

retail FOR LEASE



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

PHASE I (EXISTING): UP TO 2,010 SF

- 2,010 SF renovated retail building (Hickman House)

PHASE II (UNDER CONSTRUCTION): UP TO 11,781 SF

- Building A/B: 1,000 - 11,781 SF AVAILABLE
- Building C: UP TO 2,226 SF AVAILABLE
- Building D: UP TO 4,059 SF AVAILABLE
- Building E: 1,073 SF AVAILABLE
- Building F: FULLY LEASED
- Building G: 2,010 SF AVAILABLE (Hickman House)
- Building H: 1,000 - 4,000 SF AVAILABLE

PHASE III (PROPOSED): UP TO 25,670 SF

- Building 1: 25,670 SF AVAILABLE
- Building 2: 10,000 SF AVAILABLE
- Building 3: 6,500 SF AVAILABLE



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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

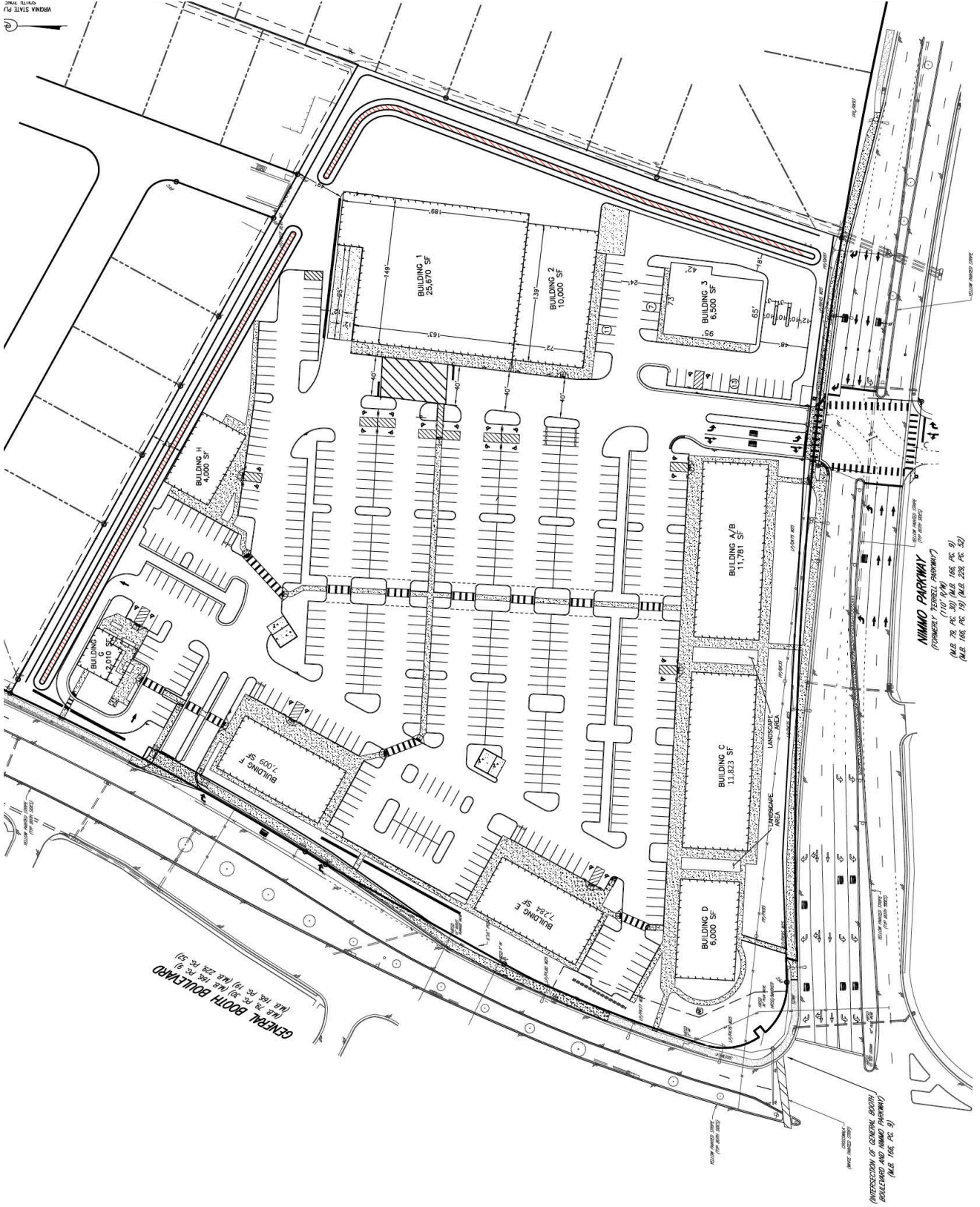
PROPERTY FEATURES:

- **New & Existing Retail Development** located on the corner of General Booth Blvd. & Nimmo Parkway; over 36K VPD along General Booth Blvd.
- **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).

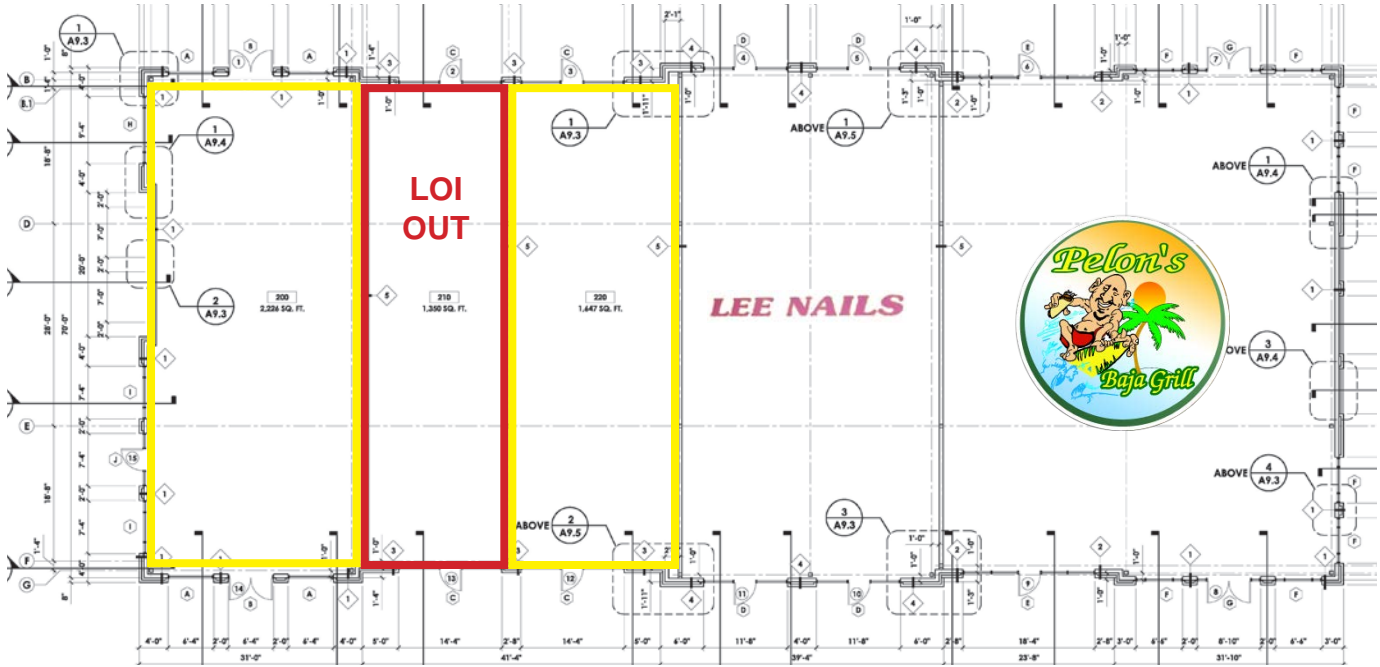
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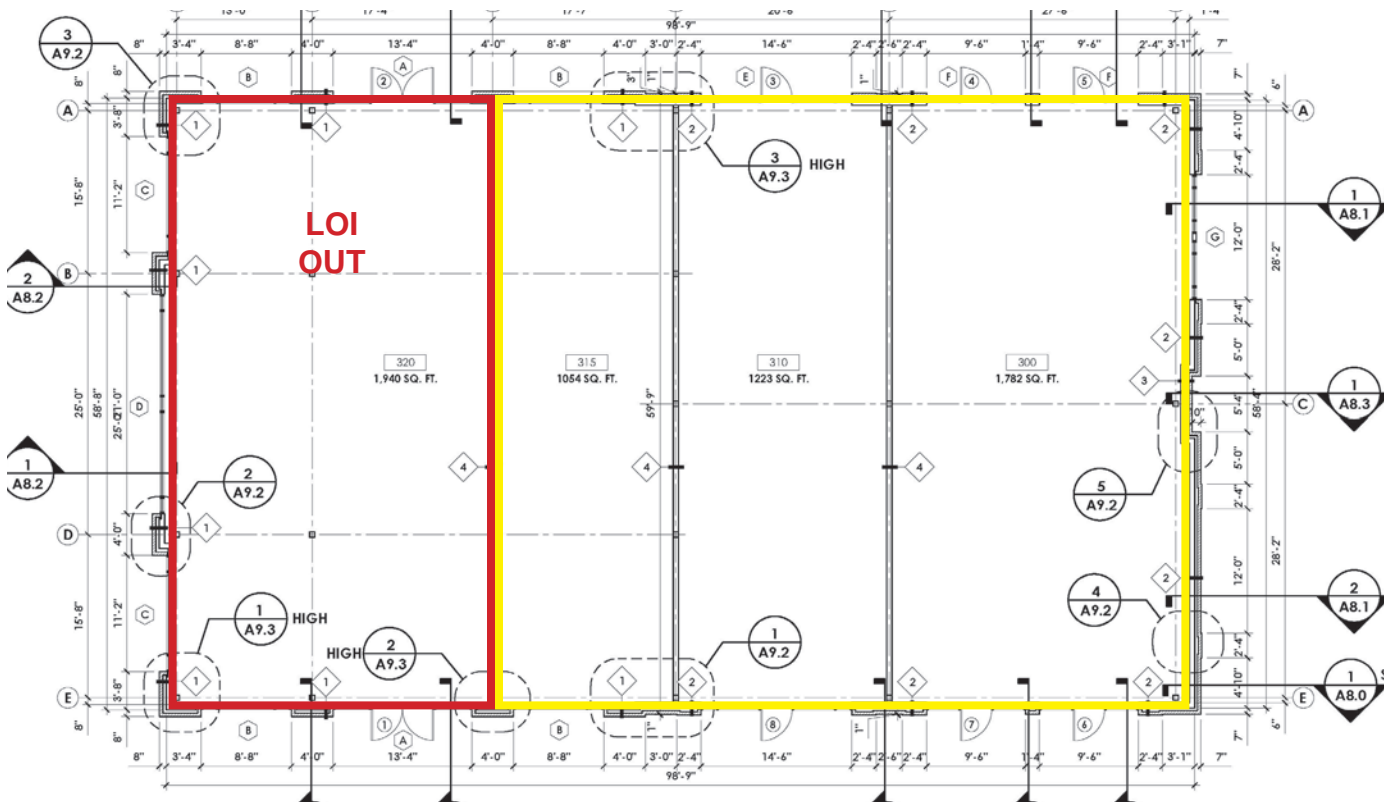
SITE PLAN



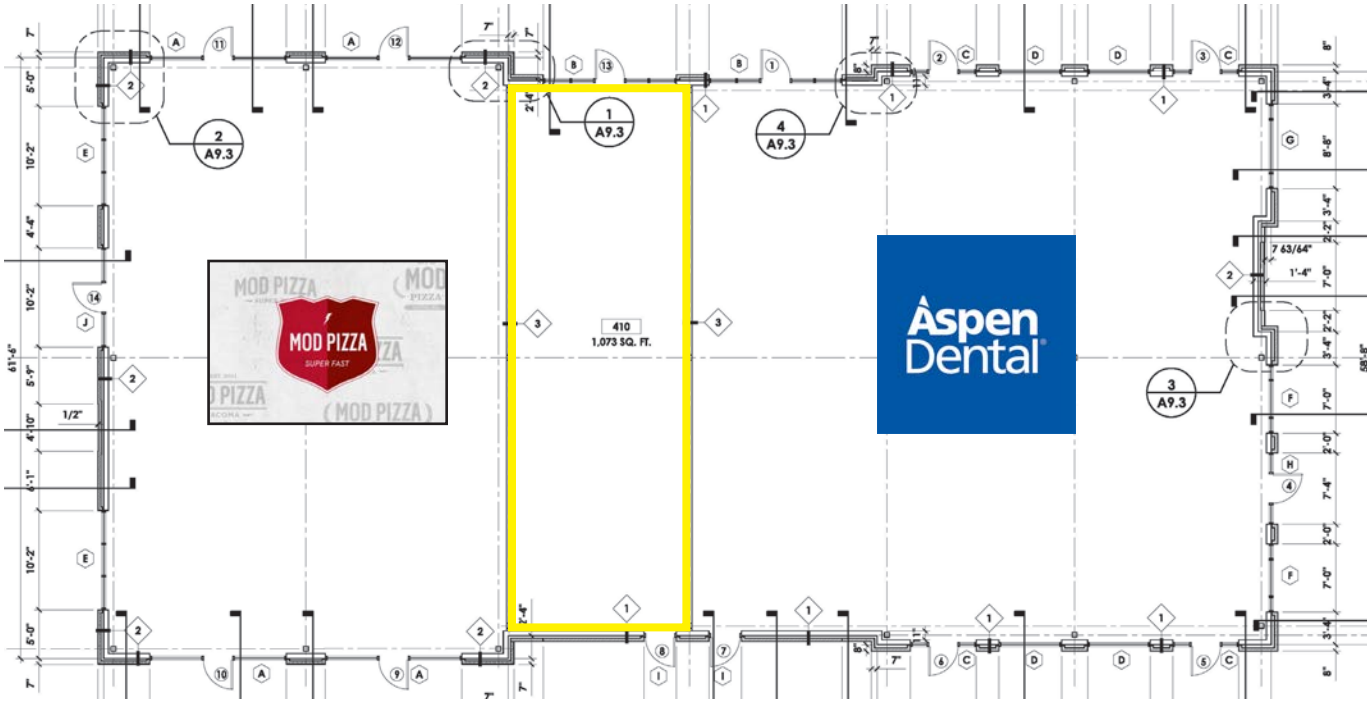
BUILDING C: UP TO 2,226 SF AVAILABLE



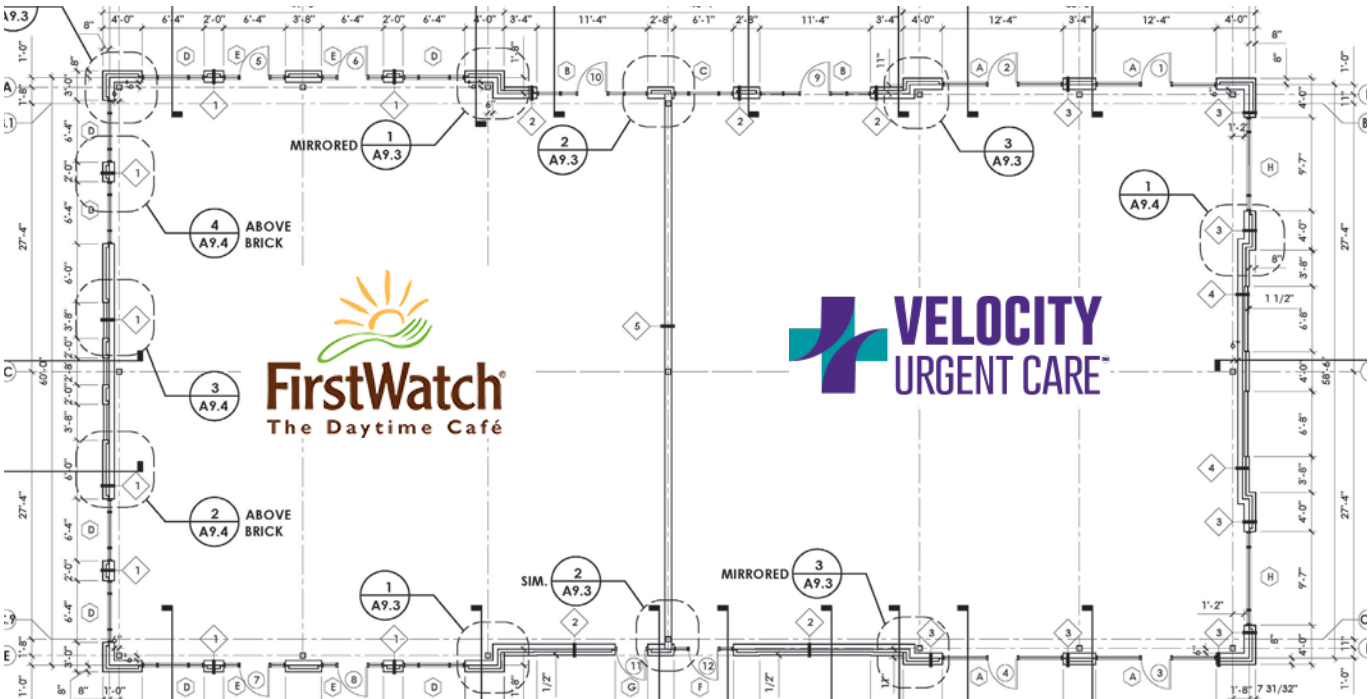
BUILDING D: UP TO 4,059 SF AVAILABLE



BUILDING E: UP TO 1,073 SF AVAILABLE



BUILDING F: FULLY LEASED



RENDERINGS



RENDERINGS



PROGRESS PHOTOS



VIEW OF BUILDING "C" (ALONG NIMMO PARKWAY)



VIEW OF BUILDING "C" & "D" (ALONG NIMMO PARKWAY)

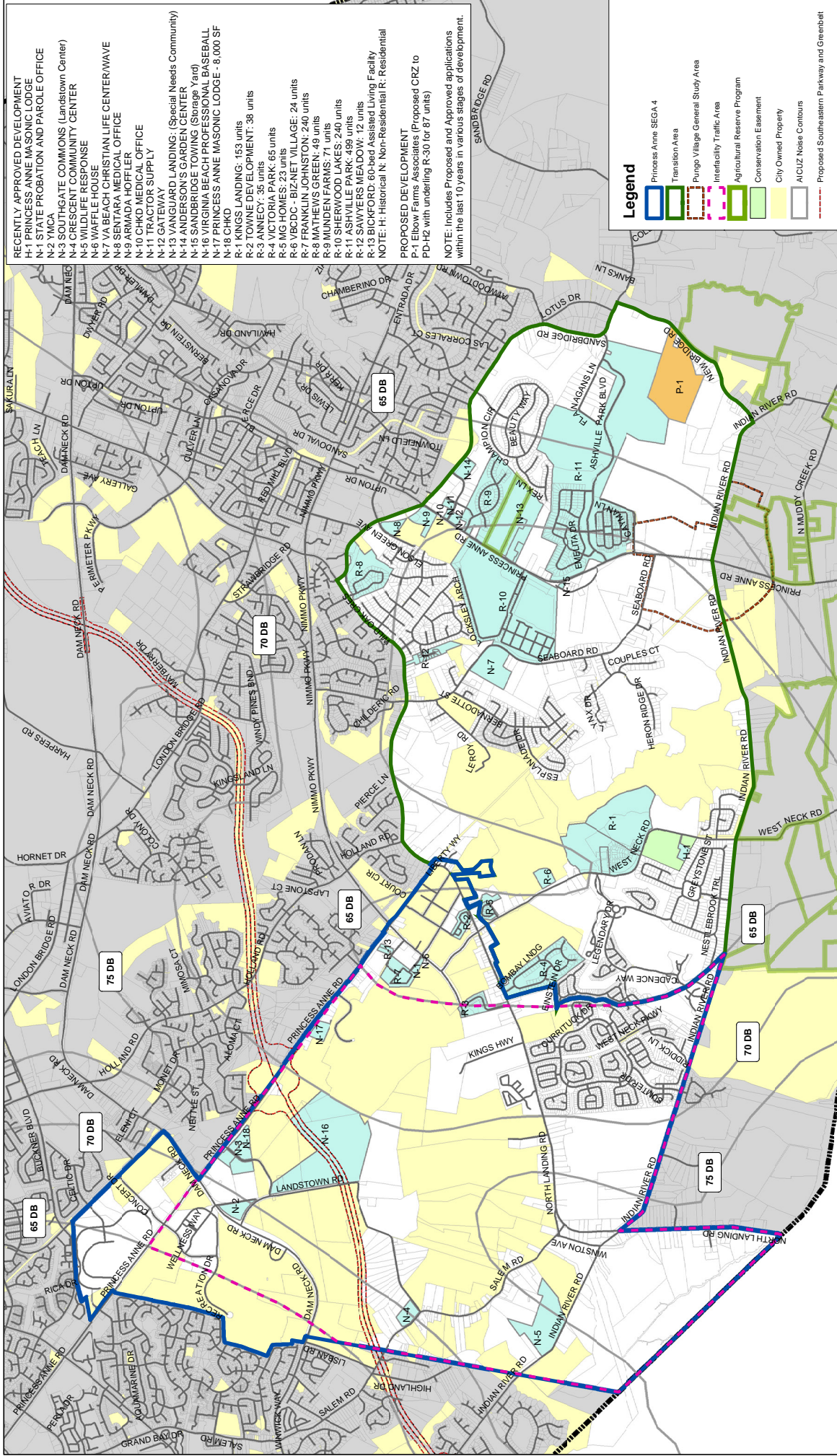


VIEW OF BUILDING "D" (CORNER OF NIMMO PARKWAY & GENERAL BOOTH BLVD.)

PROGRESS PHOTOS



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



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Produced by the City of Virginia Beach Planning Department April 16, 2018 JDS

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