FOR LEASE
1099 INDEPENDENCE BLVD
Virginia Beach, VA 23455

S.L. NUSBAUM
REALTY CO.

Old Donation School

Harris Teeter

DOLLAR TREE

The UPS Store · UPS

THE EGG BISTRO

GNC

ANYTIME FITNESS

Marshalls

GameStop

Kelly's

Clean Catz

ABC

NOTHING bundt CAKES

Banfield PET HOSPITAL

JOIN STARBUCKS

Chick-fil-A

INDEPENDENCE BLVD 47,000 VPD

DQ

BANK OF AMERICA

PLAZA AZTECA
PAPA JOHNS
tropical CAFE

TRUIST

Domino's

UNITED STATES POSTAL SERVICE
DollarBank

SONIC

verizon

Aztec

Wendy's

McDonald's

State Farm

Y-Not Italian

Taylor's Do it center

LIDL

R&B Federal Credit Union

7-ELEVEN

jiffy lube

Allstate

NTB

CHRIS HUCKE
Senior Vice President
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PROPERTY DESCRIPTION

Join Starbucks! This 5,403 SF unit is ideal for office, retail, or medical use. Landlord is willing to subdivide the space for qualified tenants. The building is shadow anchored by Harris Teeter, Marshalls, and many other local and national retailers. Pylon signage available.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,478	42,459	93,900
Total Population	10,790	103,900	230,334
Average HH Income	$110,178	$104,284	$106,835

SPACES	LEASE RATE	SPACE SIZE
1099 Independence Blvd.	Contact Agent	5,403 SF

TRAFFIC COUNTS	ESRI (2024)
Independence Blvd At Haygood Rd	47,000
Haygood Rd At Independence Blvd	16,000

5,403 SF Available
(CAN BE SUBDIVIDED)

LOCATE WALL AS CLOSE TO STEEL
BRACED BAY AS POSSIBLE

CONTINUE WALL OVER DOORWAY

LOCATE WALL AS CLOSE TO STEEL
BRACED BAY AS POSSIBLE

WRAP COLUMN W/ 5/8" GYPSUM
BOARD RF TO 13'-0" A.F.F.

WRAP COLUMN W/ 5/8" GYPSUM
BOARD RF TO 13'-0" A.F.F.

LEGEND

| Available |
| Unavailable |

TYPE LEGEND

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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DISCLAIMER: