



OFFICE/RETAIL PROPERTY FOR LEASE

# INDEPENDENT PLAZA SHOPPING CENTER

1115 INDEPENDENCE BLVD, VIRGINIA BEACH, VA 23455



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

**Available SF:** 1,200 SF

**Lease Rate:** Negotiable

**Building Size:** 56,655 SF

## AVAILABLE SPACES **SF**

Suite 102 1,200 SF

## PROPERTY OVERVIEW

This two story building features street level retail and second floor office space.

## PROPERTY HIGHLIGHTS

- High traffic location on the corner of Haygood Road and Independence Boulevard
- Minutes from Town Center of Virginia Beach
- Close to shopping, restaurants, Little Creek Naval Base and Sentara Independence
- Signage available along Independence Boulevard

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,705	36,397	81,511
Total Population:	9,004	88,804	208,310
Average HH Income:	\$80,611	\$75,311	\$75,124

LOCAL AREA

**PEMBROKE**  
  **NORDSTROM**  
**rack**  
  

*Wegmans*

**PEMBROKE MEADOWS SHOPPING CENTER**

 **FIVE GUYS** **RITE AID** 

**TOWN CENTER OF VIRGINIA BEACH**

lululemon  west elm  
*Brecha Brothers* **LOFT** *Monkee's*  
**DICK'S**  **REGAL CINEMAS**  sunglass hut  
**ULTA** **MEN'S WEARHOUSE**  **RUTH'S CHRIS STEAK HOUSE**  
**ANTHROPOLOGIE** *PF. CHANG'S CHINA BISTRO*  
*cheesecake Factory* **BARNES & NOBLE**

**SENTARA HOSPITAL**

**HAYGOOD SHOPPING CENTER**

 **Harris Teeter**   
*Your Neighborhood Food Market*  
 COMING SOON  
**RITE AID**    
**DOLLAR TREE**  **Banfield PET HOSPITAL**  
**Great Clips**  
**Marshalls** 

**INDEPENDENCE BLVD**  
50,000 VPD

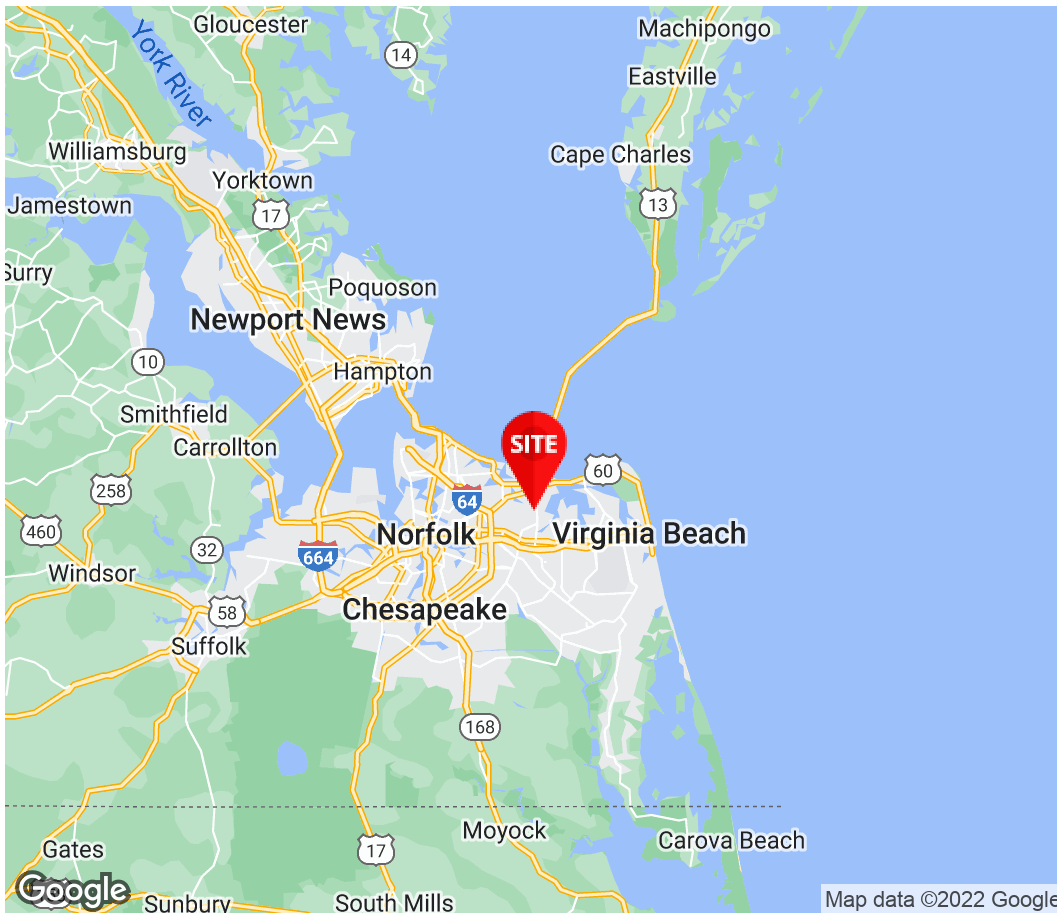
**HAYGOOD ROAD**  
17,000 VPD





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