

# University Shoppes

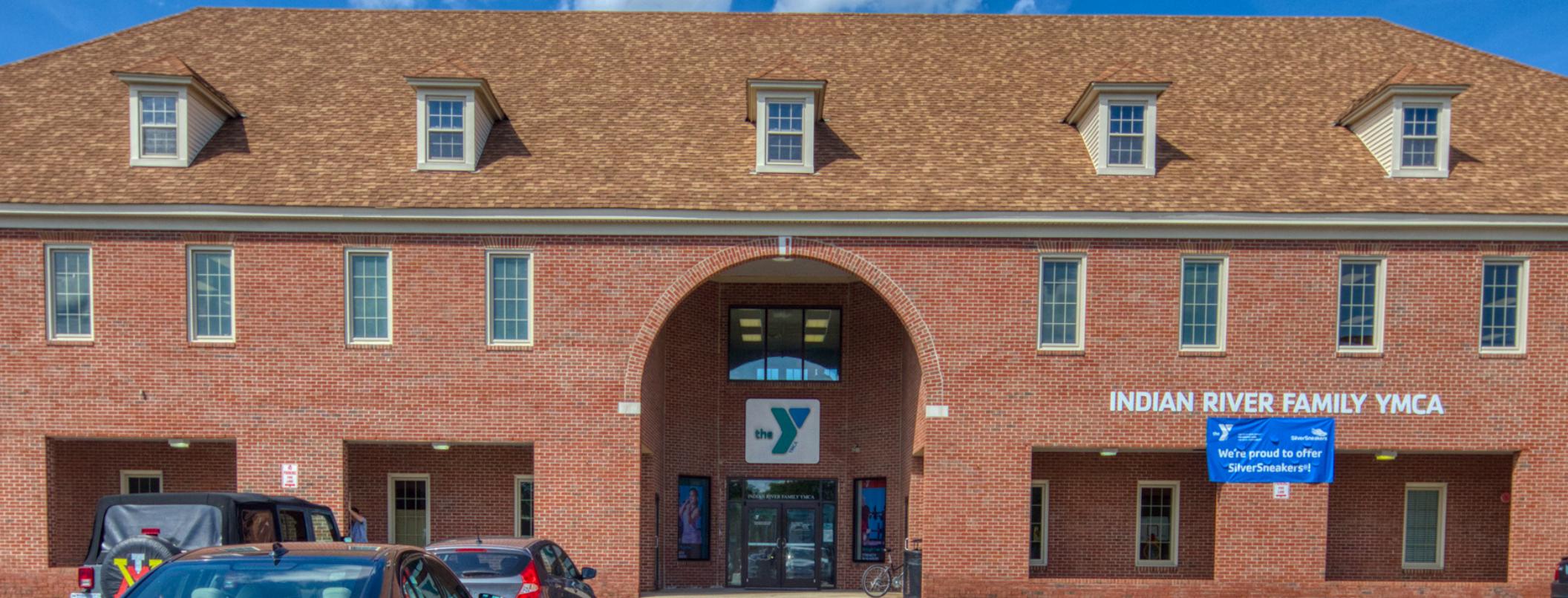
5660 Indian River Road  
Virginia Beach, VA 23464



**Broker Contact:**

Claudine Usonis  
(757) 486.1000 / TTY 711







# Why Choose University Shoppes?

**308,000**

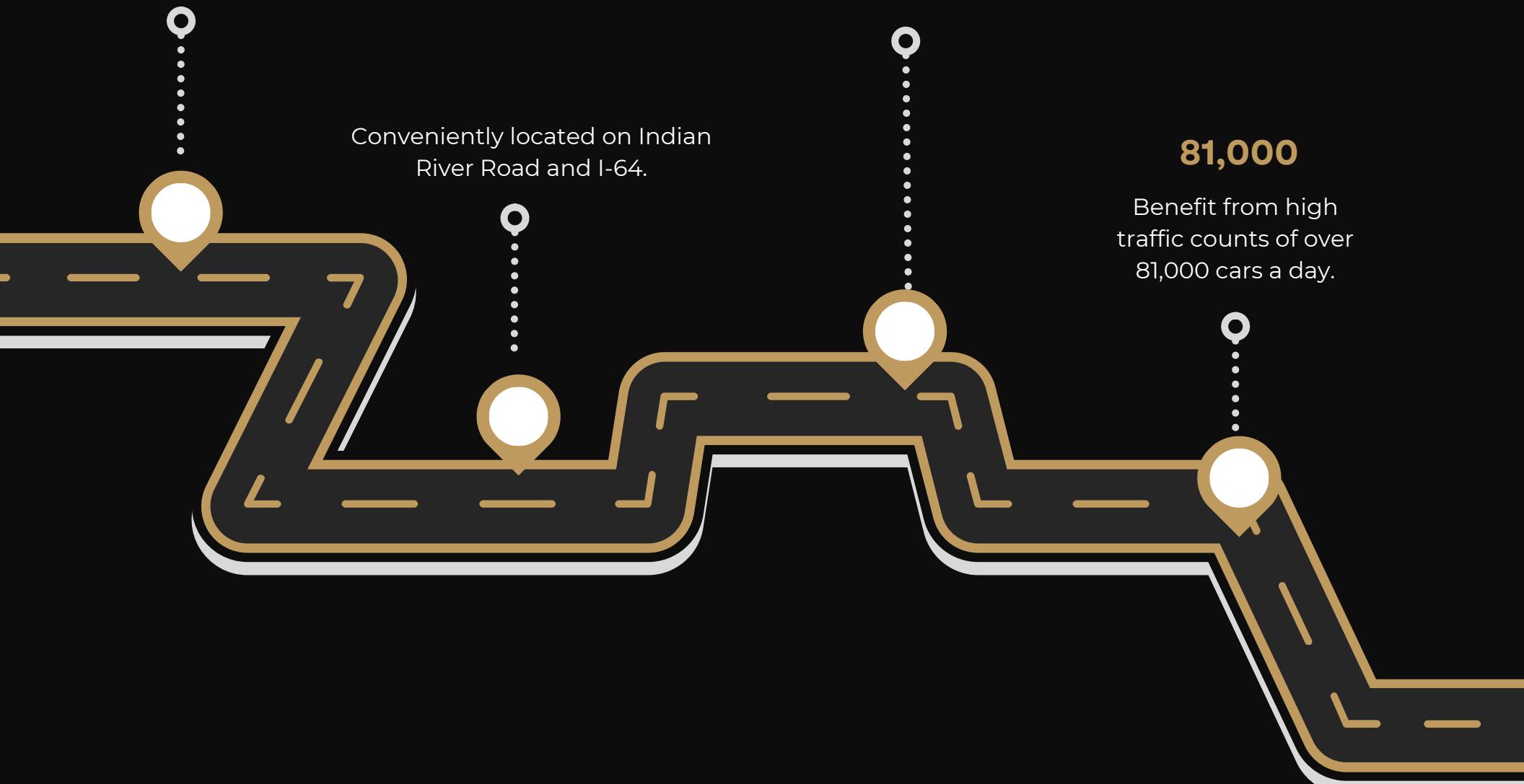
Over 308,000 potential customers reside within a 5-mile radius

Directly across from Regent University, consisting of over 10,000 students, faculty and staff, as well as The Founders Inn and Spa, Tapestry Collection by Hilton.

Conveniently located on Indian River Road and I-64.

**81,000**

Benefit from high traffic counts of over 81,000 cars a day.







Center Location:  
5660 Indian River Rd.  
Virginia Beach, VA 23464

Size:  
47,200 SF

Parking:  
300 Spaces

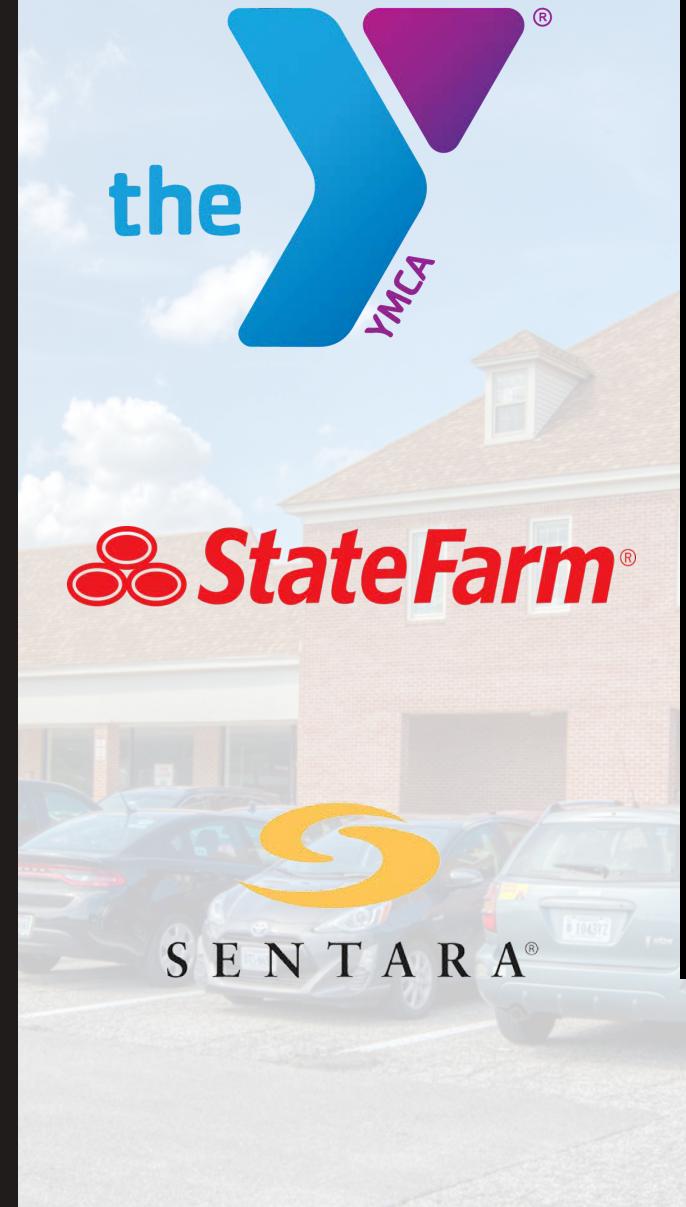
Rental Rate:  
Contact Agent

Estimated CAM, Taxes & Insurance:  
\$3.76 / SF

Space Available:  
Fully Leased

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## MAJOR TENANTS



## OUTPARCEL



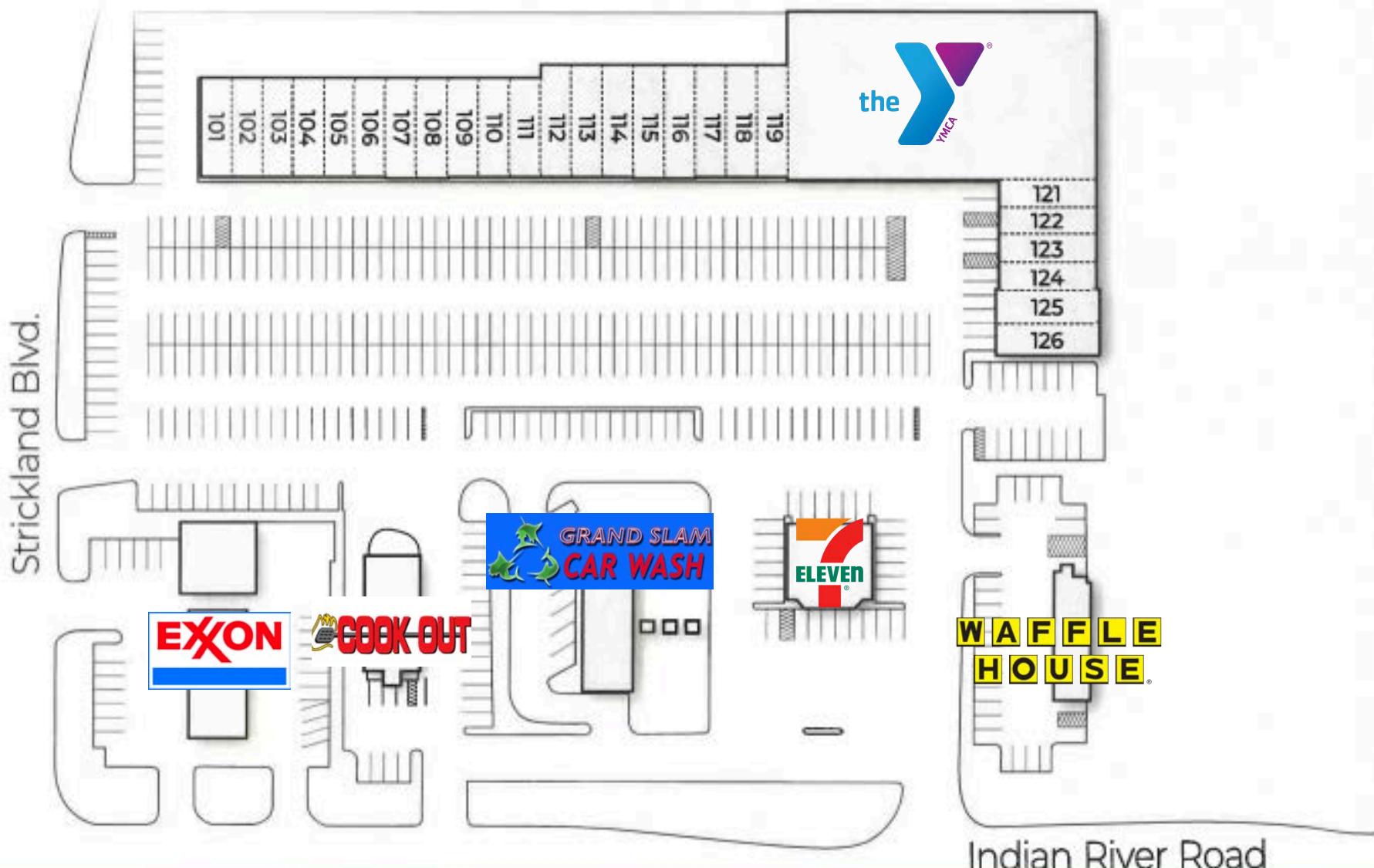


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<b><u>SUITE #</u></b>	<b><u>TENANT</u></b>
101-104	Kainan Oriental Cuisine
105-107	The Parlor Barbershop
108	Joyful Foot Spa Massage
109	Ellen's Home-Style BBQ Express
110	JMT Vegan Eats
111	Laser MADE Entertainment
112-113	Goodrich Gourmet Catering
114	Family Dentistry
115	Tops China Restaurant
116	Wings Go
117-118	Virginia Beach Tobacco, Vape, CBD & Cigars
119	Lighthouse Veterinary Care for Cats
120-121	YMCA
122	Sentara Indian River Therapy Center
123	Island Fresh: Juice Bar + Wellness
124	Nails
125	Abby Cakes
126	State Farm

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5660 Indian River Rd. • Virginia Beach, VA 23464 • [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)





## **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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Nationally Recognized

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