

# FOR LEASE

3110 - 3150 ALLAINBY WAY  
Hampton, VA 23666



S.L. NUSBAUM  
REALTY CO.



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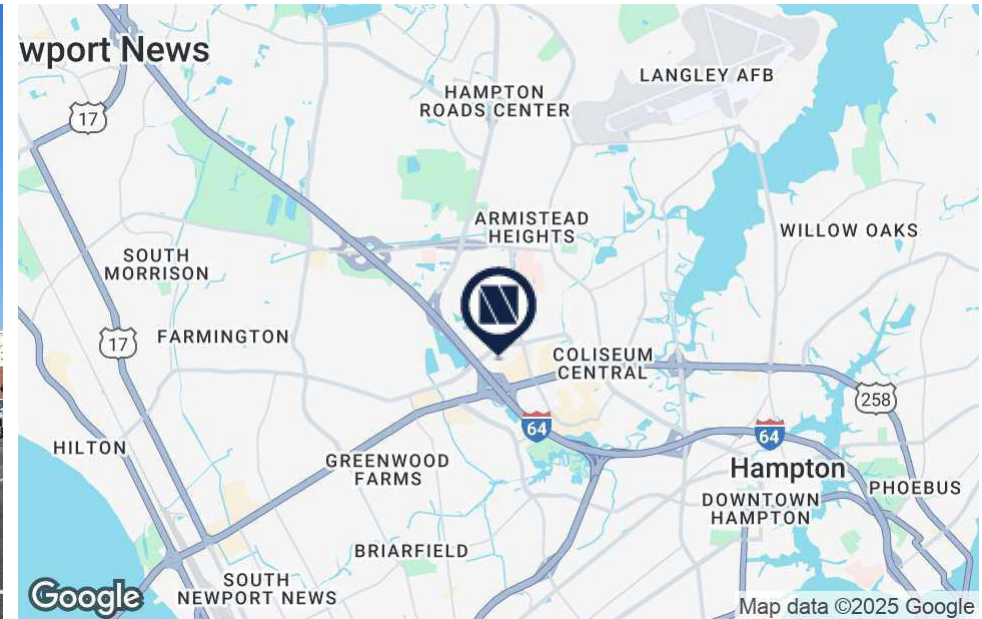


# EXECUTIVE SUMMARY

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## PROPERTY SUMMARY

Lease Rate:	\$25.00 PSF (NNN)
Available SF:	Suite 120 – 1,813 SF
Parking:	4,207 free garage and surface parking spaces (including electric charging stations) within Peninsula Town Center
Premises:	Multi-level, open-air, super-regional center
Retail Anchors:	Target, Sky Zone Trampoline Park, Latitude Climbing & Fitness, Barnes & Noble, JCPenney, Floor & Décor



## OVERVIEW

S.L. Nusbaum is pleased to offer for lease 1,813 RSF of retail space within Peninsula Town Center. PTC is a 1.4MM SF open air, mixed-use development located within Hampton's Coliseum Central Business District. A true Live, Work, Play Environment, PTC features 70 national retailers, 23 restaurants, 400+ luxury apartment units, and a brand new 126 room (Element by Westin) hotel, all within immediate walking distance from one another.

## HIGHLIGHTS

- **Prime Location:** Immediate access to I-64, I-664, and Mercury Boulevard
- **Ample Parking:** 4,200+ free parking spaces for tenants and visitors
- **Walkable Amenities:** Steps from 23 restaurants and 70+ retailers totaling over 865,000 SF
- **Free Marketing:** Tenant promotions via social media, e-newsletter, and dedicated website - [Peninsula Town Center](#)
- **Exclusive Perks:** Invitations to shopping events, giveaways, and annual Town Square gatherings

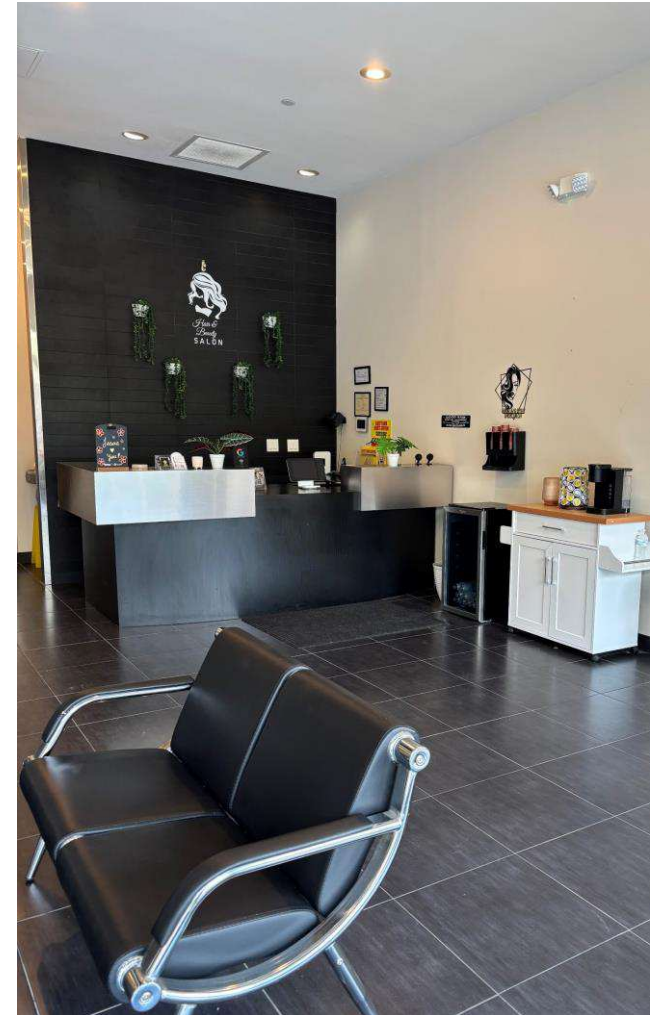


# SUITE 120

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# LOCATION MAP

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# MARKET OVERVIEW

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## ABOUT HAMPTON

Located on the mouth of the Chesapeake Bay, Hampton is graced with miles of shoreline and breathtaking water views. The city is literally in the heart of the Hampton Roads region and the center of the East Coast.

Established in 1610, Hampton is one of America's oldest cities and is also one of the fastest growing cities in the region...a city on the move! Rich in history with small-town charm, Hampton has been recognized by Money magazine as one of the best places to live, as well as a national model for youth development and civic engagement. Stroll the streets of our vibrant, waterfront community and you will quickly see what makes Hampton a great place to live, work and play.

The city has a vibrant arts community, distinctive festivals, signature events and cultural attractions that include the Fort Monroe National Monument, Virginia Air and Space Center, Hampton History Museum, Hampton Coliseum, The American Theatre, harbor tours, cruises and more!

## INDUSTRY HIGHLIGHTS

The presence of NASA Langley Research Center, the oldest NASA center in the country, and the National Institute for Aerospace has made Hampton an excellent location for high-tech aerospace companies. Along with these world-renowned aerospace research centers, the city is home to the Virginia Tech Foundation's Agricultural Research and Extension Center. This facility focuses on breakthrough research on seafood quality and safety for commercial and aquaculture industries throughout Virginia and the United States.

Hampton is also home to leaders in health care offering cutting-edge medical research and care solutions. Among these are Hampton University's Proton Therapy Institute (the largest free-standing proton therapy institute in the world), the Veterans Administration Medical Center, Sentara Healthcare, and Riverside Health System.

## TOP EMPLOYERS

HAMPTON  
UNIVERSITY

maximus



Sentara®



# DEMOGRAPHICS MAP & REPORT

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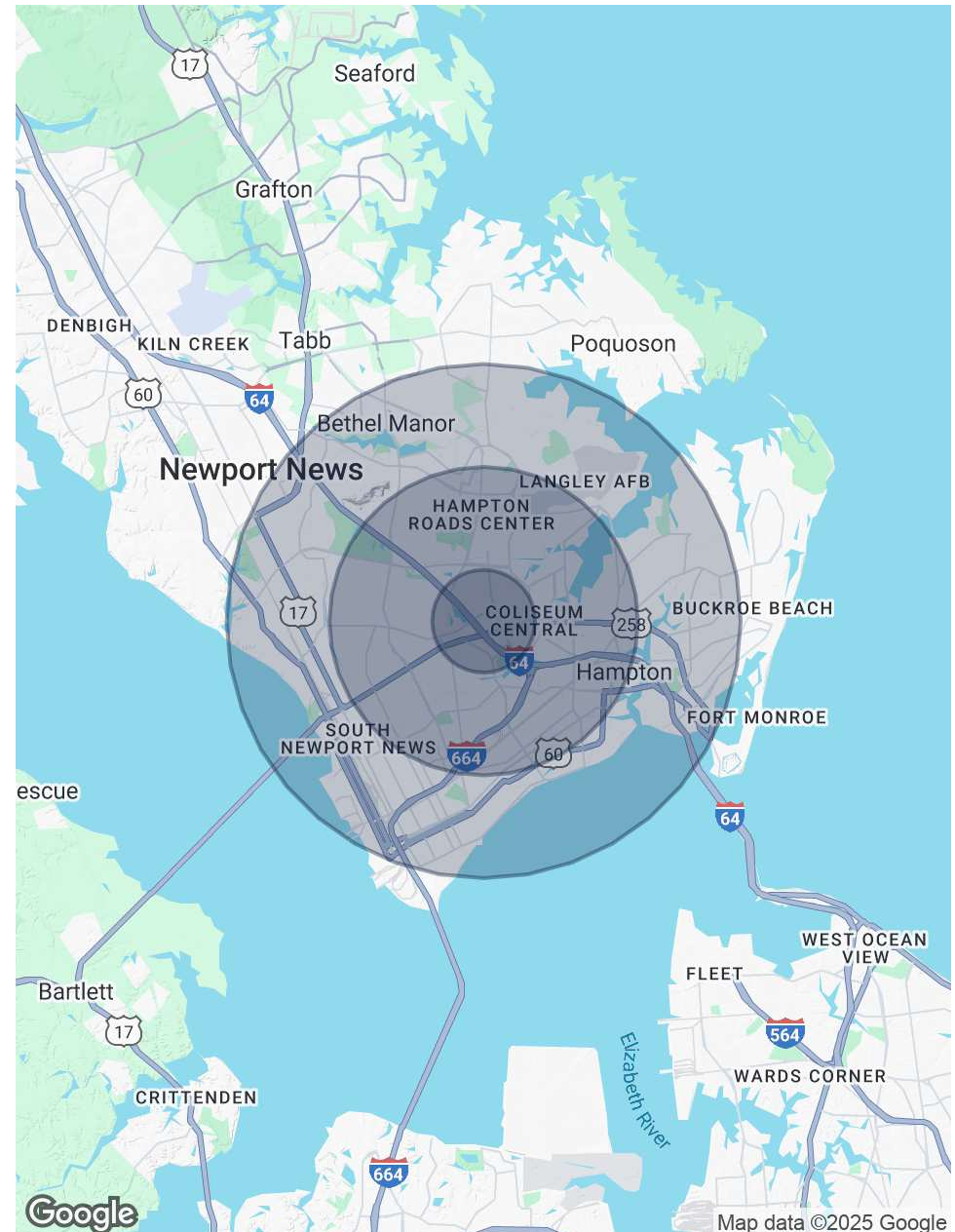
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,205	81,331	194,384
Average Age	38	40	39
Average Age (Male)	36	39	38
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,886	36,157	81,726
# Of Persons Per HH	1.9	2.2	2.4
Average HH Income	\$76,155	\$82,113	\$84,811
Average House Value	\$200,359	\$254,176	\$271,828

*Demographics data derived from AlphaMap*





# CONTACT INFORMATION

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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.

**CLICK HERE TO LEARN MORE**

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