



882 - 1,974 SF  
Available For  
Lease

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**1021 Independence Boulevard, Virginia Beach, VA**

# Haygood Shopping Center

Haygood Shopping Center is a dominant shopping center in the Pembroke submarket. Anchored by a strong performing Harris Teeter and home to Chick Fil A, Marshalls and Dollar Tree.

Haygood Shopping Center is a 177,892 sf Harris Teeter and Marshalls anchored community center strategically located on heavily trafficked Independence Boulevard (50,000 VPD) in the dense Pembroke submarket of Virginia Beach. Haygood is the dominant grocery anchored shopping center in the market and home to over 30 retailers providing a complimentary flow of customer traffic served by two signalized intersections and three accesspoints.

Accelerating success.

**Colliers**

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# Site Plan & Tenant Roster

## Property Highlights



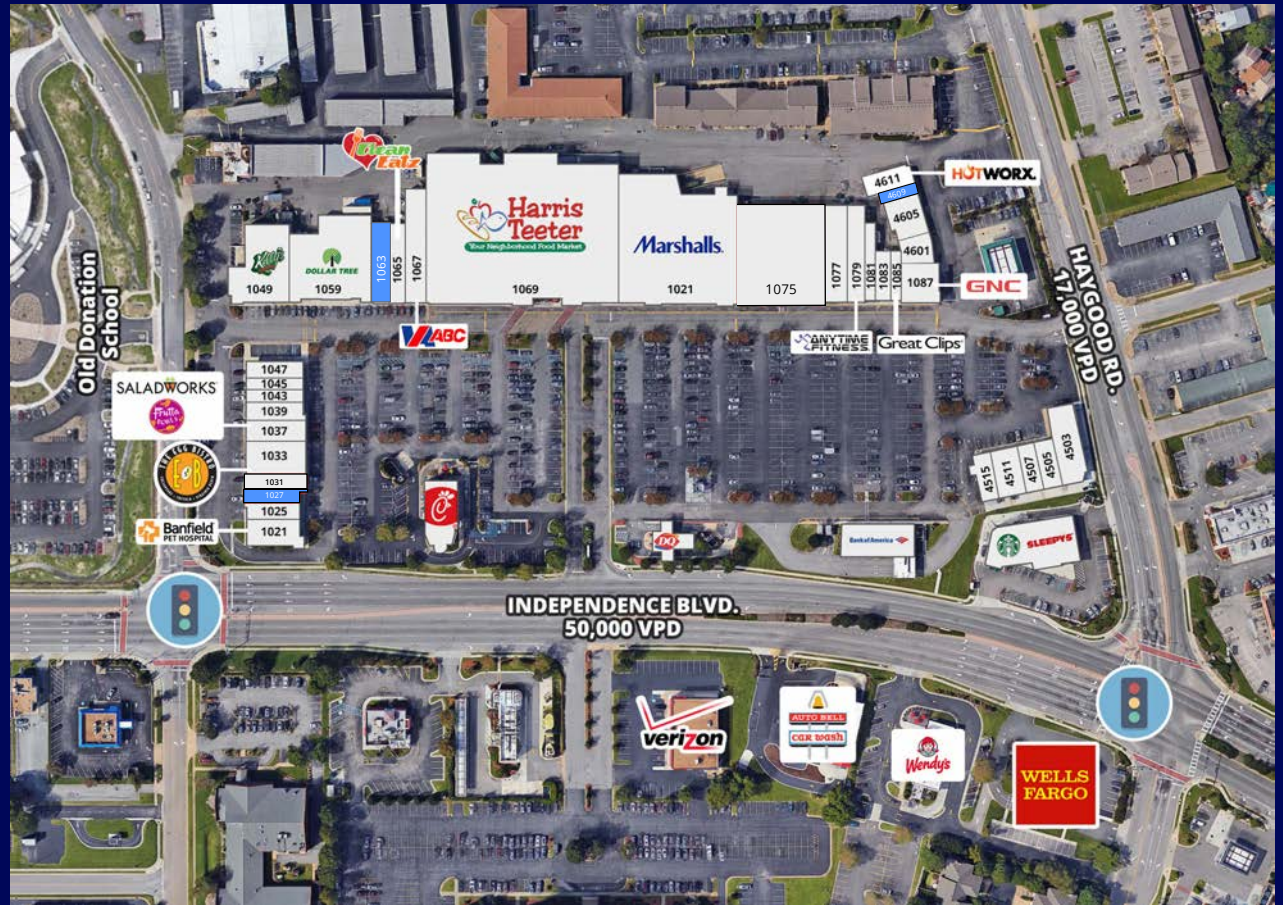
**882 - 1,974 SF Available**



**98,067 Total Daytime Population (3 miles)**



**50,000 VPD on Independence Blvd**



1021	Banfield Pet Hospital	2,250 sf	1059	Dollar Tree	10,765 sf	4601	Dog Grooming Salon	1,200 sf
1025	America's Best Wings	1,593 sf	1063	Available	1,974 sf	4605	Dentist	2,419 sf
1027	Available	1,004 sf	1065	Clean EatZ	2,500 sf	4609	Available 1/1/25	882 sf
1031	Sport Clips	1,314 sf	1067	VA ABC	5,500 sf	4611	HOTWORX	1,560 sf
1033	The Egg Bistro	3,726 sf	1069	Harris Teeter	54,000 sf	4503	Plaza Azteca	3,180 sf
1037	Saladworks	1,750 sf	1021	Marshalls	30,023 sf	4505	Papa Johns	2,016 sf
1039	Nothing Bundt Cakes	2,030 sf	1075	At Lease	11,280 sf	4507	Direct Insurance	1,230 sf
1043	The Nail Place	1,260 sf	1077	Tae Kwon Do	4,370 sf	4511	East Tobacco	2,190 sf
1045	Kung Fu Tea	980 sf	1079	Anytime Fitness	3,375 sf	4515	Tropical Smoothie	1,500 sf
1047	Noodle Man	1,540 sf	1081	Ficarra Jewelers	869 sf			
1049	Kelly's Tavern	6,057 sf	1083	UPS Store	1,392 sf			





# Retailer Map



Close proximity to Town Center & Pembroke



Located in the Pembroke submarket of Virginia Beach





# Market Overview

3 MILE RADIUS



Current population

103,351



Projected population

104,474



Average household income

\$108,476



Daytime Population

99,792

Demographics	1 Mile	3 Mile	5 Mile
Total Households	4,901	42,519	93,958
Total Population	11,453	104,474	229,306
Average Household Income	\$126,910	\$108,476	\$109,718











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