

retail FOR LEASE

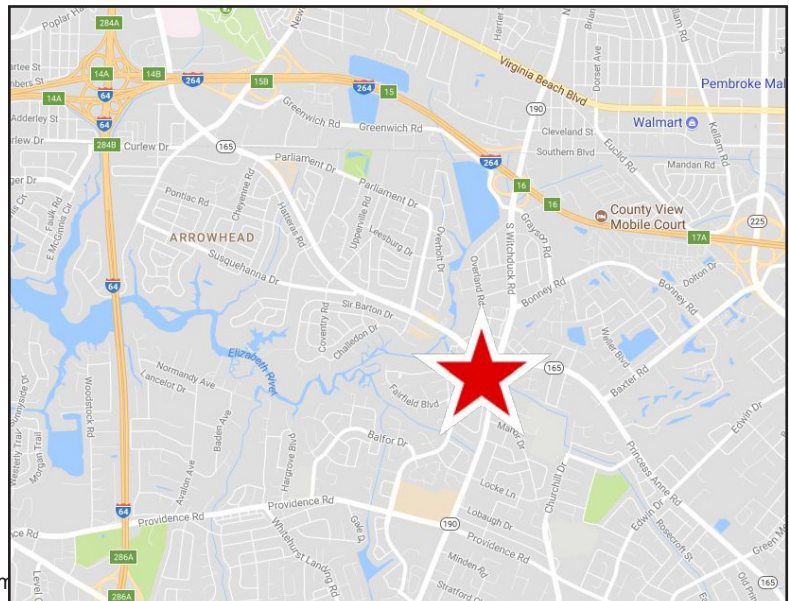


The Shoppes at Kemps Landing | 5152 Princess Anne Road, Virginia Beach, Virginia

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 tenant, Vogue Lashes & Spa!
- **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.
- **Pad site for Sale or Lease! \$950,000.00** (with a one-time contribution of \$300,000.00 towards the infrastructure expenses) **or ground lease for \$125,000.00/annually with yearly escalations**
- **Less than 1/4 mile to I-264**

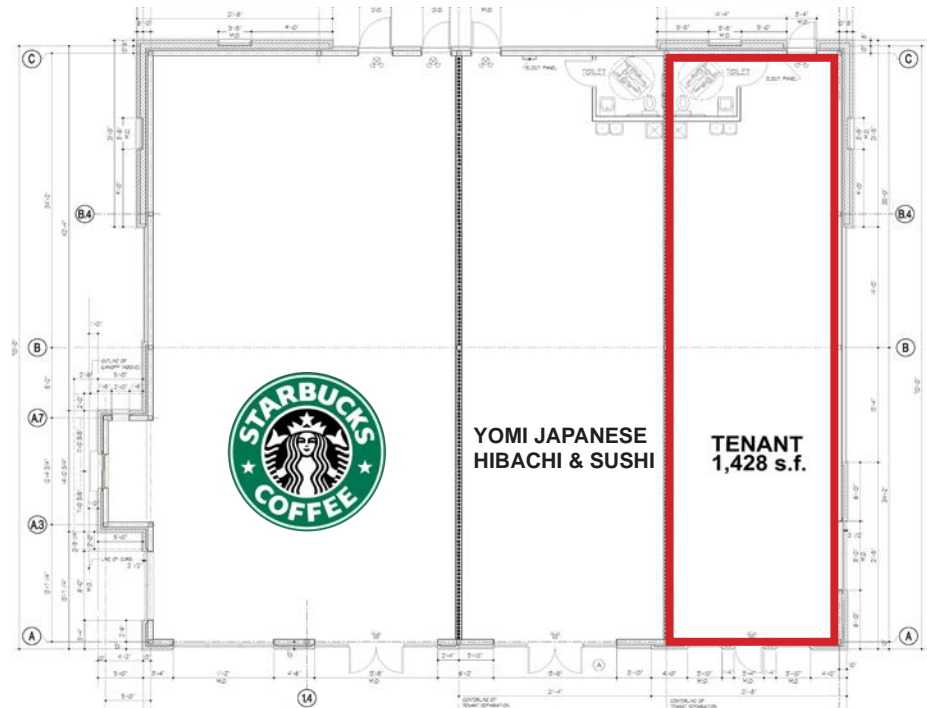
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Est. Population | 14,675 | 138,471 | 319,668 |
| Avg HH Income | \$65,343 | \$63,574 | \$65,600 |
| Households | 5,768 | 53,007 | 120,016 |
| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
| Daytime Employees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



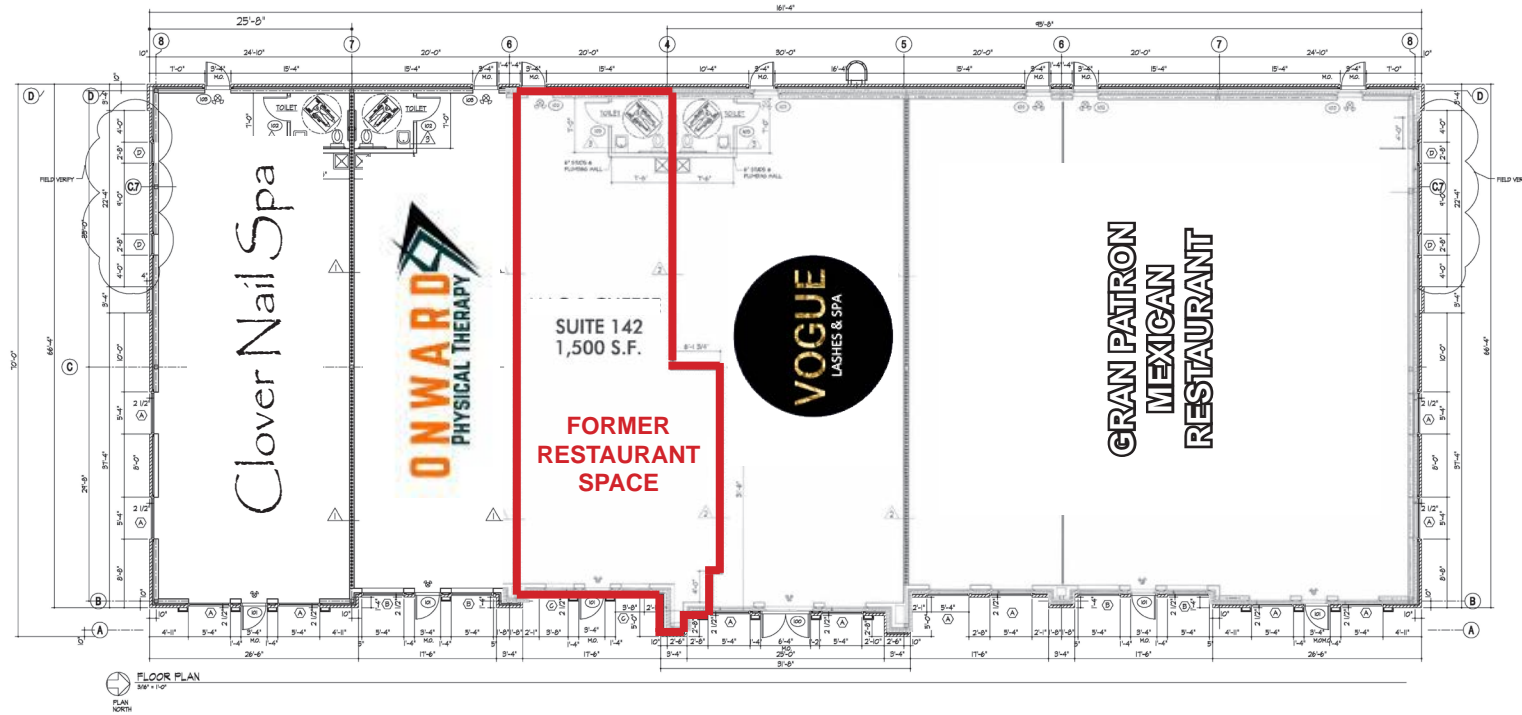
SITE PLAN



BUILDING A FLOOR PLAN



BUILDING B FLOOR PLAN



LONG RANGE AERIAL

