



S.L. NUSBAUM
REALTY CO.

FOR LEASE

LOEHMANN'S PLAZA SHOPPING CENTER



3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

PROPERTY SUMMARY

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



PROPERTY DESCRIPTION

Loehmann's Plaza features West Marine, 2nd & Charles, Dollar Tree, Applebee's, HobbyTown USA, 5.11 Tactical, Verizon Wireless, and more. The center is just east of Pembroke Square and Virginia Beach Town Center.

SPACES	LEASE RATE		SPACE SIZE
Unit 30 - Available 4/1/2025	Contact Agent		14,085 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,725	47,510	109,987
Total Population	13,499	121,477	286,584
Average HH Income	\$66,011	\$70,051	\$75,322



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

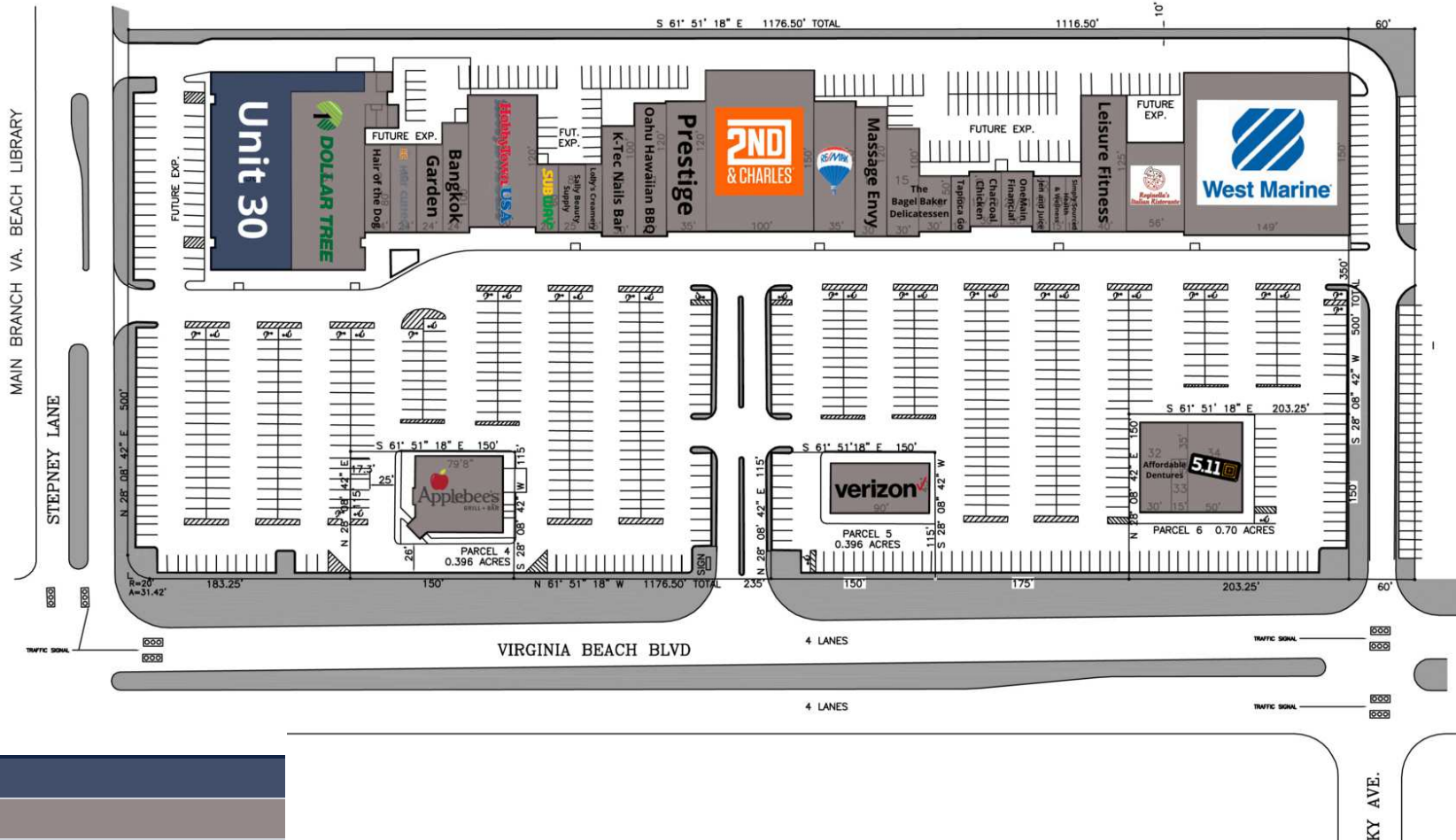




S.L. NUSBAUM
REALTY CO.

SITE PLAN

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



LEGEND

- Available
- Unavailable

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM





S.L. NUSBAUM
REALTY CO.

VACANCY OVERVIEW

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,085 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 30 - Available 4/1/2025	Available	14,085 SF	NNN

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM





S.L. NUSBAUM
REALTY CO.

AREA RETAIL

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM





S.L. NUSBAUM
REALTY CO.

ADDITIONAL PHOTOS

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

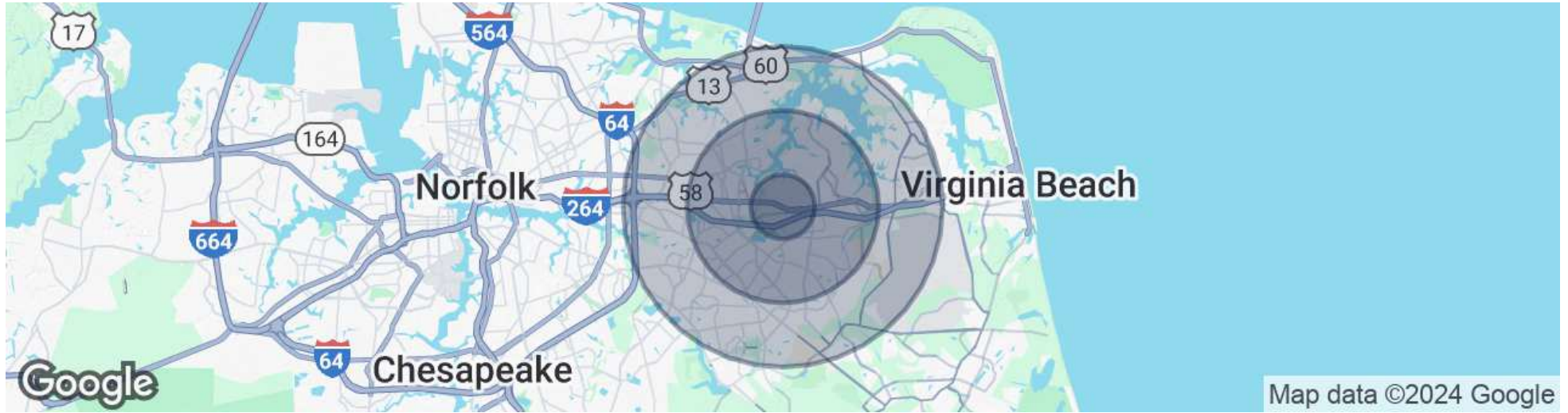




S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS MAP & REPORT

3980-4040 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA 23452



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,499	121,477	286,584
Average Age	36.0	35.2	35.6
Average Age (Male)	34.5	34.4	34.5
Average Age (Female)	37.0	36.2	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,725	47,510	109,987
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$66,011	\$70,051	\$75,322
Average House Value	\$304,464	\$271,682	\$298,079

* Demographic data derived from 2020 ACS - US Census

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM



CONTACT US



S.L. NUSBAUM
REALTY CO.



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM



MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.