



BROAD CREEK SHOPPING CENTER

1261 NORTH MILITARY HIGHWAY, NORFOLK, VA 23502



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,440 - 2,000 SF
Lease Rate:	Negotiable
Lot Size:	43.06 Acres
Building Size:	382,526 SF
Zoning:	B-2
Traffic Count:	45,000

PROPERTY OVERVIEW

Target, Home Depot, and Food Lion anchored power center centrally located in Norfolk's dominant retail corridor. Broad Creek draws from a regional trade area due to its proximity to both I-64 and I-264. With a half mile of frontage and three separate entrances, Broad Creek offers its retailers prime visibility while providing its customers easy accessibility, convenient parking, and a no hassle shopping experience.

PROPERTY HIGHLIGHTS

- Home to 30 popular retailers and restaurants with regional draw
- Expansion of Military Highway complete to handle increasing traffic counts
- Less than two miles from Ikea and Simon Outlet Mall
- 1,440 SF fully built out former hair salon

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,271	41,550	129,936
Total Population:	8,320	104,031	316,738
Average HH Income:	\$73,016	\$77,132	\$84,365

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SITE PLAN



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RETAILER MAP



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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,657	99,535	301,122
Households	2,888	37,622	116,280
Families	1,905	24,539	73,542
Average Household Size	2.57	2.57	2.49
Owner Occupied Housing Units	1,329	20,790	62,212
Renter Occupied Housing Units	1,560	16,821	54,073
Median Age	32.0	33.4	33.5
Census 2020 Summary			
Population	8,372	103,038	312,646
Households	3,282	40,950	127,830
Average Household Size	2.42	2.44	2.38
2022 Summary			
Population	8,320	104,031	316,738
Households	3,271	41,550	129,936
Families	2,145	26,702	80,150
Average Household Size	2.41	2.43	2.37
Owner Occupied Housing Units	1,419	22,432	67,308
Renter Occupied Housing Units	1,851	19,118	62,628
Median Age	34.2	35.6	36.1
Median Household Income	\$56,328	\$58,698	\$62,113
Average Household Income	\$73,016	\$77,132	\$84,365
2027 Summary			
Population	8,076	103,309	317,687
Households	3,202	41,597	131,103
Families	2,091	26,619	80,572
Average Household Size	2.39	2.41	2.36
Owner Occupied Housing Units	1,444	23,038	69,486
Renter Occupied Housing Units	1,758	18,559	61,617
Median Age	35.1	36.6	37.1
Median Household Income	\$61,135	\$66,234	\$70,965
Average Household Income	\$83,698	\$89,426	\$97,804
Trends: 2022-2027 Annual Rate			
Population	-0.59%	-0.14%	0.06%
Households	-0.43%	0.02%	0.18%
Families	-0.51%	-0.06%	0.11%
Owner Households	0.35%	0.53%	0.64%
Median Household Income	1.65%	2.45%	2.70%

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ADDITIONAL PHOTOS

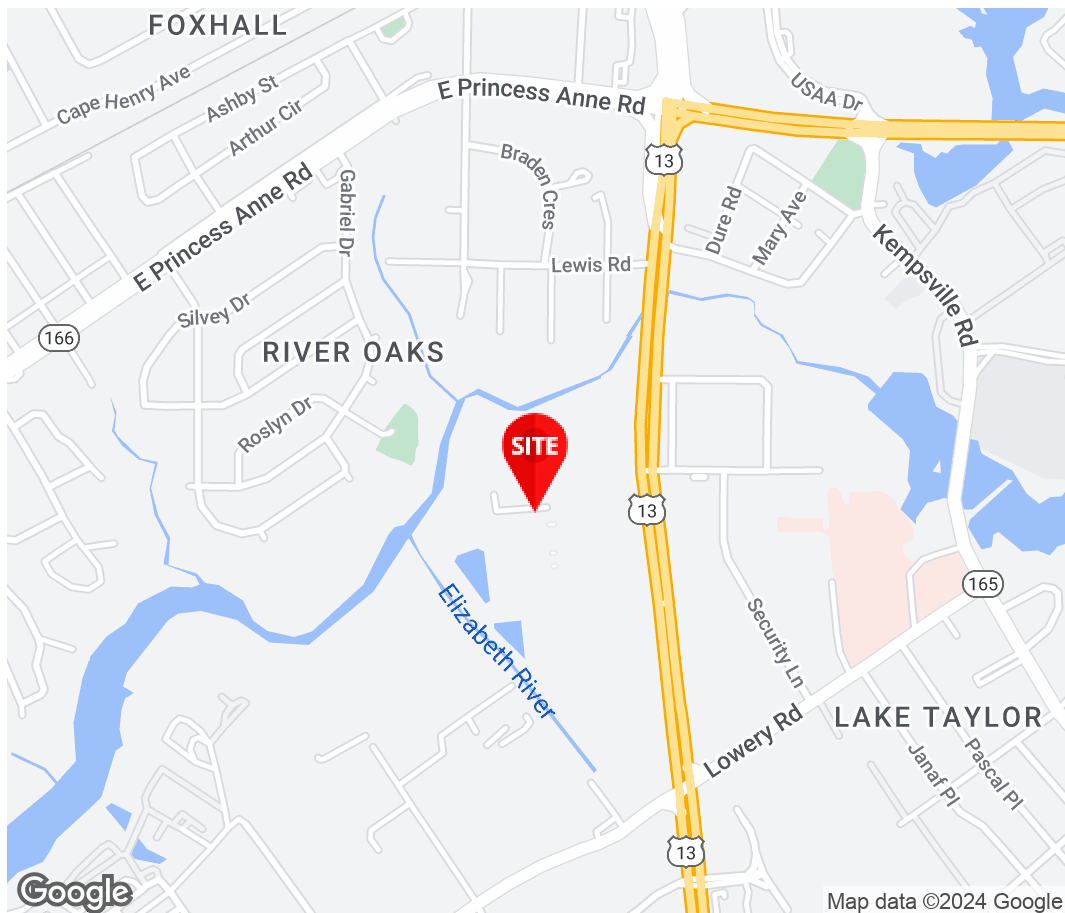
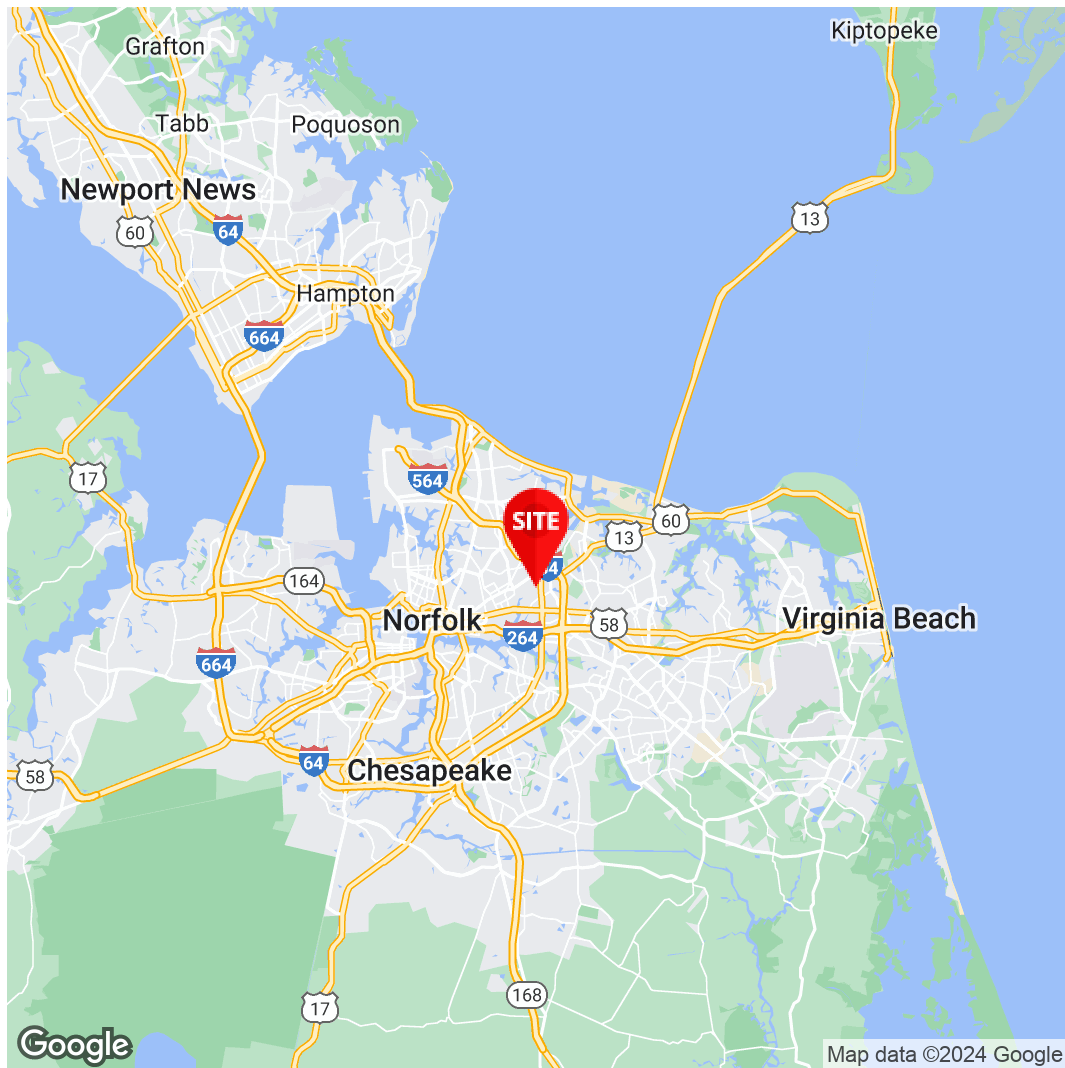


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