

Great Neck Square Shopping Center

Corner of Great Neck Rd. & First Colonial Rd.
Virginia Beach, VA 23454



Broker Contact:

Claudine Usonis
(757) 486.1000 TTY 711





Why Choose Great Neck Shopping Center?

132,300

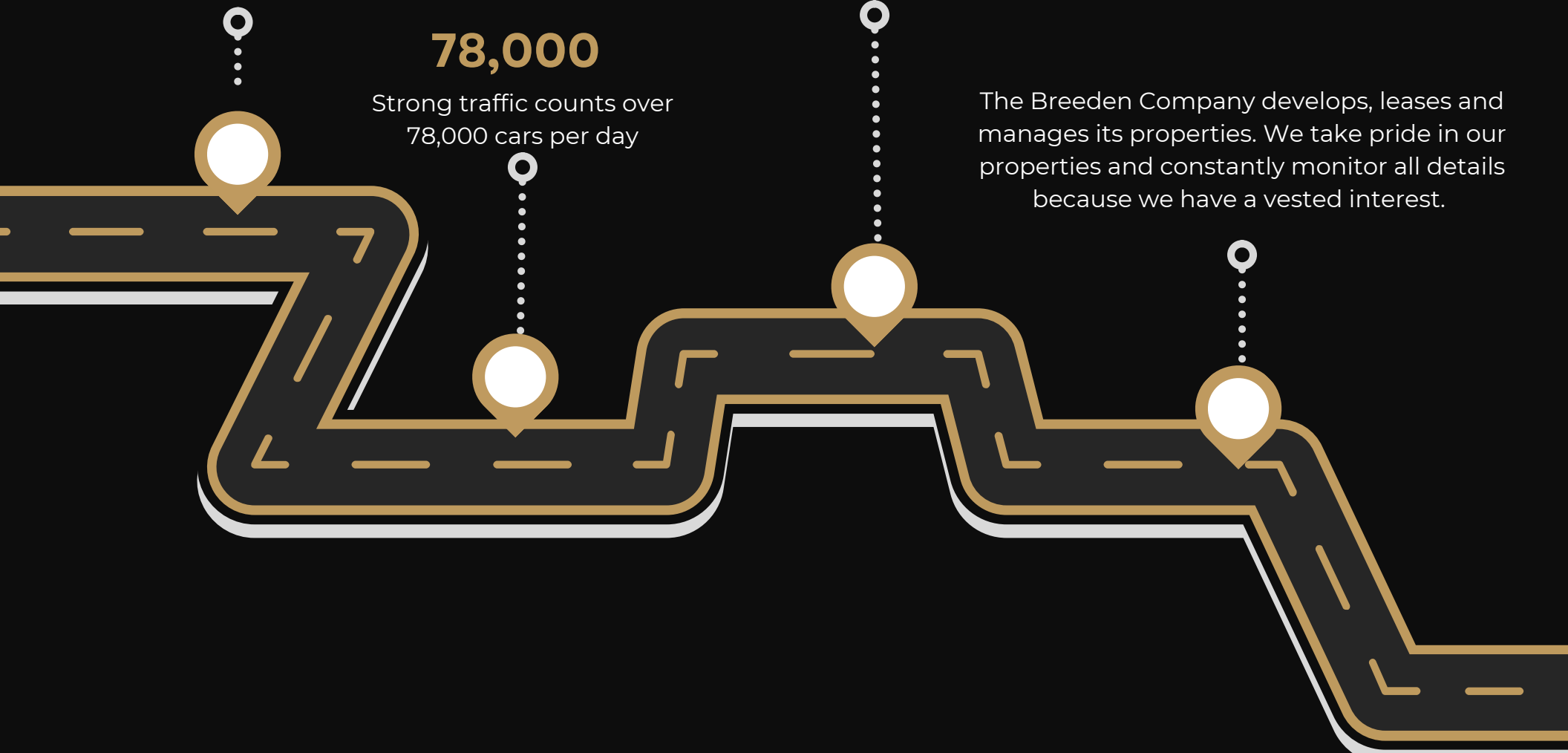
Over 132,300 potential customers residing within a five (5) mile radius.

Great Neck area has one of the highest income levels in Hampton Roads Where the average household income exceeds \$152,300 within a 1 mile radius of the shopping center.

78,000

Strong traffic counts over 78,000 cars per day

The Breeden Company develops, leases and manages its properties. We take pride in our properties and constantly monitor all details because we have a vested interest.







Leasing

Center Location:

N. Great Neck Road

Virginia Beach, VA 23454

Size:

94,687 Square Feet

Parking:

440 Spaces

Rental Rate:

Price Negotiable, Triple Net

Estimated CAM, Tax & Insurance:

\$4.19/ SF

Space Available :

Ste 2148 - 1,240 SF - Available

Outparcel: Ground Lease

2,574 SF - Available

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Major Tenants



Great Clips®
IT'S GONNA BE GREAT®



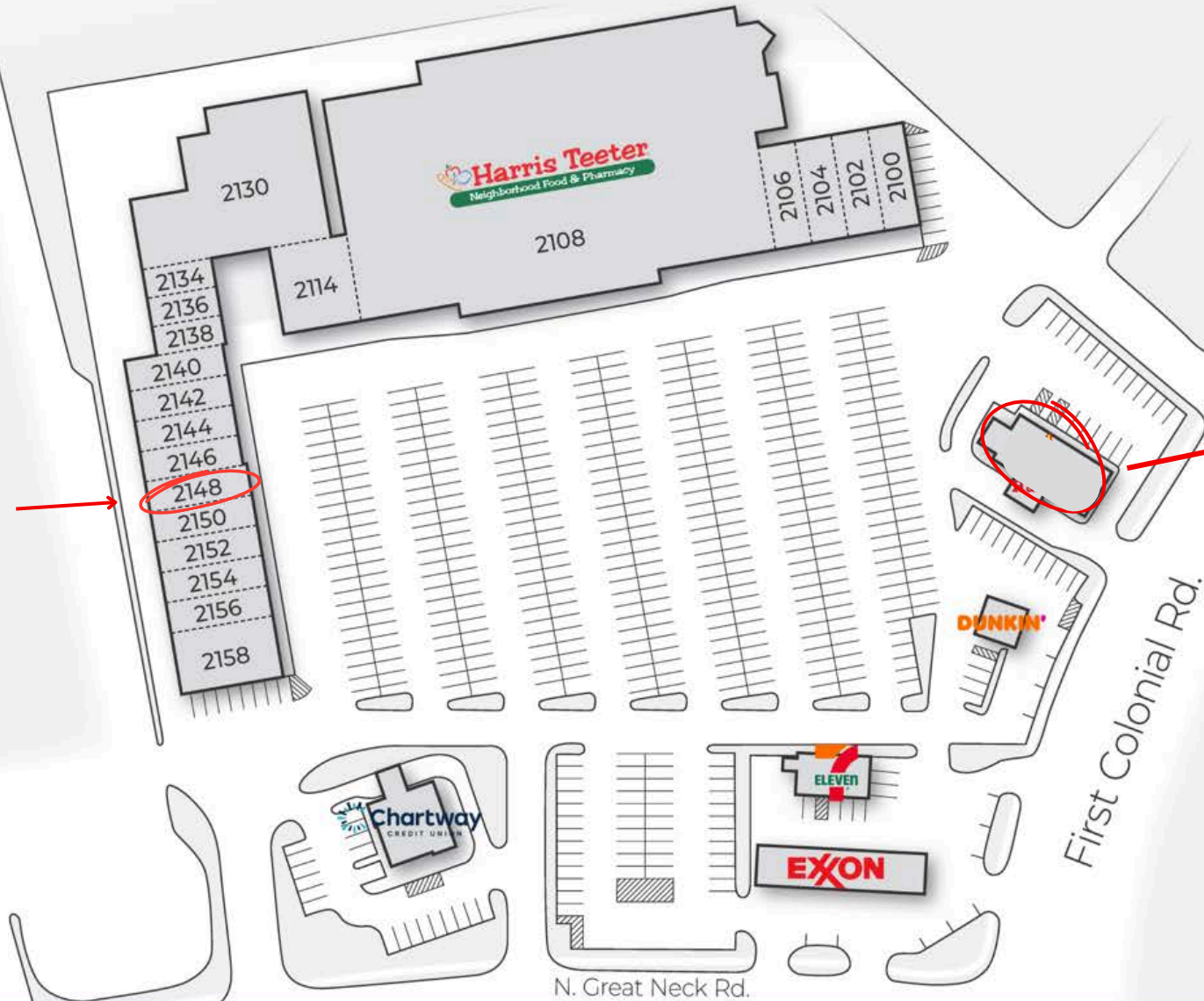
Outparcels



Great Neck Square Shopping Center

2100-2158 First Colonial Rd. • Virginia Beach, VA 23454 • www.TheBreedensCompany.com

Available
1,240 SF



Ground Lease
Available 2,574 SF



Great Neck Square Shopping Center Tenants

SUITE#	TENANT
2100 - 2104	Y-Not Delicatessen
2106	The Art Nest
2108	Harris Teeter
2114	Sunshine and Sweet Pea's
2130	Virginia Beach Physical Therapy and Wellness
2134 - 2144	The Art of Dentistry
2146	No Rootz Hair Color & Spa
2148	Available - 1,240 SF
2150	Beach Kabob House
2152	Great Nails
2154	Great Clips
2156 - 2158	Plaza Azteca

OUTPARCEL : **2,574 SF Available**



OUR MISSION: Help Others. Live Better.

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).

CONTACT:



Claudine Usonis
Breedan Realty
ClaudineU@thebreedencompany.com



BREEDAN

Nationally Recognized

560 Lynnhaven Parkway
Virginia Beach, VA 23452

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