

retail FOR LEASE

[CLICK HERE FOR VIDEO TOUR](#)

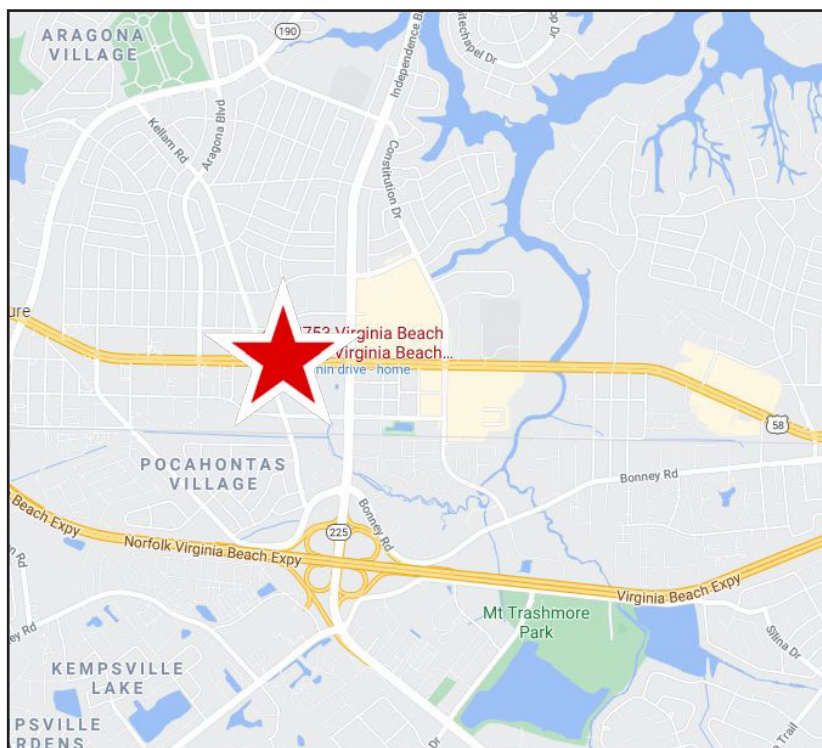


Town Center Market | 4753 Virginia Beach Boulevard, Virginia Beach, Virginia

PROPERTY FEATURES:

- **NEW ±3,000 SF building** located on a corner lot in the heart of Town Center!
- **Next door to the two largest retailers in the market** - Wegman's & Walmart!
- **Located at a signalized intersection** with high visibility along Virginia Beach Blvd. - high traffic counts (over 47K VPD on Virginia Beach Blvd.)
- **Zoning - CBC (Central Business Core District; Uses:** Banks, restaurant, medical, retail & more
- **Property is adjacent to Town Center Virginia Beach**, a mixed-use project with over 900 residences and boutique hotels.
- **Extremely high population!**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	16,552	127,874	296,874
Avg HH Income	\$83,866	\$88,009	\$92,877
Households	6,915	52,794	119,061



Troy Parker
o: 757.222.0111
m: 757.407.9499
troy@parkerburnell.com

Kristen Huber
o: 757.222.0111
m: 757.714.2341
kristen@parkerburnell.com

RENDERINGS



NOTE:

- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL E. GADDY, L.L.C. (LIC. NO. 3258) FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION THAT THE MAGNETIC AND/OR ORIGINAL DATA WERE OBTAINED ON OCTOBER 31, 2023, AND THAT THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

CAUTION

THE UTILITIES SHOWN ARE FOR CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, DIMENSION AND ELEVATION OF ALL UNDERGROUND UTILITIES. GADDY ENGINEERING SERVICES, LLC ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BURIED UTILITIES SHOWN ON THE PLAN OR CHECK THEREOF. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A PROFESSIONAL SUBSURFACE UTILITY LOCATOR FOR FIELD VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF WORK. FOR MORE INFORMATION REGARDING THE LOCATION OF UNDERGROUND UTILITIES CALL MISS UTILITIES AT 1-800-552-7007 OR DIAL 811 IN VIRGINIA. ANY DISCREPANCIES IN REFERENCED HORIZONTAL LOCATIONS, ELEVATIONS, DIMENSIONS OR DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK. ANY DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROPOSED BUILDING

4,300 S.F.
1,000 S.F. PATIO
1,000 S.F. PATIO
1,000 S.F. PATIO

EXISTING BUILDING

1,000 S.F. PATIO
1,000 S.F. PATIO

EXISTING ROAD

KELLAM ROAD
(R/W 60' PLS. FROM: 100' PLS. TO 120' PLS.)
(R/W 60' PLS. FROM: 100' PLS. TO 120' PLS.)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.34'	20.00'	109°49'42"	25.40'	12.73'	S04°50'52"W

CONCEPT PLAN #1

FOR

4753 VIRGINIA BEACH BLVD.

VIRGINIA BEACH, VIRGINIA

CP

1" = 20' HORIZONTAL

1 of 1 Sheets

SCALE 1" = 20'

CONCEPT PLAN #1

FOR

4753 VIRGINIA BEACH BLVD.

VIRGINIA BEACH, VIRGINIA

CP

1" = 20' HORIZONTAL

1 of 1 Sheets

SCALE 1" = 20'

EXISTING BUILDING/LAND



