

4740 BAXTER ROAD

Virginia Beach, Virginia 23462

Ideal Use for Office/Retailer with Parking/Outdoor Storage Needs

1,500 SF AVAILABLE



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The Town Center of Virginia Beach | 222 Central Park Avenue, Suite 1500 | Virginia Beach, Virginia 23462 | Thalhimer.com

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PROPERTY DETAILS

FOR LEASE

- a) +/- 1.0 Acre of parking available
- b) 1,500 SF Retail endcap facing Baxter Road
- Former Smoothie Stop Café
- Less than one mile from Virginia Beach Town Center – The premier Central Business District in Virginia Beach
- ½ Mile from I-264 just off Independence Boulevard
- Dedicated turn lane, pylon sign, signalized intersection
- Exposure to more than 27,000 vpd on Baxter Road, 77,000 vpd on S. Independence Boulevard, and more than 202,000 vpd on I-264
- 126 Feet of frontage on Baxter Road
- Monument Signage opportunity
- Zoned B-2
- Ideal for office/retailer with parking/outdoor storage needs



2024 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	17,499	142,654	311,812
Average Household Income	\$92,542	\$96,814	\$106,310
Median Household Income	\$70,397	\$75,003	\$80,034
Daytime Population	26,453	139,817	313,831

VIRGINIA BEACH / TOWN CENTER

The Town Center of Virginia Beach is an ongoing, multi-phase development that started in 2000 as a public-private partnership between the City of Virginia Beach and Armada Hoffler Properties. The mixed-use project spans 17 pedestrian-friendly blocks and features an eclectic mix of upscale retail, dining, Class A office space, luxury residences, as well as entertainment and cultural venues. The Town Center of Virginia Beach represents the city's emerging downtown core. With more than 50 percent of tenants new to Virginia Beach and over 30 percent new to Coastal Virginia, this signature project serves as an economic catalyst for both the city and the broader region.

NOTABLE OFFICE TENANTS

WILLIAMS MULLEN

CLARK • NEXSEN



gather.

troutman sanders

ARMADA HOFFLER



CUSHMAN & WAKEFIELD

THALHIMER

NOTABLE RETAIL TENANTS

lululemon athletica

WILLIAMS SONOMA

ANTHROPOLOGIE



bluemercury



SHAKE SHACK

POTTERY BARN

OVER \$900 MILLION

IN DEVELOPER AND CITY INVESTMENT SINCE 2003

NOTABLE FACTS

25 ACRES SPANNING 20 CITY BLOCKS

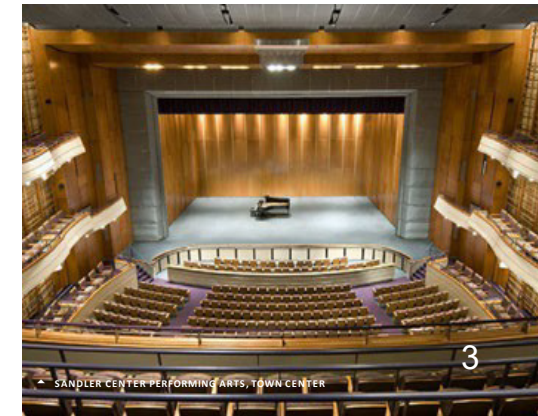
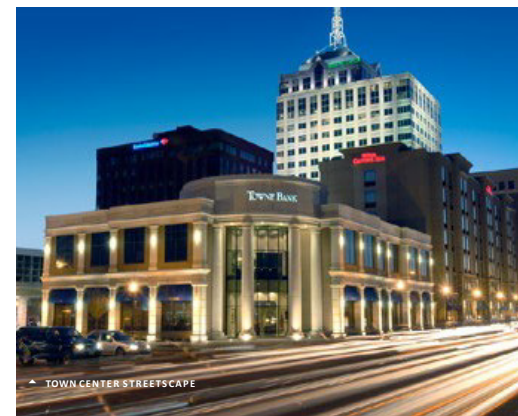
400+ HOTEL KEYS

750+ LUXURY APARTMENTS

500,000 SF OF UPSCALE RETAIL

25+ RESTAURANTS

800,000 SF OF CLASS A OFFICE



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☆ PROPERTY IS LOCATED IN THE SURROUNDING AREA OF THE URBAN CORE OF VIRGINIA'S LARGEST CITY

📍 EXACTLY HALFWAY BETWEEN DOWNTOWN NORFOLK AND VIRGINIA BEACH OCEANFRONT

👣 80% OF THE CITY'S RESIDENTS LIVE WITHIN A FIVE-MILE RADIUS OF THE VIRGINIA BEACH CBD

🚲 PART OF THE PEMBROKE STRATEGIC GROWTH AREA AND TRANSIT-ORIENTED DEVELOPMENT PLAN

👕 FIRST AND ONLY MARKET ENTRY POINT FOR RETAILERS SUCH AS WEGMANS, ANTHROPOLOGIE, REI, FREE PEOPLE, WEST ELM, LULULEMON AND NIKE

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