

retail FOR LEASE

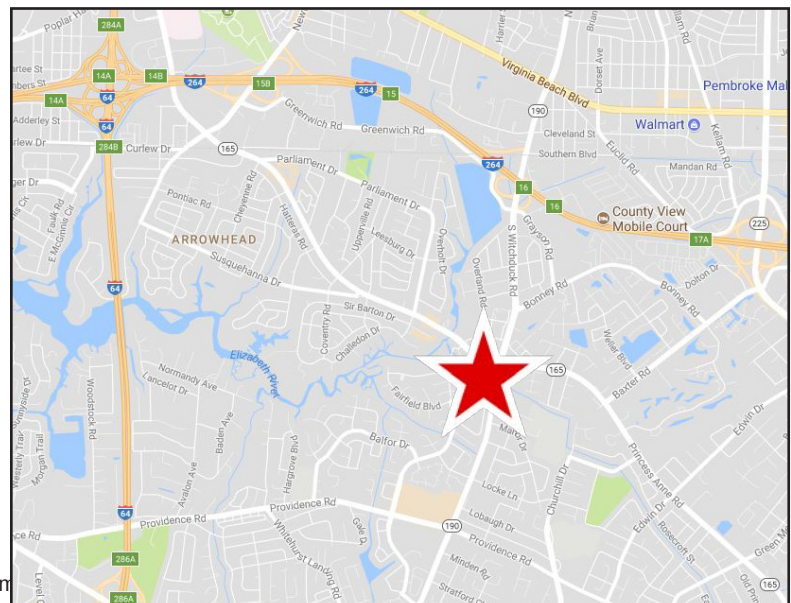


The Shoppes at Kemps Landing | 5152 Princess Anne Road, Virginia Beach, Virginia

PROPERTY FEATURES:

- **±1,428 - 1,500 SF (FORMER RESTAURANT SPACE) AVAILABLE!** Two (2) buildings featuring retail, office & restaurant uses! Current tenant's include: Starbucks, Gran Patron Mexican Restaurant, Yomi Japanese Hibachi & Sushi, Onward Physical Therapy - and our newest tenants, Vogue Lashes & Spa and Children's Dentistry & Orthodontics !
- **Amazing demographics!** High population, average HH income, number of households within a 1-5 mile radius!
- **Excellent visibility** and access points along Witchduck Rd. & Princess Anne Rd. with traffic counts at 30,000 VPD at intersection.
- **Less than 1/4 mile to I-264**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	14,675	138,471	319,668
Avg HH Income	\$65,343	\$63,574	\$65,600
Households	5,768	53,007	120,016
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Daytime Employees	5,557	35,052	65,566

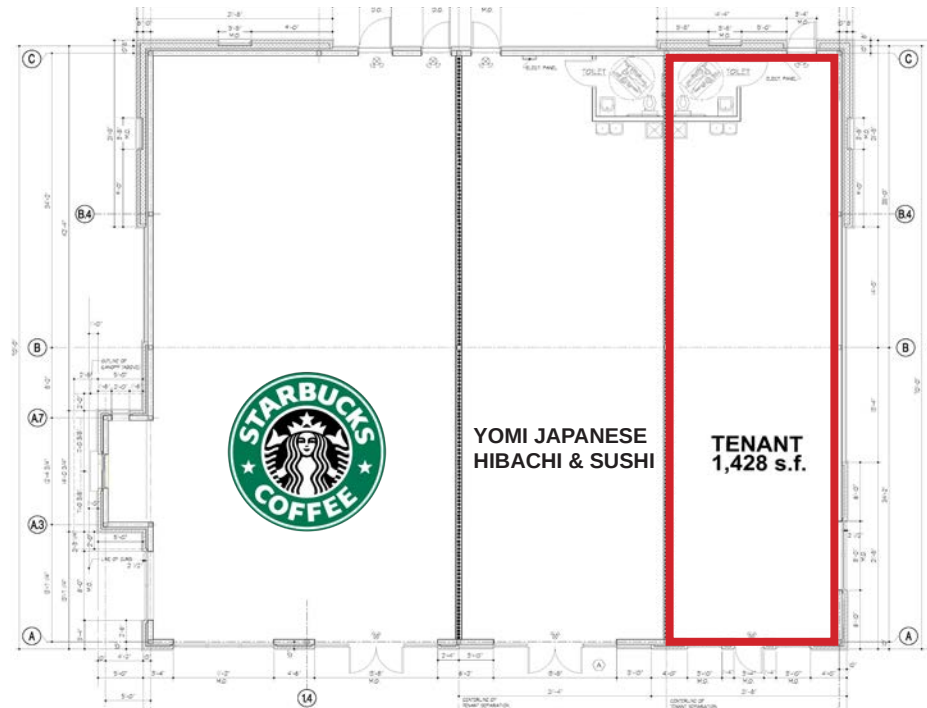



parkerburnell
 real estate group
 Jay Burnell o: 757.222.0111 m: 757.617.3511 jay@parkerburnell.com
 Kristen Huber o: 757.222.0111 m: 757.714.2341 kristen@parkerburnell.com

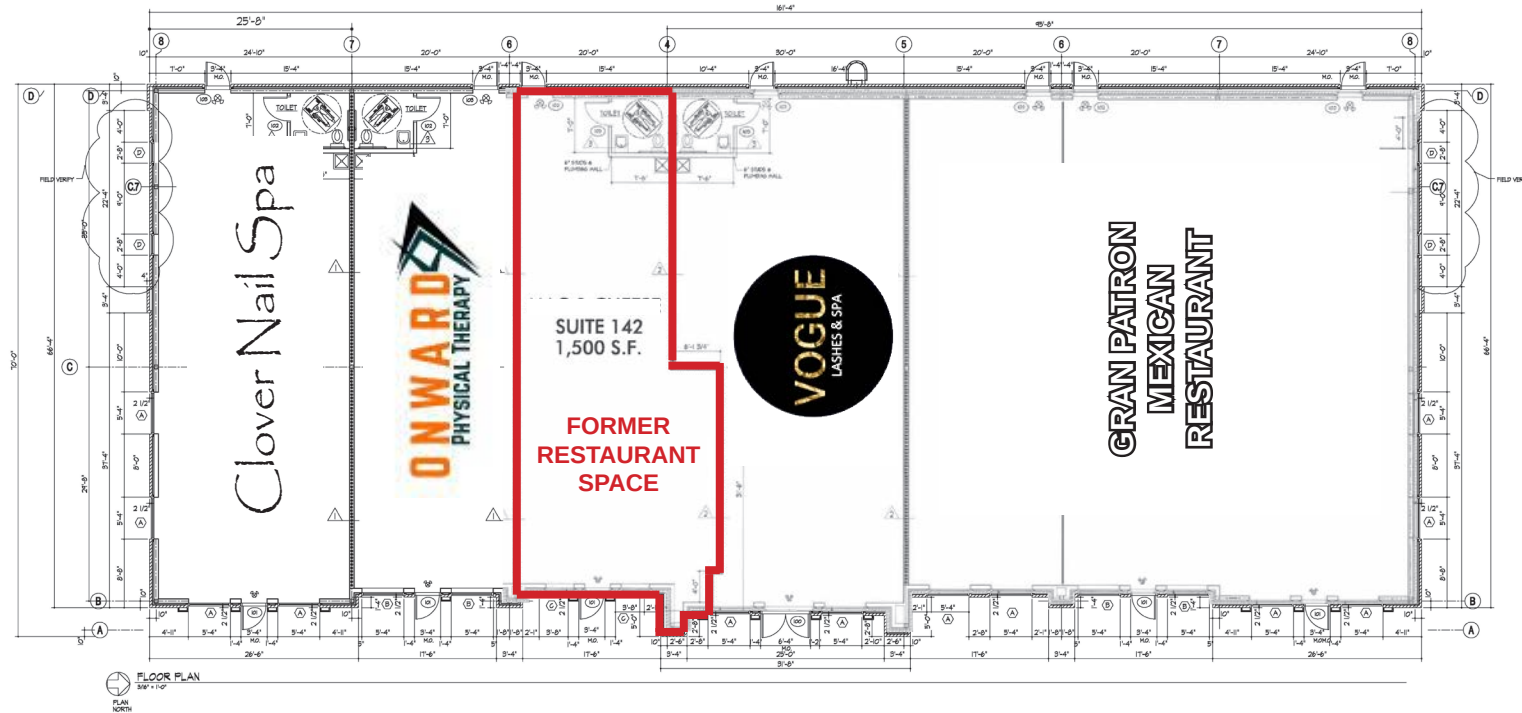
SITE PLAN



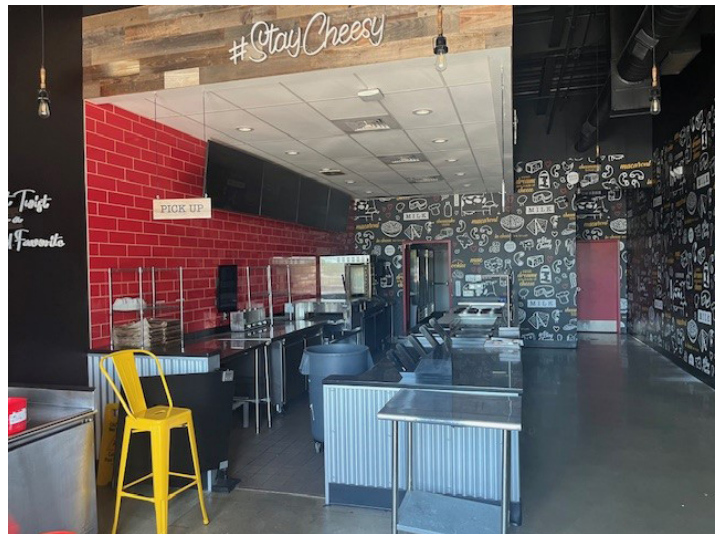
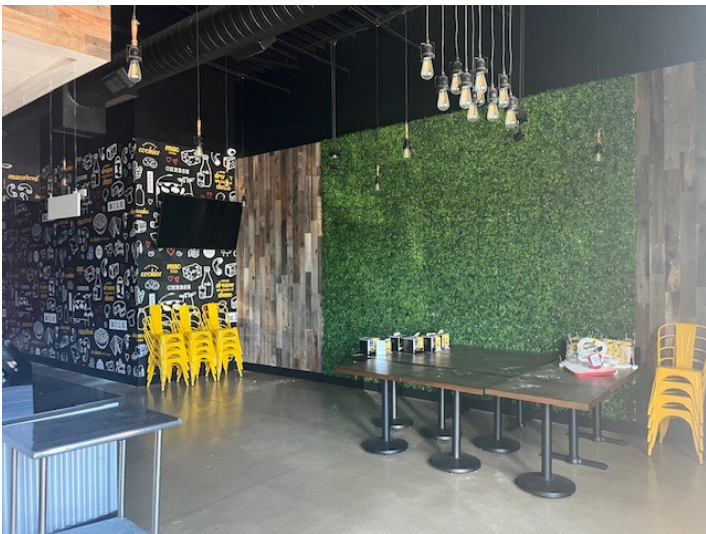
BUILDING A FLOOR PLAN



BUILDING B FLOOR PLAN



SUITE 142 - INTERIOR PHOTOS



LONG RANGE AERIAL

