

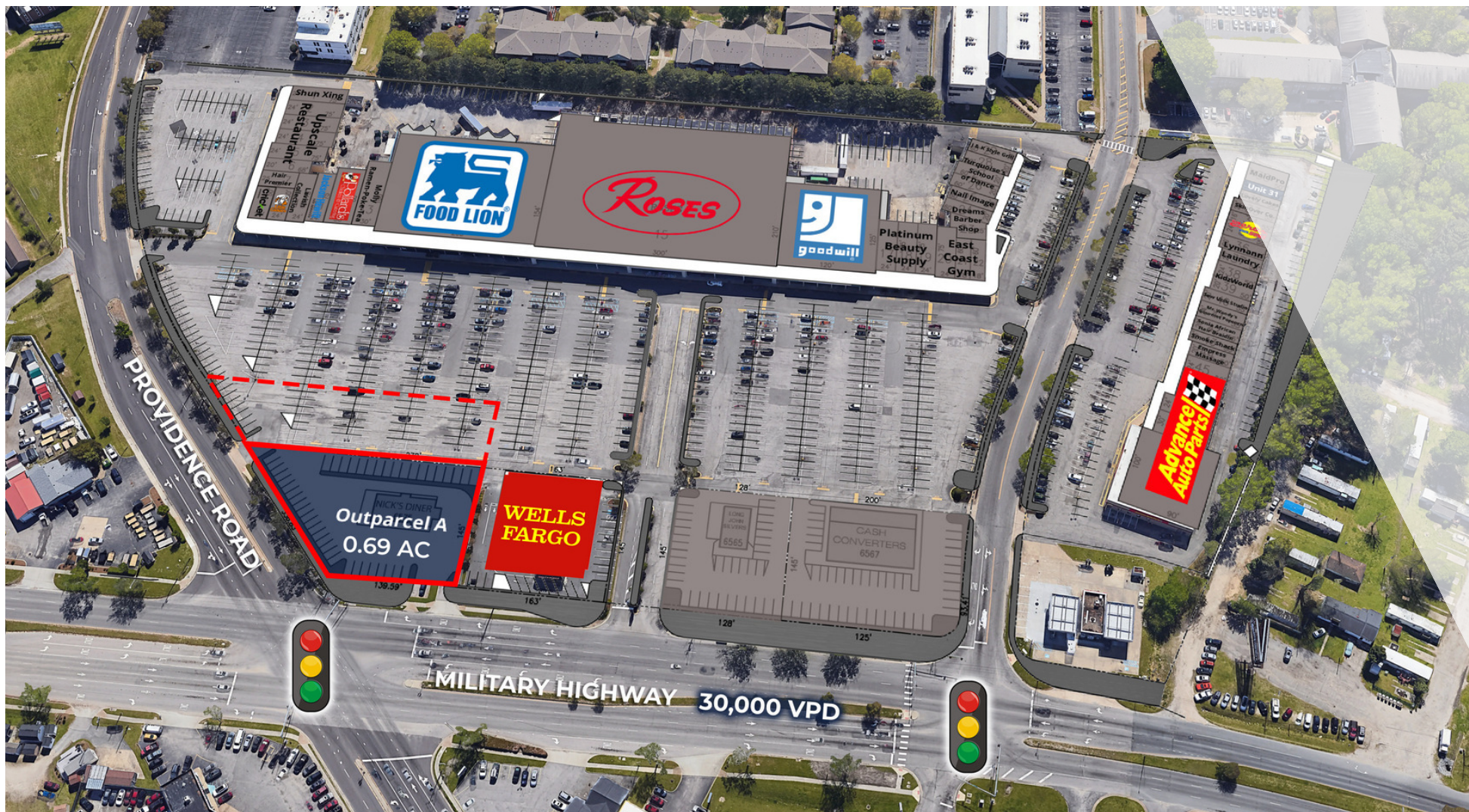
FOR GROUND LEASE

COLLEGE PARK SQUARE SHOPPING CENTER OUTPARCELS

6529 & 6561 College Park Square | Virginia Beach, VA 23464



S.L. NUSBAUM
REALTY CO.



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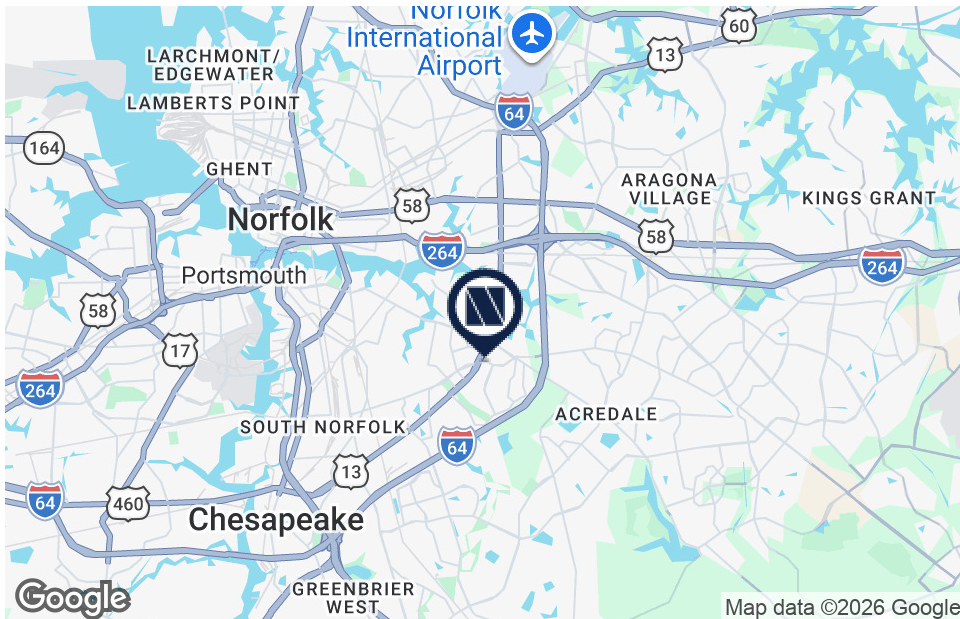
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RETAIL ADVISORS

PROPERTY SUMMARY

COLLEGE PARK SQUARE SHOPPING CENTER OUTPARCELS
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PROPERTY DESCRIPTION

Shopping Center outparcels now available for ground lease. Center anchored by Food Lion, Roses, and Advance Auto. Many local and national tenants including Zero's Sub Shop, Little Caesar's Pizza, Cricket, Jackson Hewitt and Wells Fargo.

PAD READY PARCELS (GROUND LEASE)

Available Acres:	0.66± - 1.25± AC
Available SF:	28,565 - 54,450 SF

DRIVE TIME DEMOGRAPHICS (2024)	5 MIN	10 MIN	15 MIN
Population	30,248	140,567	441,358
Households	11,890	54,670	177,039
HH Income	\$97,750	\$95,242	\$92,705

AREA RETAIL

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Google



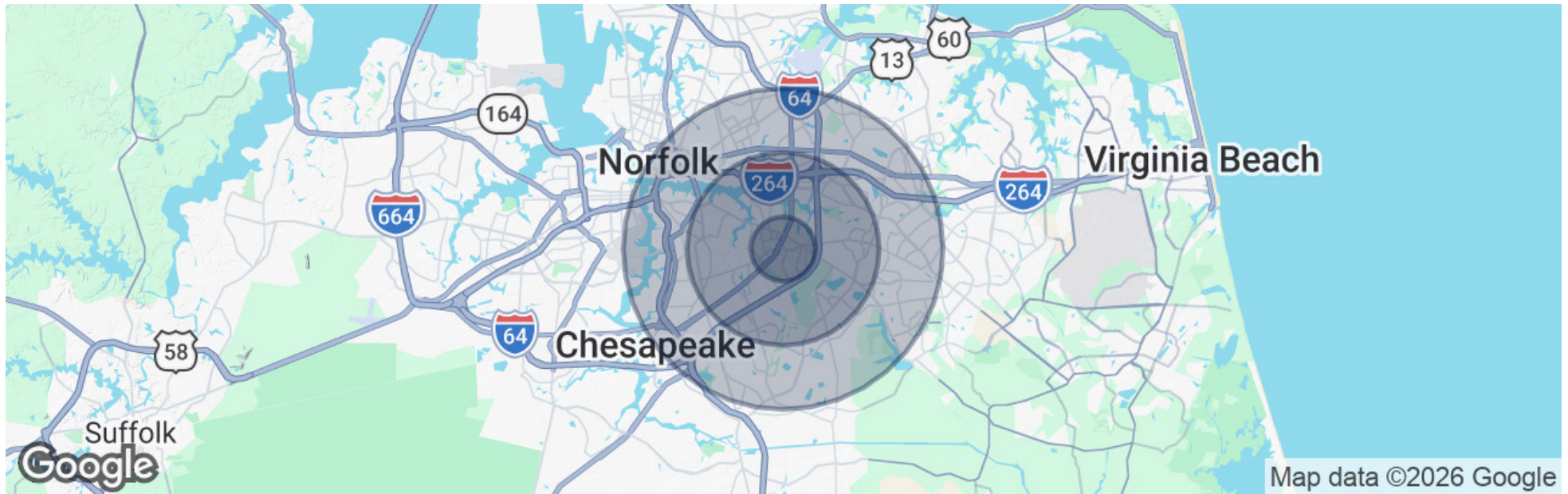
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,589	100,716	278,602
Average Age	37.2	37.8	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,854	38,397	103,726
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$69,756	\$78,848	\$78,061
Average House Value	\$206,769	\$238,826	\$236,296

* Demographics derived from 2020 CoStar data

CONTACT INFORMATION

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