

retail FOR LEASE

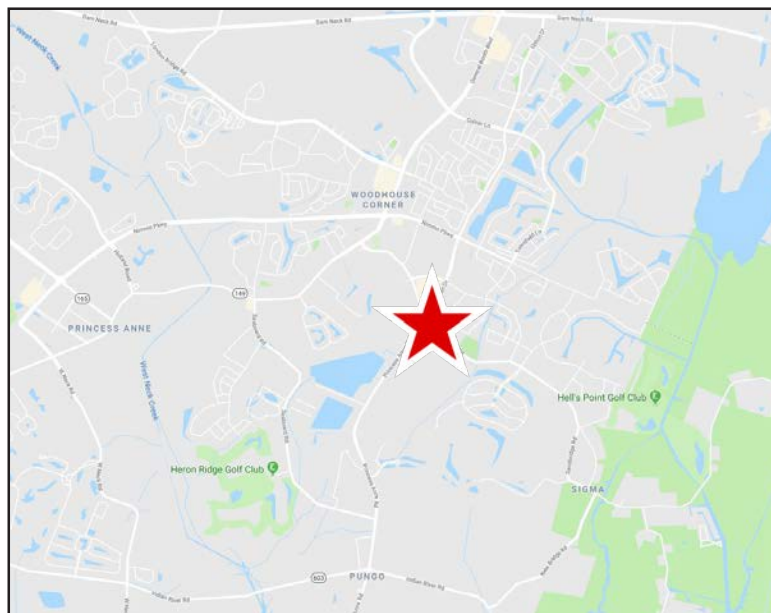


Retail Building (former Rite Aid) | 2293 Upton Drive, Virginia Beach, VA 23454

PROPERTY FEATURES:

- **Units starting at ±1,544 SF! ±14,738 SF** free-standing retail building with drive-thru along signalized intersection of Upton Dr. & Princess Anne Road
- **Settled within the Target** anchored community center in the growing Red Mill trade area
- **Across from Sandbridge Commons**, the Harris Teeter Anchored Neighborhood Center
- **Traffic counts of 19,936 VPD along Upton Dr.** & 16,432 VPD along Princess Anne Road
- **Monument signage** with excellent visibility at signalized intersection
- **Strong household incomes & residential**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	8,501	43,901	74,718
Avg HH Income	\$141,174	\$123,207	\$119,514
Households	2,766	14,771	23,411



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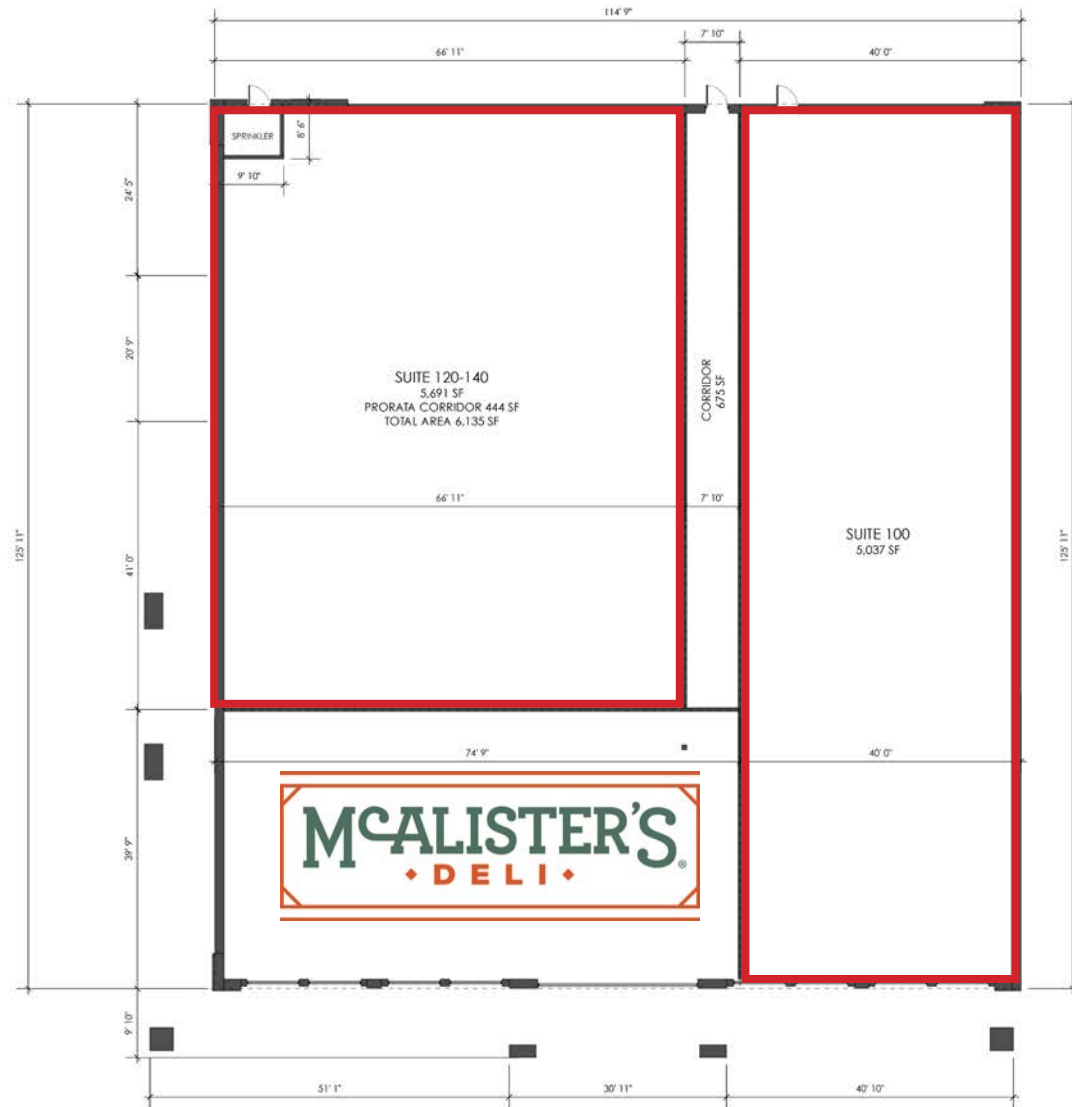
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RENDERINGS



SITE PLAN



NOTE: THIS LEASING PLAN IS CONCEPTUAL.
DIMENSIONS TO BE FIELD VERIFIED.

1 LEASE PLAN
1/8" = 1'-0"



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CONCEPT
DESIGN

UPTON DRIVE RITE AID
RENOVATION
VIRGINIA BEACH, VA

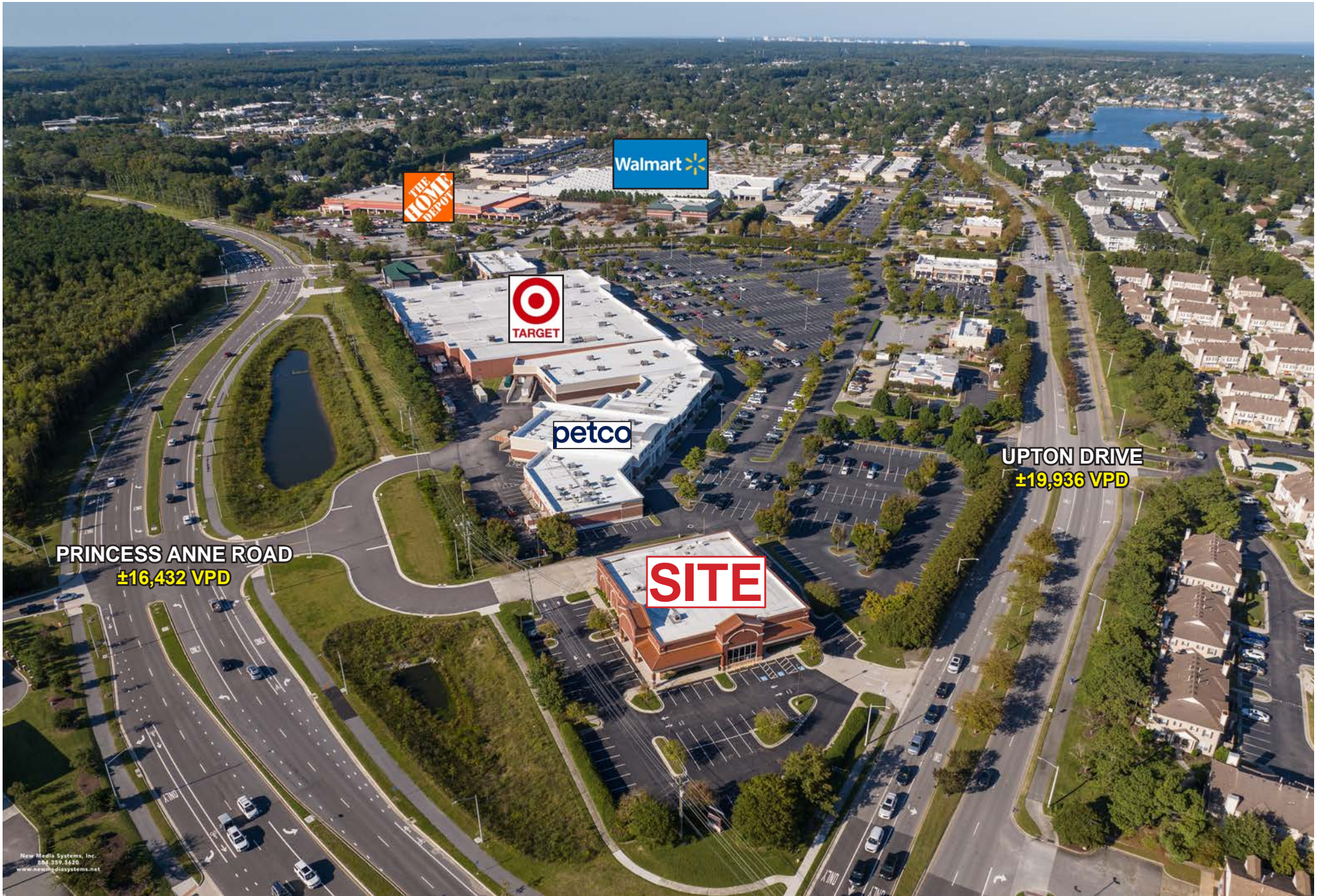
REVISIONS

NO.	DATE	DESCRIPTION

Project: 2345
Date: 3/9/26
LEASE PLAN

A1.0

AERIAL



PRINCESS ANNE ROAD
±16,432 VPD

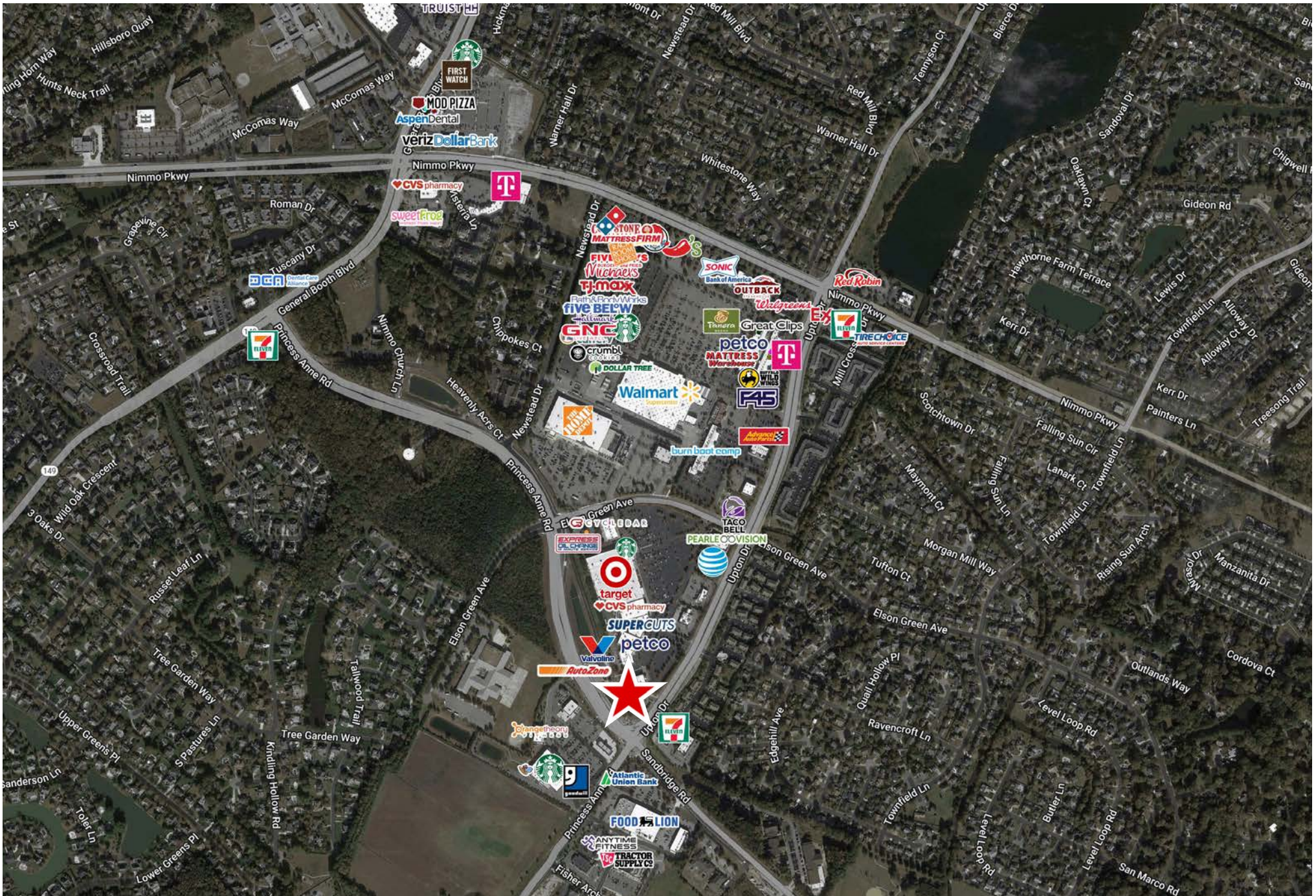
UPTON DRIVE
±19,936 VPD

AERIAL



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AERIAL



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STRAWBRIDGE MARKETPLACE

REGAL CINEMAS RITE AID FIREHOUSE SUBS tropical CAFE
 SportClips 9ROUND Pizza Hut

RED MILL COMMONS

Walmart petco Advance Auto Parts THE HOME DEPOT Panera
 Walgreens WOODROBST CHIPOTE TACO BELL
 Bank of America MATTRESS FIRM SONIC STARBUCKS OUTBACK
 Pier 1 Imports BACK ROOM SHOES Michaels dressbarn
 COLD STONE FIVE GUYS BUFFALO WILD WINGS golden corral
 SUBWAY DOLLAR TREE SALLY BEAUTY
 Hair cutlery Bath & Body Works OLYMPIA Sports T-Mobile
 Great Clips verizon T.J. MAXX GNC

SANDBRIDGE COMMONS

Harris Teeter goodwill
 Orangetheory FITNESS

RED MILL WALK

TARGET RITE AID FANTASTIC SAM'S CVS pharmacy
 HomeGoods OfficeMax STARBUCKS BURGER KING
 SUPERCUTS