

retail FOR LEASE



Towne Center Market Place | 4649 - 4725 Independence Blvd., Virginia Beach, VA

PHASE I (EXISTING): 1,200-2,400 SF AVAILABLE

- 13,000 sq. ft. renovated retail development, including: AT&T, Lendmark Financial, Ideal Image, Nail Salon, Supercuts, Cox, Charles Schwab & Velocity Urgent Care
- Brand new Office Depot located along Columbus Dr.

PHASE II (UNDER CONSTRUCTION): FULLY LEASED

- 130,000 sq. ft. new Wegman's (grocery anchor) with 2-story parking garage
- Wegman's is a New York-based grocer with a strong following because of its wide selection of groceries and ready-to-eat food

PHASE III (PROPOSED): UP TO 47,675 SF AVAILABLE

- Building E has 1,200 - 19,200 sf available
- Building F has 1,200 - 10,875 sf available
- Building G has 1,200 - 17,600 sf available



Troy Parker
o: 757.222.0111
m: 757.407.9499
troy@parkerburnell.com

DEMOGRAPHICS

Est. Population
Avg HH Income
Households

1 MILE

5,171
\$59,908
6,366

3 MILES

129,710
\$63,734
50,944

5 MILES

303,965
\$64,779
114,534

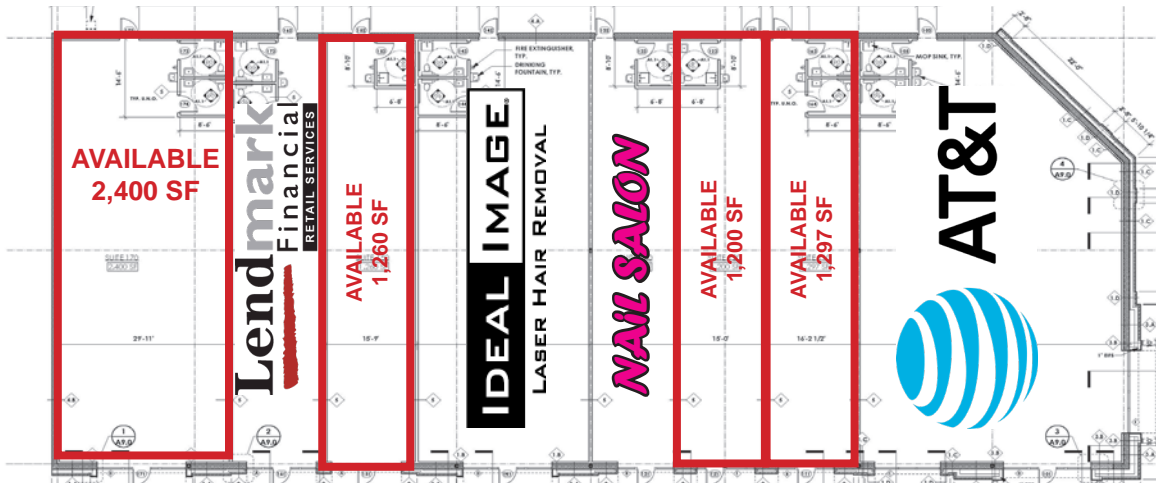
PROPERTY FEATURES:

- **New & Existing Retail Development** in the centrally located business district of Virginia Beach - second largest MSA in Virginia with 2M POP
- **Busiest Intersection in Virginia Beach** - Traffic Counts of over 43K along Virginia Beach Blvd. & over 62K along Independence Blvd.
- **Adjacent to Town Center**, a mixed use project with over 900 residences and hotels. as well as Pembroke Mall.

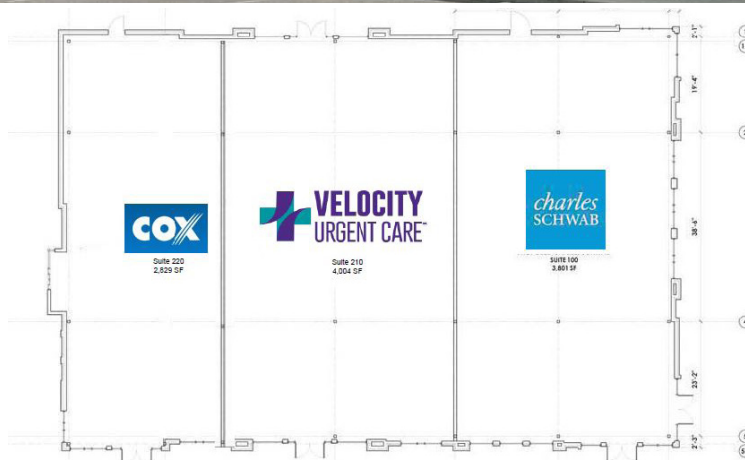
DEVELOPED BY:



PHASE I (EXISTING) - BUILDING A: 1,200 - 2,400 SF AVAILABLE



BUILDING C: FULLY LEASED



PHASE II (UNDER CONSTRUCTION) - RENDERINGS



PHASE III (PROPOSED) - RENDERINGS



PHASE II (PROPOSED) - RENDERINGS



PHASE II (PROPOSED) - RENDERINGS



VIEW OF ENTRY AT VIRGINIA BEACH BOULEVARD



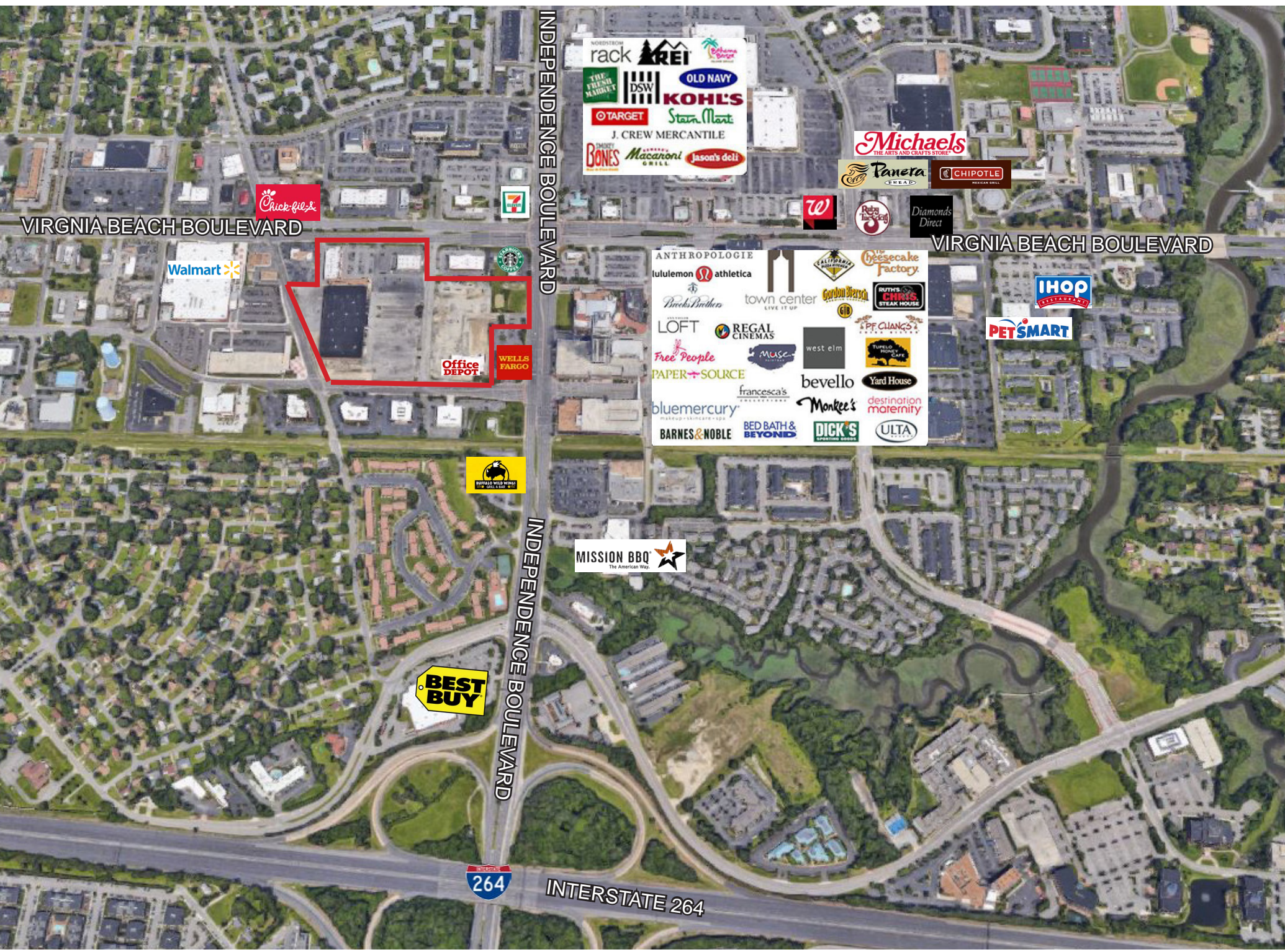
VIEW OF ENTRY AT COLUMBUS STREET



VIEW OF BUILDINGS "G" & "H" LOOKING SOUTHWEST AND PARKING DECK BEYOND

SITE PLAN





VIRGINIA BEACH BOULEVARD

INDEPENDENCE BOULEVARD

VIRGINIA BEACH BOULEVARD

INDEPENDENCE BOULEVARD

INTERSTATE 264

rack KREI
 THE FRIEND MARKET DSW OLD NAVY
 TARGET Stern Markt KOHL'S
 J. CREW MERCANTILE
 BONES Macaroni Grill Jason's deli

Michaels
 Panera
 CHIPOTLE
 Walgreens
 Diamonds Direct

Walmart
 Chick-fil-
 Office DEPOT
 WELLS FARGO

ANTHROPOLOGIE lululemon athletica
 Brooks Brothers town center
 LOFT REGAL CINEMAS
 Free People PAPER SOURCE
 bluemercury BARNES & NOBLE
 CALIFORNIA GORDON BIERSON
 CHEESECAKE FACTORY
 CHRIS STEAK HOUSE
 P.F. CHANGS
 west elm bevello
 francesca's MONKEE'S
 destination maternity
 ULTA

IHOP
 PETSMART

BUFFALO WILD WINGS

MISSION BBQ

BEST BUY