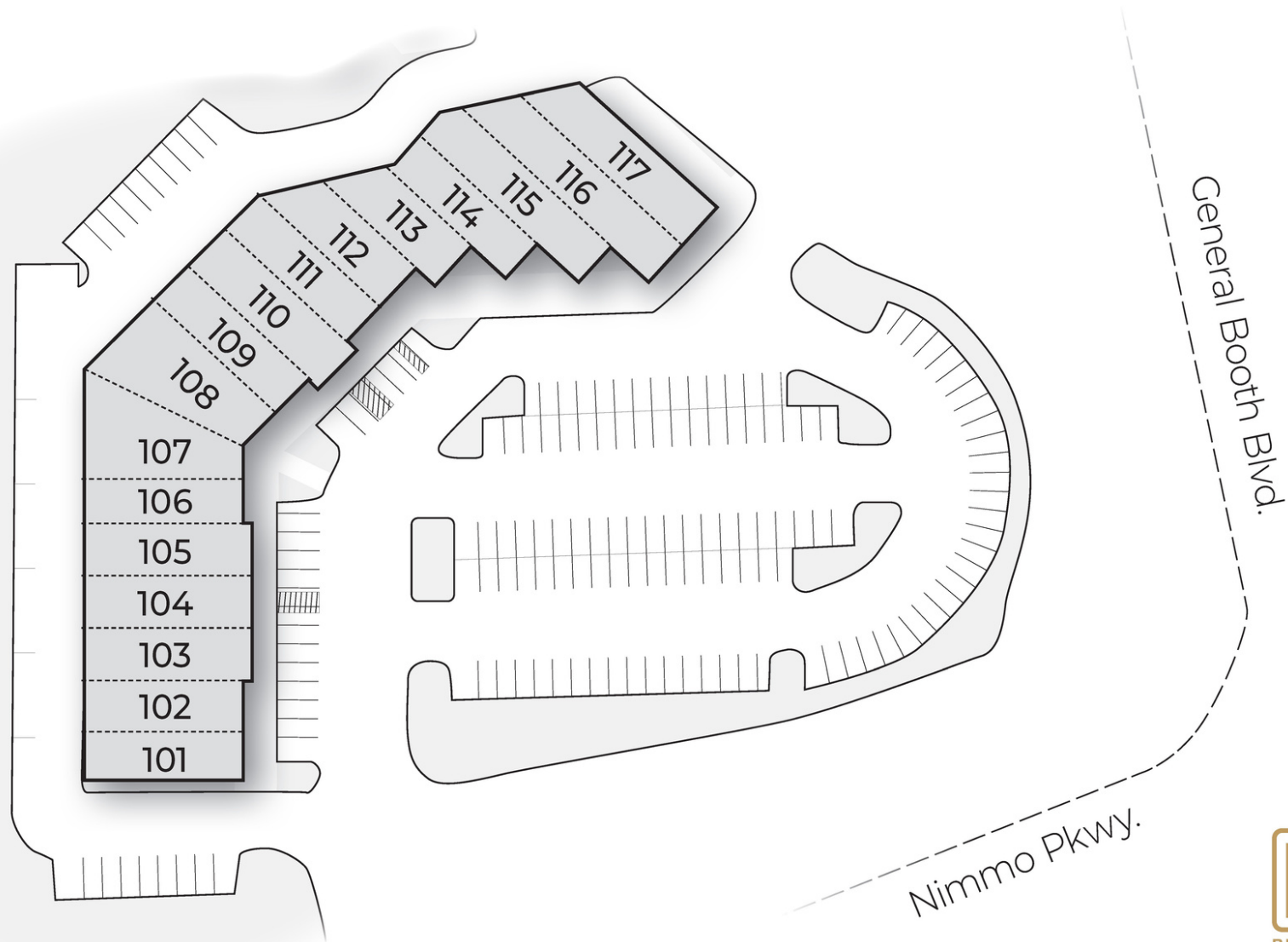
Redmill
LANDING
APARTMENT HOMES

CVS

General Booth Blvd

Redmill Landing

Nimmo Pkwy. & General Booth Blvd., Virginia Beach, VA • www.TheBreedensCompany.com





Redmill Landing
1253 Nimmo Parkway
Virginia Beach, VA 23456

Size:
24,604 SF

Parking:
103 Spaces

Rental Rate:
Price Negotiable

Estimated CAM, Taxes & Insurance:
\$6.18/SF

Space Available:
Unit 101 1,366 SF

Tenants

SUITE #	Tenant
101	AVAILABLE 1,366 SF
102-105	In Motion Physical Therapy
106	China Dragon
107 -108	Golden Slippers Dance Academy
109-111	Redmill Chiropractic
112	Philly Cold Cuts
113	Outer Banks Boil Company
114	Hair Shack
115	Iron Valley Real Estate
116-117	Fire Brew Bar & Grill

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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. 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 2022).





The Breeden Company
560 Lynnhaven Parkway
Virginia Beach, VA 23456
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www.TheBreedenCompany.com

Redmill Landing is proudly
designed, developed &
managed by

