

retail FOR LEASE

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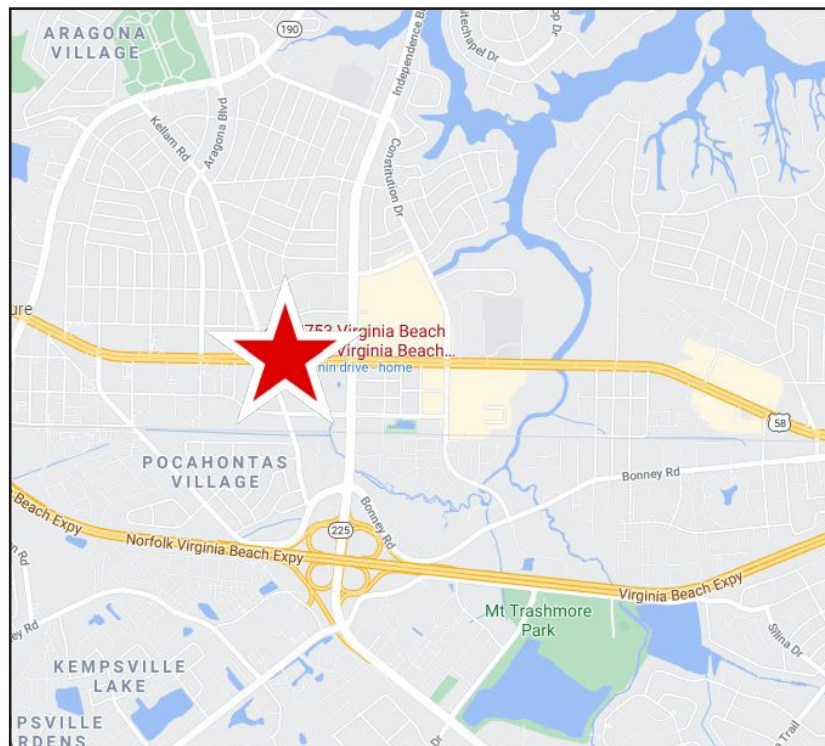


Town Center Market | 4753 Virginia Beach Boulevard, Virginia Beach, Virginia

PROPERTY FEATURES:

- **±2,000-4,200 SF AVAILABLE!** NEW ±4,200 SF building located on a corner lot in the heart of Town Center!
- **Next door to the two largest retailers in the market** - Wegman's & Walmart!
- **Located at a signalized intersection** with high visibility along Virginia Beach Blvd. - high traffic counts (over 47K VPD on Virginia Beach Blvd.)
- **Zoning - CBC (Central Business Core District; Uses:** Banks, restaurant, medical, retail & more
- **Property is adjacent to Town Center Virginia Beach**, a mixed-use project with over 900 residences and boutique hotels.
- **Extremely high population!**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	16,552	127,874	296,874
Avg HH Income	\$83,866	\$88,009	\$92,877
Households	6,915	52,794	119,061



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RENDERINGS

VIEW FROM KELLAM ROAD & WALMART SUPER CENTER



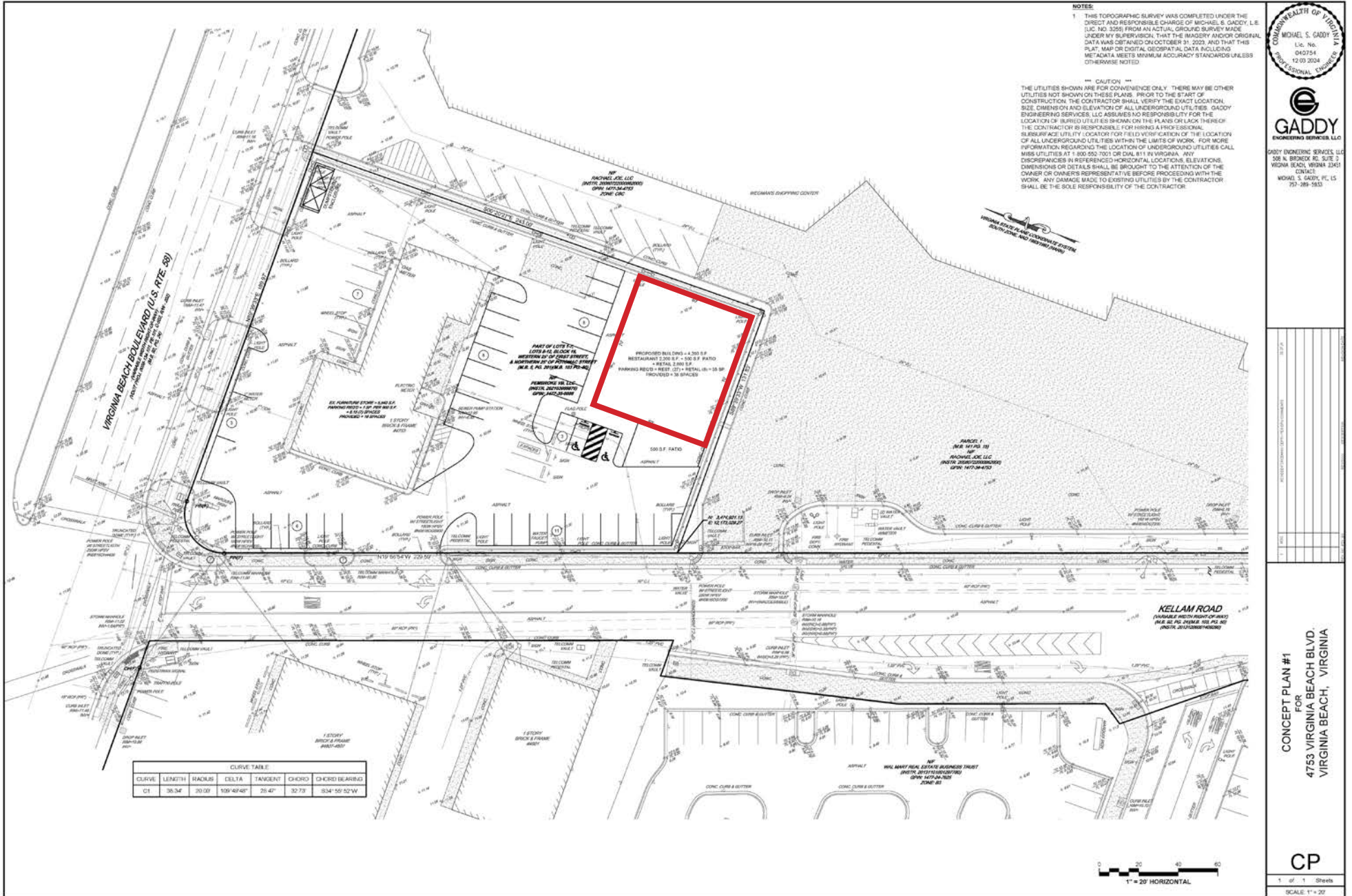
VIEW FROM VIRGINIA BEACH BLVD. & KELLAM ROAD



VIEW FROM VIRGINIA BEACH BLVD.



SITE PLAN



COMMONWEALTH OF VIRGINIA
MICHAEL S. GADDY
L.E. No. 040754
12.03.2004
PROFESSIONAL ENGINEER

GADDY
ENGINEERING SERVICES, LLC

GADDY ENGINEERING SERVICES, LLC
508 N. BROAD ST., SUITE 215
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EXISTING BUILDING/LAND





PEMBROKE MALL

rack REI
 THE TRAIN MARKET DSW OLD NAVY
 TARGET Kohl's
 J. CREW MERCANTILE
 BONES Macaroni Grill Jason's Deli

VIRGINIA BEACH BOULEVARD

Walmart
 Chick-fil-ly
 Aspen Dental
 Langley Federal Credit Union
 THE VITAMIN SHOP
 STARBUCKS COFFEE
 7-ELEVEN

Michaels
 Panera
 CHIPOTLE MEXICAN GRILL
 Walgreens
 Rebel Hair
 Diamonds Direct

IHOP
 PETSMART

TOWN CENTER MARKETPLACE

Wegmans Office DEPOT Great Clips WELLS FARGO
 VELOCITY URGENT CARE BAMBŪ IDEAL IMAGE LASER HAIR REMOVAL
 charles SCHWAB AT&T THE JOINT chiropractic
 FRED ASTAIRE DANCE STUDIOS Lendmark Financial

MISSION BBQ
 The American Way

VIRGINIA BEACH TOWN CENTER

lululemon athletica POTTERY BARN west elm Saffron
 MODERN RESTAURANT MATERNITY Books & Biscuits LOFT Monkee's PAPER SOURCE
 ABC REGAL CINEMAS bluemercury LENS CRAFTERS RED BATH & BEYOND BARNES & NOBLE
 ULTA IT'SUGAR MUSIC MEN'S WEARHOUSE dogtopia ANTHROPOLOGIE
 COMMONWEALTH FOR THE GREATER GOOD DAVID'S BRIDAL Free People Paper & Linens
 COLD PRESSED COLD STONE Quirks On-the-Spot Factory BRVO SHAKE SHACK
 CAVA Yard House BUTER'S BREW HOUSE TPE GUANGS CHINA LAREDO
 TASTE Caribou MACARON TART LAMIA'S CREPES

BEST BUY

NAIL SALON

INTERSTATE 264