



PROPERTY OVERVIEW

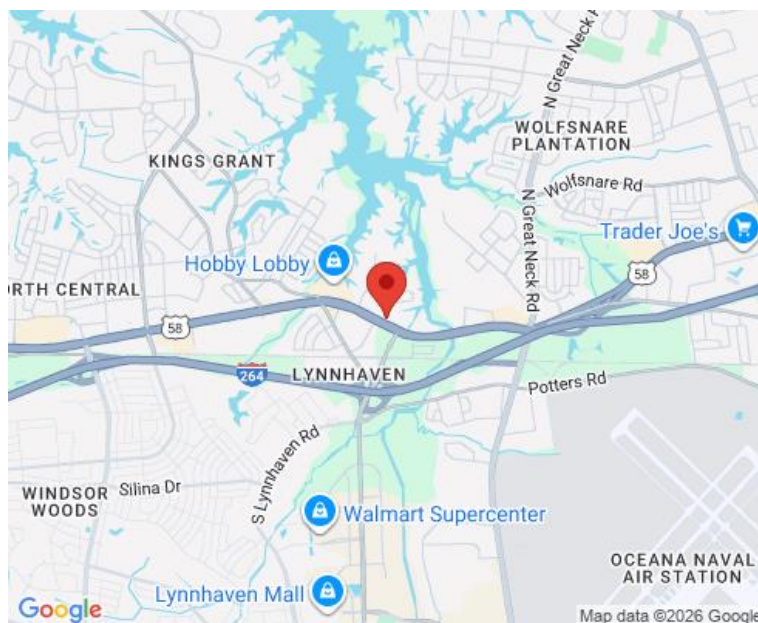
AREA MAP

Lynnhaven Convenience Center is located at a signalized intersection on Virginia Beach Boulevard. Ideal location for any retail, office or service business.

- Close proximity to neighboring Hobby Lobby and Onelife Fitness anchored shopping center
- Less than 1/2 mile from I-264
- Easy access at signalized intersection with good visibility fronting Virginia Beach Blvd
- **AVAILABLE: ±1,204 SF**
- **AVAILABLE: ±1,273 SF Restaurant Space**

DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	10,272	87,863	228,141
Average HH Income:	\$89,024	\$91,949	\$94,198
Traffic Count:	44,000 VPD		



FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

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Pembroke Realty Group

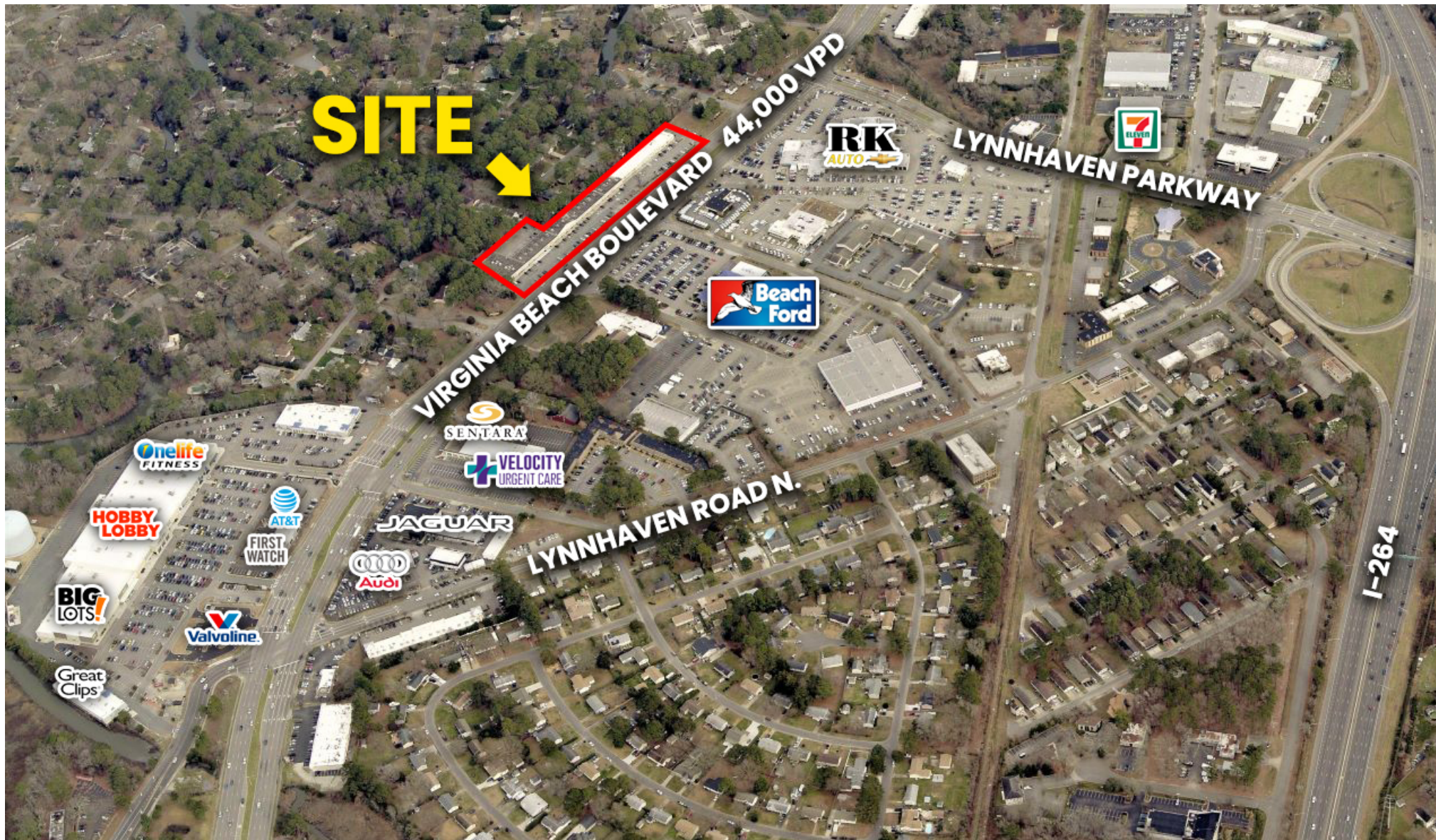
4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com

2676-2738 Virginia Beach Boulevard

± 1,204 - 1,273 SF AVAILABLE



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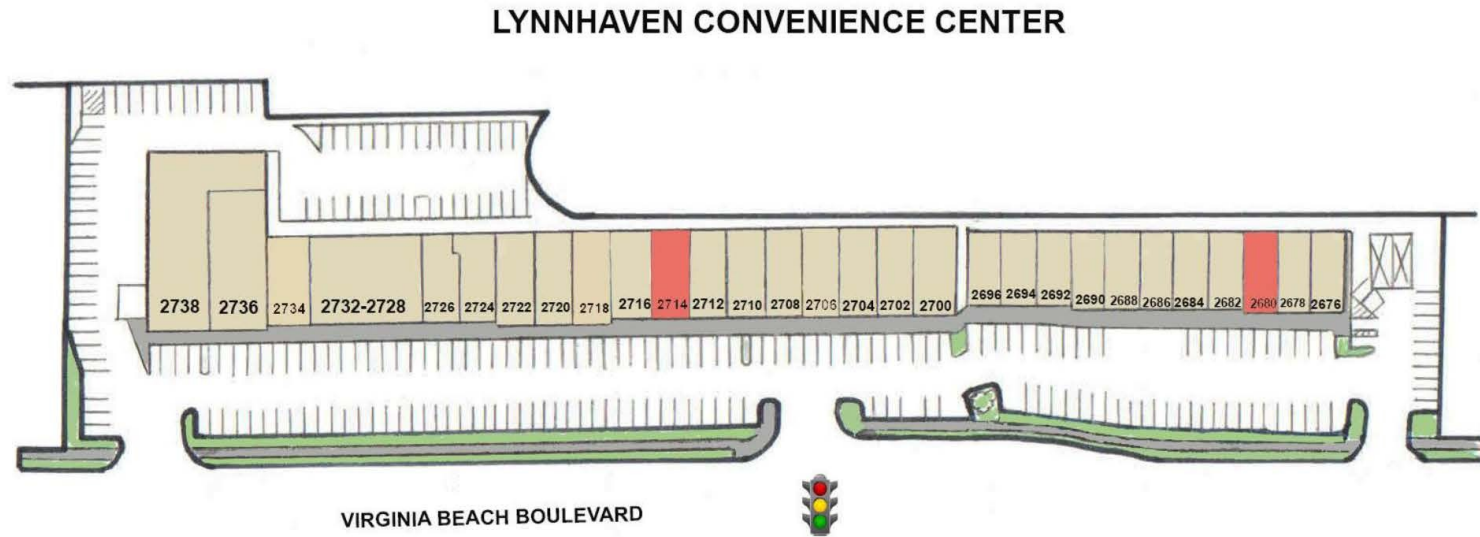
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Updated 9/24/25

2700 BUILDING

<u>SUITE</u>	<u>TENANT</u>
2738	Audio One
2736	Salon Centric
2734	Hot Yoga
2732-2728	Sentara
2726	Allstate
2724	Twisted Sister Cupcakes
2722	Happy Foot
2720	Blinds N More
2718	Sky Nail Bar

<u>SUITE</u>	<u>TENANT</u>
2716	Domino's Pizza
2714	AVAILABLE (1,204 SF)
2712	Chiropractor
2710	Department of Military Affairs
2708	Fastax
2706	Vet Clinic
2704	Headspa
2702	Home Remodeling
2700	Lash Avenue

2600 BUILDING

<u>SUITE</u>	<u>TENANT</u>
2696	Hair Salon
2694	CBD
2692	Coins
2690	Performance Pilates
2688	Frame-N-Art
2686	757 Sports Collectibles
2684	Preppie Pooch
2682	Dan Ryan's for Men
2680	AVAILABLE (1,273 SF) RESTAURANT
2678-2676	Iggles

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