

FOR
LEASE

VICTORY WEST SHOPPING CENTER



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2830-2854 Airline Boulevard | Portsmouth, VA 23701

GLOBAL
REAL ESTATE INVESTMENT

SUMMARY

Location	2830-2854 Airline Boulevard Portsmouth, Virginia 23701
Available Units	See Site Plan on Page 3
Traffic Count	21,000 VPD
Zoned	GMU



POPULATION

1 MILE	3 MILE	5 MILE
11,126	78,157	158,990



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$65,987	\$79,475	\$85,347



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,368	30,461	62,221

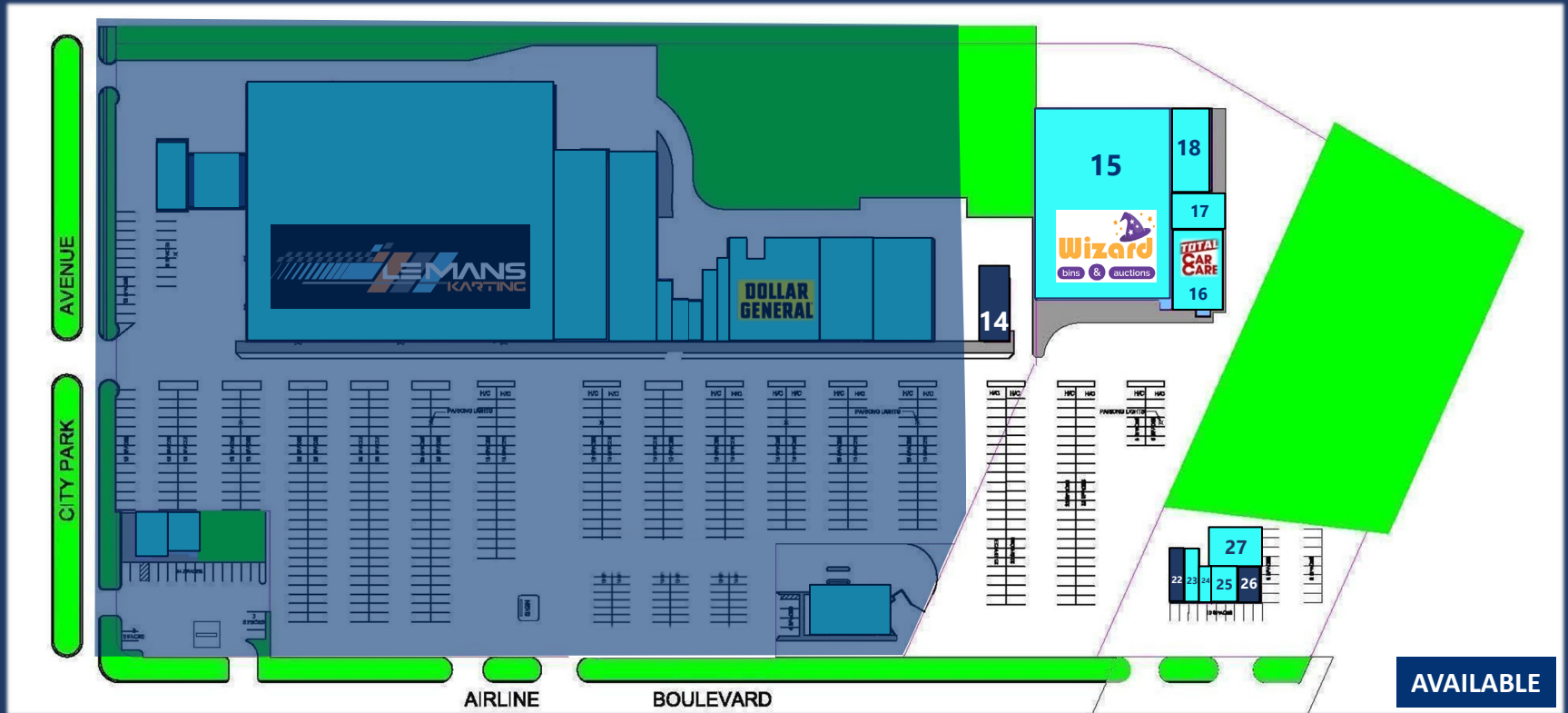
HIGHLIGHTS

- One mile from new Rivers Casino!
- Anchor property of new upcoming entertainment district
- Located on Airline Boulevard near Victory Boulevard in the centrally-located Victory corridor
- Lies within the Virginia Enterprise Zone
- Join Wizard Bins and Total Car Care



SITE PLAN

UNIT	SQUARE FEET	RENT PER SF	LEASE TYPE
14 (2854)	1,626 SF	\$19.00	NNN, \$2.98 PSF
22 (2830-F)	1,000 SF	\$20.00, gross	month-to-month
26 (2830-A)	1,200 SF	\$20.00, gross	month-to-month



AERIAL



VICTORY WEST PLAZA





Victory Crossing









MICHAEL P. ZARPAS

PRESIDENT | OWNER/BROKER

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