

# Village Shoppes

2605 Virginia Beach Blvd.  
Virginia Beach, VA 23452



**Broker Contact:**

Claudine Usonis  
(757) 486.1000 TTY 711





ASH  
SALON ASHE

Workout Plus  
Remember One Name in Private Personal Training

GLAMOUR  
NAILS SPA



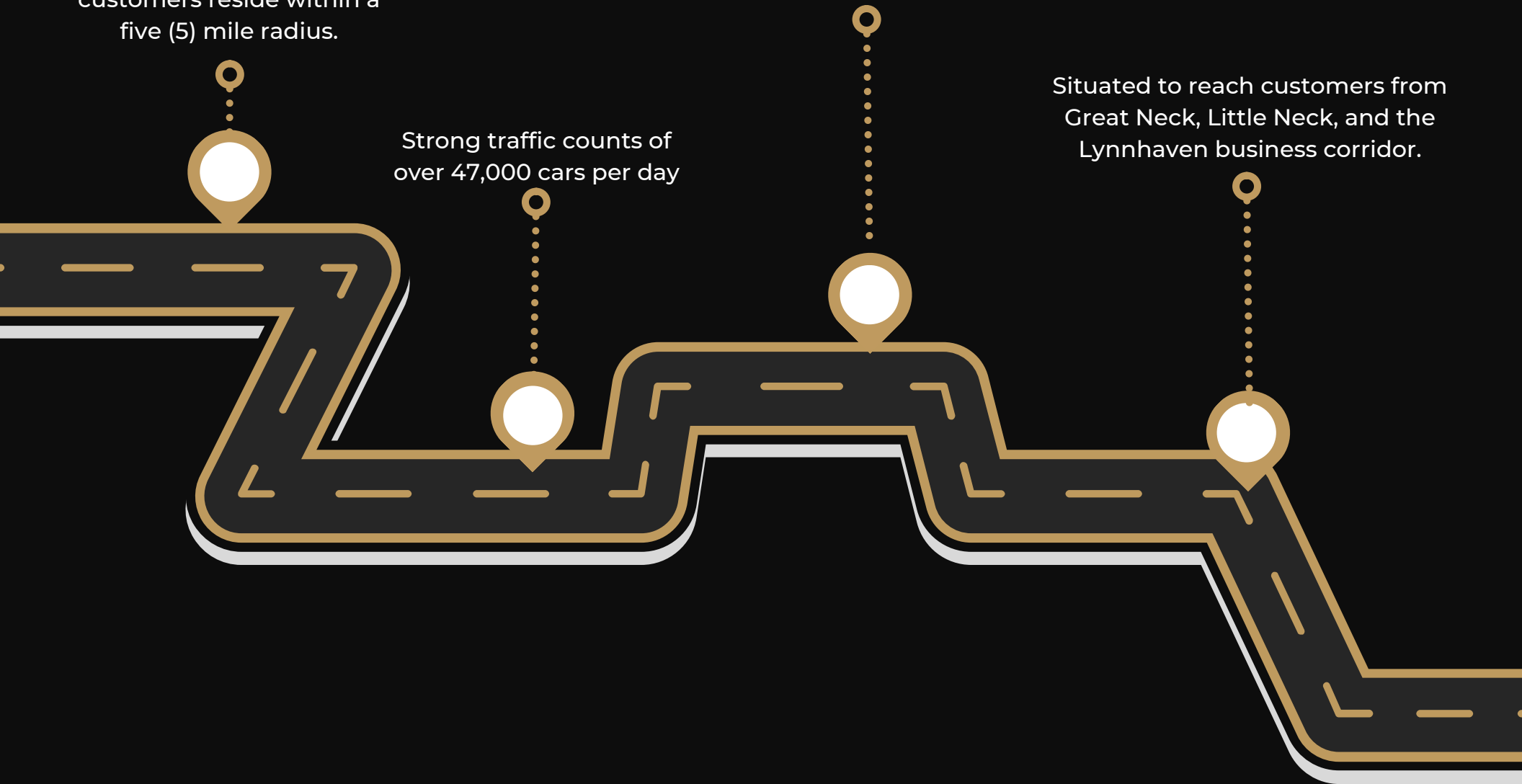
# Why Choose Village Shoppes?

Over 226,000 potential customers reside within a five (5) mile radius.

Strong traffic counts of over 47,000 cars per day

Easy access from I-264, Lynnhaven Pkwy. and Virginia Beach Blvd.

Situated to reach customers from Great Neck, Little Neck, and the Lynnhaven business corridor.





Center Location:  
2605 Virginia Beach Blvd.  
Virginia Beach, VA 23452

Size:  
14,532 SF

Rental Rate:  
Price is negotiable, Triple Net

Estimated CAM, Taxes & Insurance:  
\$5.09 / SF

Space Available :  
Suite # 105 - 1,500 SF

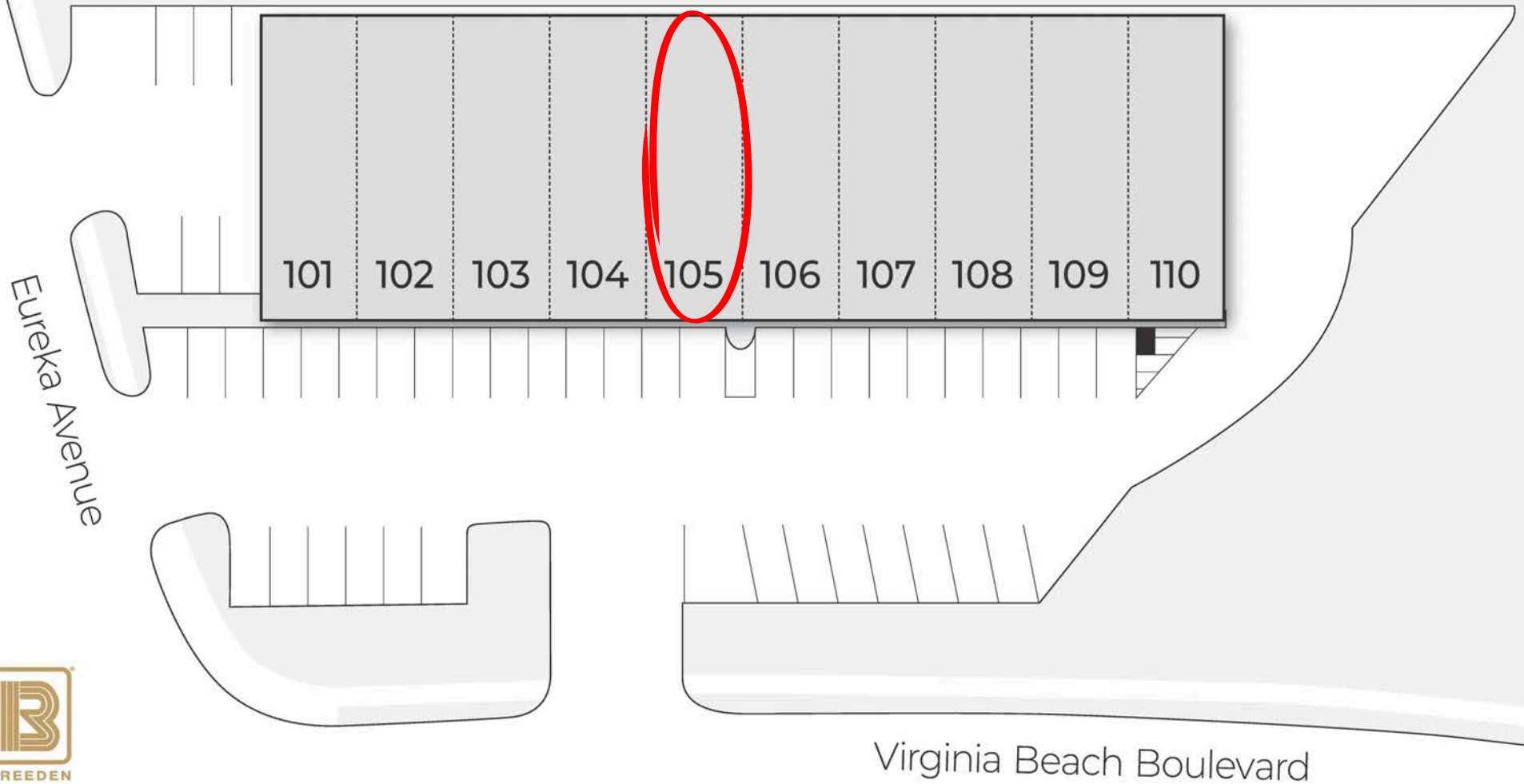
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## Tenants

Suite #	Tenant
101 - 102	Dash Fit
103	De'Flavour Caribbean Food
104	Ancient Art Tattoo Studio
105	Available - 1,500 SF
106	Salon Ashe
107	Workout Plus
108	Glamour Nail Spa
109-110	The Potter House Christian Center

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## OUR MISSION: Help Others. Live Better.

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



## WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).

## CONTACT:

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**BREEDEN**

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