



RETAIL PROPERTY FOR LEASE

THE STRAND

3244 Holland Rd, Virginia Beach, VA 23452

DIVARIS REAL ESTATE INC // 4525 MAIN STREET, SUITE 900, VIRGINIA BEACH, VA 23462 // DIVARIS.COM

THE STRAND

3244 HOLLAND RD, VIRGINIA BEACH, VA 23452

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,200 - 30,492 SF
Lease Rate:	Negotiable
Building Size:	27,000 SF
Traffic Count:	35,820 VPD on Holland Rd

AVAILABLE SPACES SF

Space A	1,980 SF
Space B	1,260 SF
Outparcel	0.70 Acres
Phase 2	1,200 - 8,700 SF
Phase 3	1,200 - 8,700 SF

PROPERTY OVERVIEW

The Strand (German for "Beach") is a brand new Lidl anchored development located on Holland Road near the Lynnhaven Parkway intersection in the densely populated Green Run sub-market of Virginia Beach. The Strand offers 27,000 sf of newly constructed retail spread across three multi tenant buildings including grocery, restaurants, salons, automotive repair, medical, and service co-tenants.

PROPERTY HIGHLIGHTS

- 0.70 Acre Outparcel available For Sale/Lease (\$695,000)
- Endcap w/patio seating available
- 237,100 people in a 5 mile radius with 3.57% growth since 2010
- Surrounding retailers include Lidl, Wal-Mart, Lowe's, Aldi, and Food Lion.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,737	37,888	84,182
Total Population:	16,592	108,134	231,431
Average HH Income:	\$69,127	\$68,922	\$74,051

SITE PLAN

WARWICK DR

HOLLAND RD 35,820 VPD



Boil Bay
Cajun
Seafood

Grace
Nails
& Spa

A
1,980
SF

B
1,260
SF

PHASE 2
8,700 TOTAL SF AVAIL
1,200 SF EACH

PHASE 3
8,700 TOTAL SF AVAIL
1,200 SF EACH

**OUTPARCEL
AVAILABLE
0.70 ACRES
FOR SALE/LEASE**

RETAILER MAP



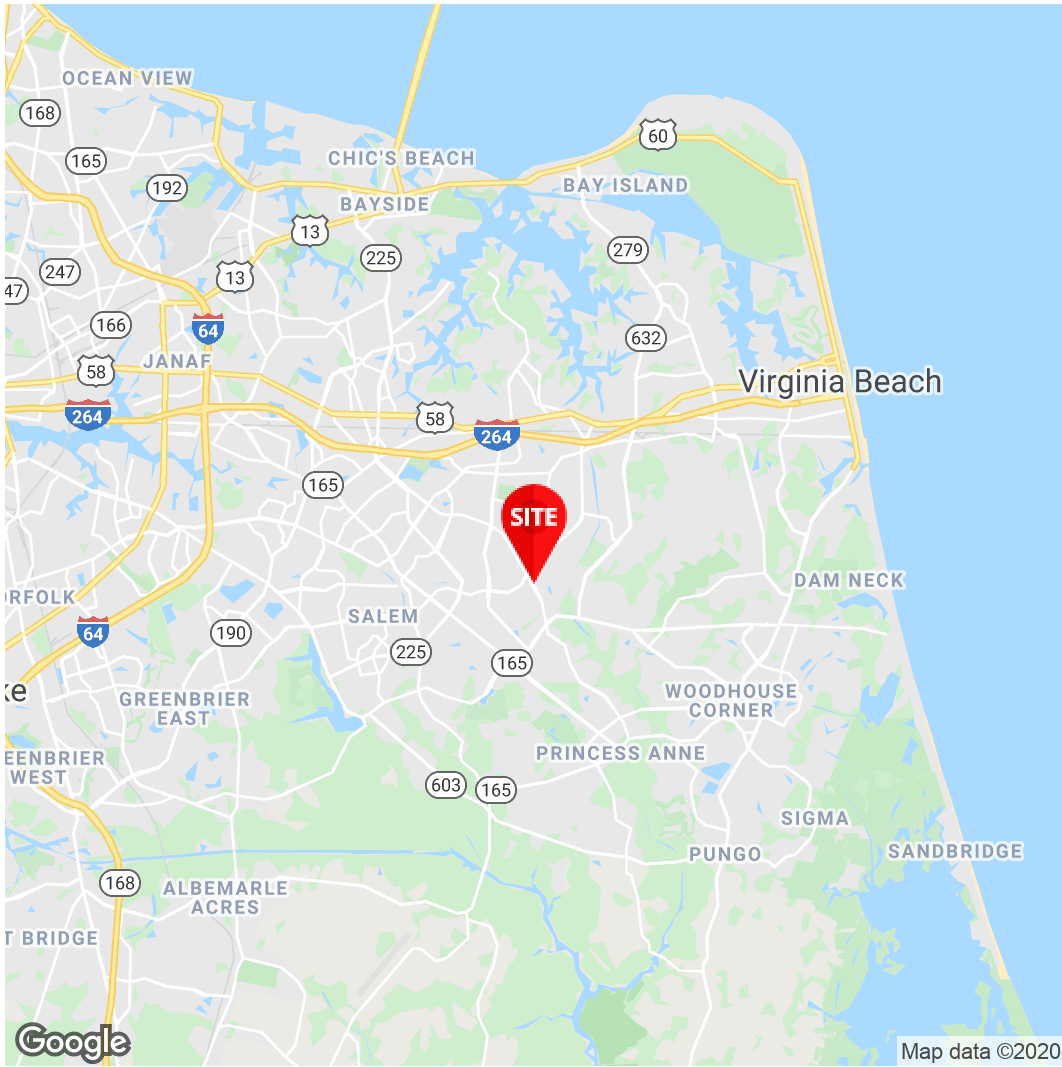
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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	16,587	97,873	229,637
Households	5,562	34,466	83,531
Families	4,062	25,342	60,024
Average Household Size	2.98	2.83	2.71
Owner Occupied Housing Units	3,282	23,193	56,382
Renter Occupied Housing Units	2,280	11,273	27,149
Median Age	29.5	32.1	33.8
2018 Summary			
Population	17,096	101,574	239,826
Households	5,684	35,616	87,067
Families	4,107	25,969	61,863
Average Household Size	3.01	2.84	2.72
Owner Occupied Housing Units	3,149	22,699	55,598
Renter Occupied Housing Units	2,535	12,917	31,470
Median Age	31.5	34.0	35.6
Median Household Income	\$61,354	\$65,753	\$68,994
Average Household Income	\$74,813	\$78,555	\$84,079
2023 Summary			
Population	17,412	104,297	246,320
Households	5,773	36,526	89,369
Families	4,150	26,517	63,177
Average Household Size	3.01	2.84	2.72
Owner Occupied Housing Units	3,297	23,583	57,747
Renter Occupied Housing Units	2,476	12,943	31,623
Median Age	32.6	35.1	36.8
Median Household Income	\$68,706	\$74,020	\$77,170
Average Household Income	\$86,605	\$90,192	\$96,501
Trends: 2018-2023 Annual Rate			
Population	0.37%	0.53%	0.54%
Households	0.31%	0.51%	0.52%
Families	0.21%	0.42%	0.42%
Owner Households	0.92%	0.77%	0.76%
Median Household Income	2.29%	2.40%	2.27%



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