

# retail FOR LEASE



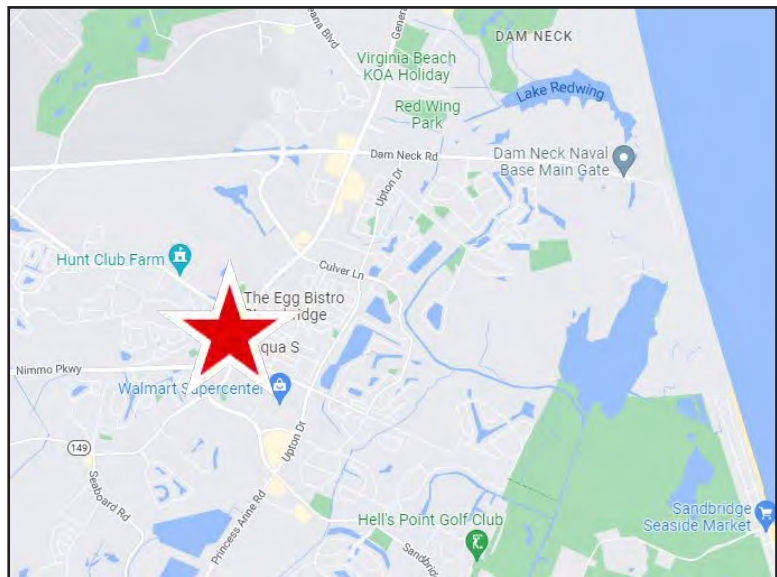
Hickman Place | 2160 - 2218 General Booth Blvd., Virginia Beach, VA

## PROPERTY FEATURES:

- **Join Virginia Beach's first PUBLIX location at Hickman Place!** This new & existing retail development located on the corner of General Booth Blvd. & Nimmo Parkway; over 36K VPD along General Booth Blvd.
- **PHASE II COMING AUGUST 2024!**
  - Building B: ±1,428-3,436 SF Available
  - Building C: ±1,647 SF Available
  - Building E: ±2,642 SF Available
- **This development is nestled within several large, up & coming housing communities** and mixed use power centers servicing Southern Virginia Beach - Sandbridge, Red Mill, Pungo & Knotts Island, NC.
- **Above average HH incomes**
- **Less than 5 miles from the Virginia Beach oceanfront**, which brings in approximately 15.2 million visitors annually (2016)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	11,281	49,093	88,522
Avg HH Income	\$92,516	\$90,477	\$86,624
Households	3,719	16,397	29,308



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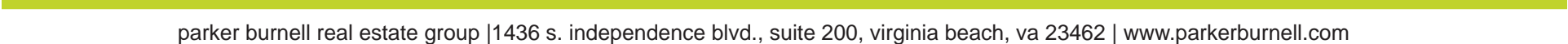
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DEVELOPED BY:

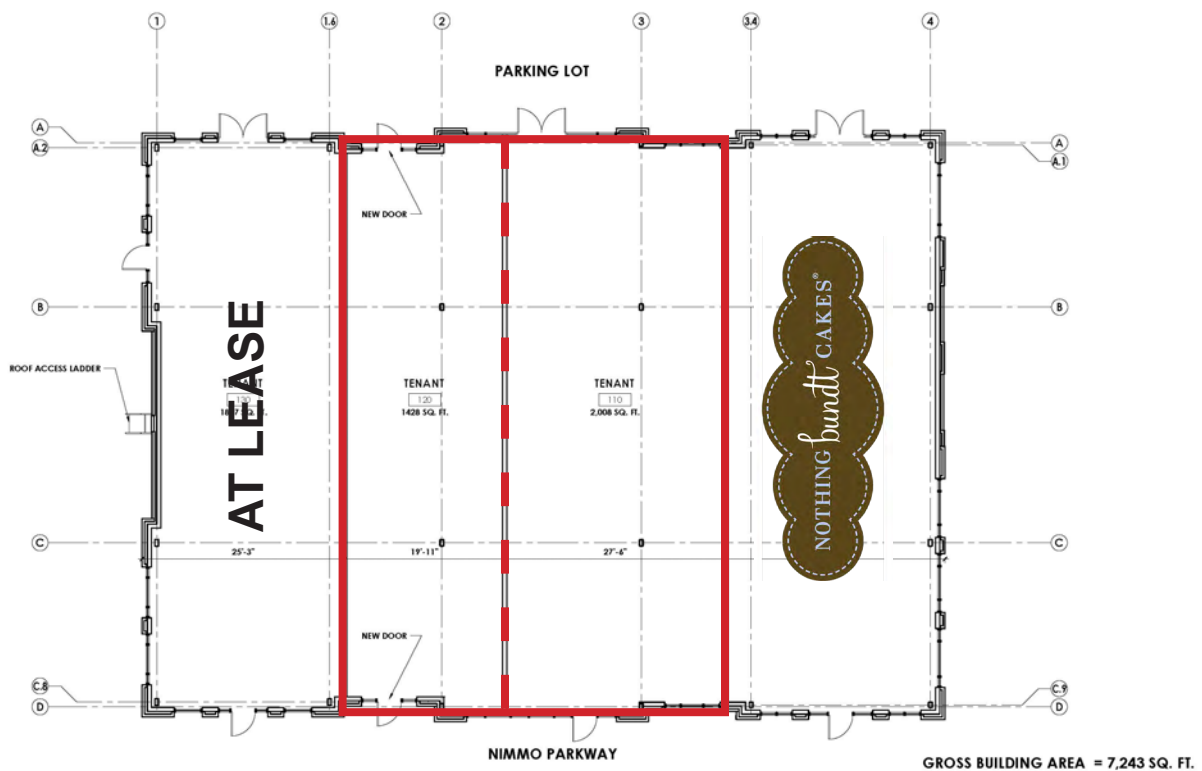




## SITE PLAN



## BUILDING B: ±1,428-3,436 SF AVAILABLE

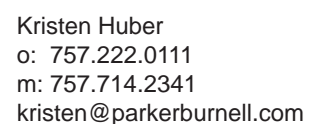




The floor plan shows a building layout with several businesses and a central room highlighted in red. The businesses include:

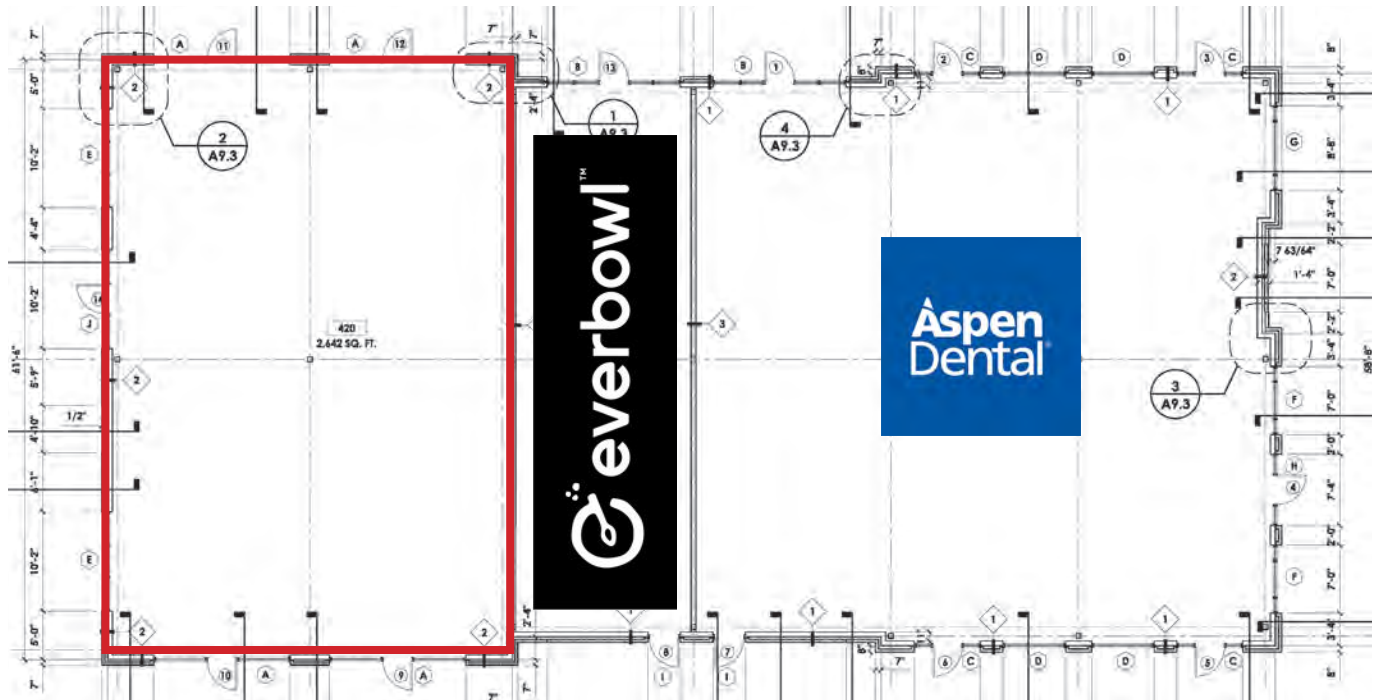
- Dollar Bank** (Since 1855) on the left side.
- BISHOPS** (CUTS / COLOR) in the center, with a red-outlined room labeled "220 1,447 SQ. FT." and "ABOVE 2 A9.5".
- Elegant NAIL SPA** to the right of the red room.
- Pelon's Baja Grill** (a circular logo featuring a man on a surfboard) on the far right.

The plan also includes various room numbers (e.g., 1 A9.3, 1 A9.4, 3 A9.3, 3 A9.4, 4 A9.3) and dimensions (e.g., 11'-0", 10'-0", 14'-0", 16'-0", 18'-0", 20'-0", 22'-0", 24'-0", 26'-0", 28'-0", 30'-0", 32'-0", 34'-0", 36'-0", 38'-0", 40'-0", 42'-0", 44'-0", 46'-0", 48'-0", 50'-0", 52'-0", 54'-0", 56'-0", 58'-0", 60'-0", 62'-0", 64'-0", 66'-0", 68'-0", 70'-0", 72'-0", 74'-0", 76'-0", 78'-0", 80'-0", 82'-0", 84'-0", 86'-0", 88'-0", 90'-0", 92'-0", 94'-0", 96'-0", 98'-0", 100'-0").





## BUILDING E: ±2,642 SF AVAILABLE



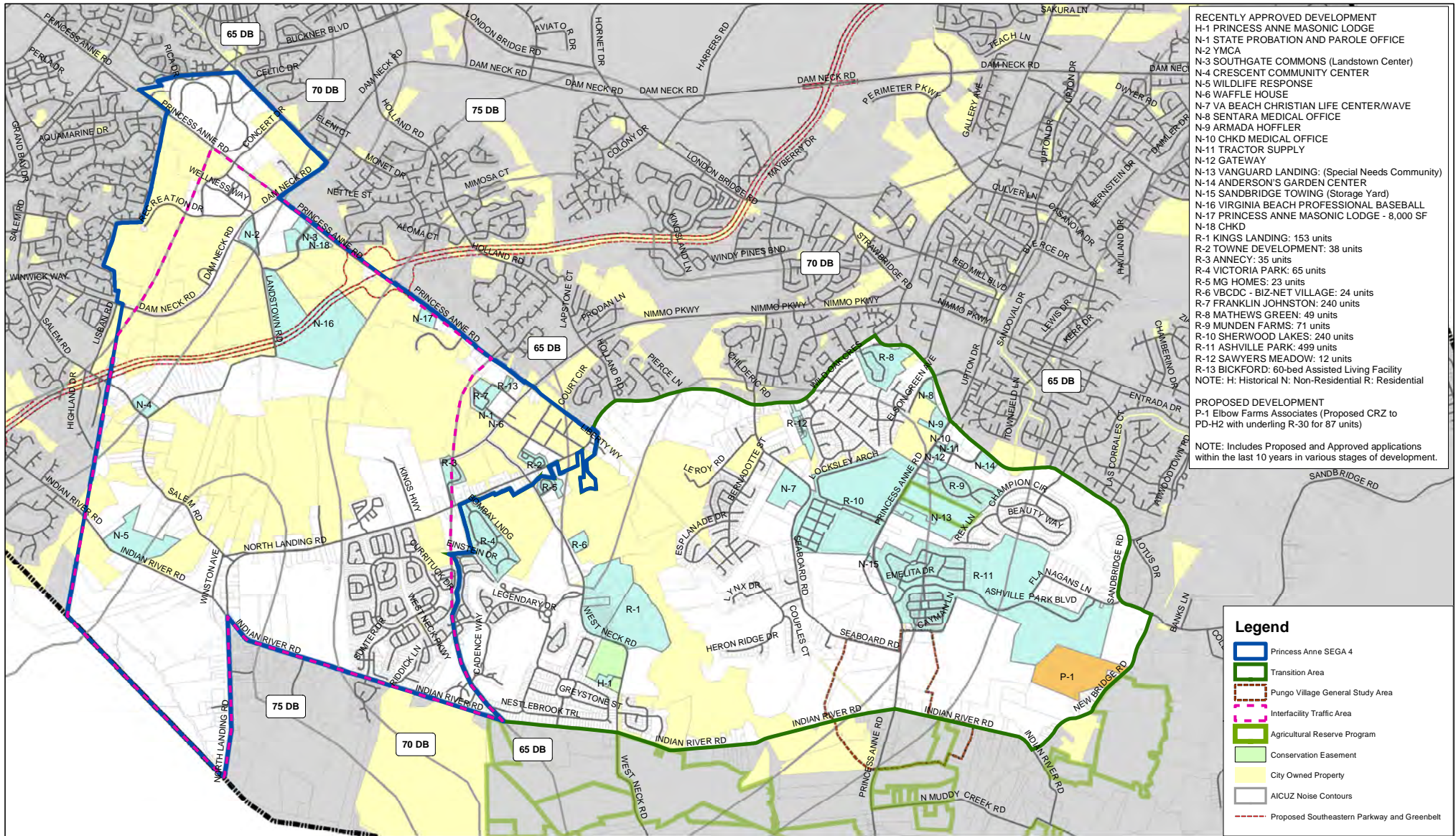


## SITE PHOTOS





**APPROVED AND PROPOSED DEVELOPMENT PROJECTS  
PRINCESS ANNE SPECIAL ECONOMIC GROWTH AREA 4 AND TRANSITION AREA  
as of April 2018**



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