



## For Lease Buildings J, L, M

### Tyler Brooks

Senior Vice President  
+1 757 213 8110  
tyler.brooks@colliers.com

### Ben Clarke

Associate  
+1 757 217 1877  
ben.clarke@colliers.com

### Landon Patrick

Associate  
+1 757 288 1133  
landon.patrick@colliers.com

### Colliers

150 W. Main Street  
Suite 1100  
Norfolk, VA 23510  
Main: +1 757 490 3300  
colliers.com



# Peninsula Town Center

Hampton, Virginia

Peninsula Town Center is a vibrant, **1.5M SF mixed-use development** that combines retail, dining, entertainment, office, hospitality, and residential spaces. It offers a dynamic shopping experience with **over 70 stores, 700k square feet of retail** including popular **national retailers** and unique local boutiques. The center is designed with pedestrian-friendly streetscapes, **ample parking**, and beautifully landscaped public spaces that create a welcoming environment for visitors.

Located along one the primary entrances to the Town Center project, and adjacent to Target, enjoying excellent visibility, access, and ample surface parking. The property is strategically positioned within the primary retail node of the Coliseum Central submarket along **W Mercury Blvd (65,000 VPD)** and **Coliseum Dr (23,500 VPD)** with direct access to **I-64 (165,000 VPD)**.

Accelerating success.

# PROPERTY OVERVIEW

## Features



Free signage on highway on digital pylon sign



28 restaurants



Signalized intersection with multiple access points



8.4 M visits per year



3-mile Average HH Income of \$83,495



Street & Free Garage Parking

## Available Spaces

J105 - 4,727 SF

L130 - 1,709 SF

M102- 6,682 SF

M103 - 1,095 SF

## Drive Times

### Demographics

	10-min	15-min	25-min
Population	87,971	235,935	501,243
Average HH Income	\$81,531	\$87,946	\$95,102
Daytime Population	93,860	250,729	485,699

## Key Features & Amenities

### Retail and Dining:

- An eclectic mix of national, regional, and local brands providing a diverse shopping and dining experience.

### Entertainment:

- In addition to the available full-service dine-in concept movie theater with a full kitchen, full bar, arcade, and 9 bowling lanes, other entertainment options include: Escape Room, SkyZone, Painting with a Twist, Latitude Climbing & Fitness, Legacy Live, and Kids Empire (opening 2025).

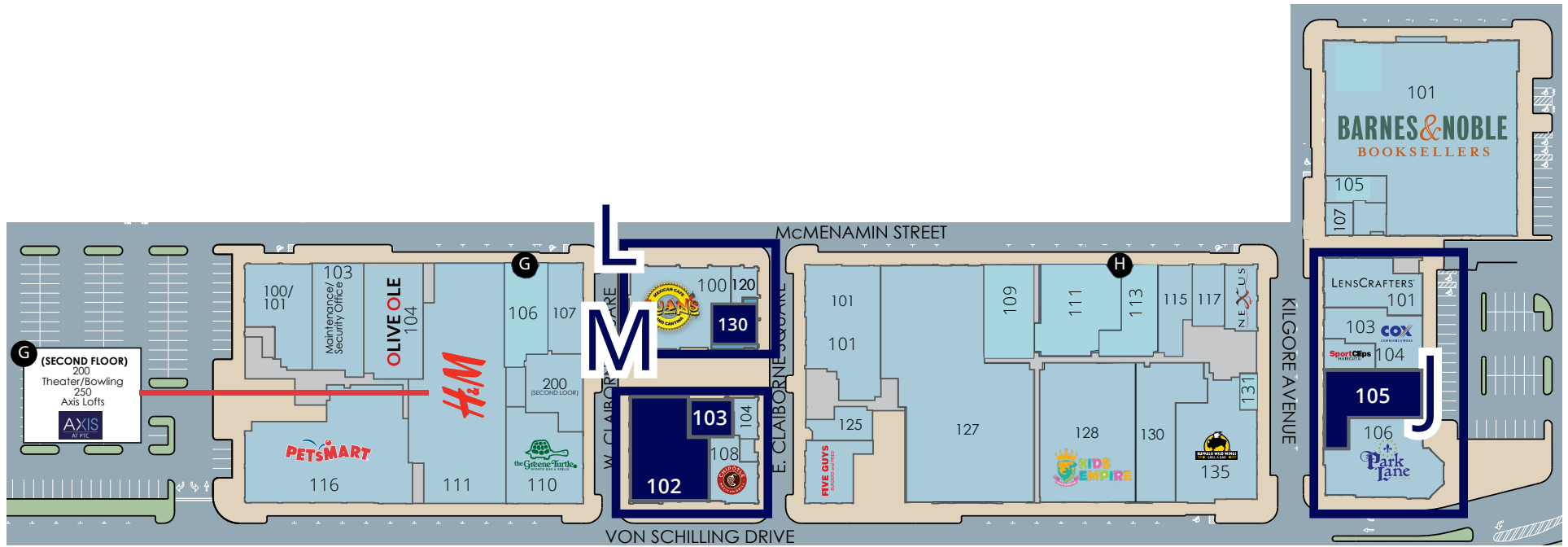
### Residential and Office Spaces:

- The center features over 400 multifamily units (fully leased), 130,000 square feet of Class A office space, and the modern 126-room Element Hotel, providing a comprehensive live-work-play environment.

### Prime Location Details:

- Peninsula Town Center is conveniently located at Interstate 64 and Mercury Boulevard; the primary East-West corridor for the Hampton Roads (Virginia Beach-Norfolk-Newport News) market. The center is a retail hub including anchors Target, Floor & Décor, H&M, PetSmart, JCPenney, Barnes & Noble. Peninsula Town Center is ideally situated to attract shoppers from the entire Hampton Roads market.

# SITE PLAN



## BUILDING L

TENANT	SUITE	SF
Juan's Mexican	L100	6,551
Gold N Diamonds	L120	797
AVAILABLE	L130	1,709

## BUILDING M

TENANT	SUITE	SF
AVAILABLE	M102	6,682
AVAILABLE	M103	1,095
Philly Cheesesteak	M104	1,037
Chipotle	M108	2,502

## BUILDING J

TENANT	SUITE	SF
LensCrafters	J101	4,195
Cox Communications	J103	3,862
Sport Clips	J104	1,260
AVAILABLE	J105	4,727
Park Lane Tavern	J106	6,620



# PENINSULA TOWN CENTER





# PHOTOS





# Submarket Map







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