

# FOR LEASE

## REGENCY HILLTOP SHOPPING CENTER

1932-1956 Laskin Road | Virginia Beach, VA 23454



**S.L. NUSBAUM**  
REALTY CO.



**BRODY TUCKER**

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# PROPERTY SUMMARY

## REGENCY HILLTOP SHOPPING CENTER

1932-1956 Laskin Road | Virginia Beach, VA 23454



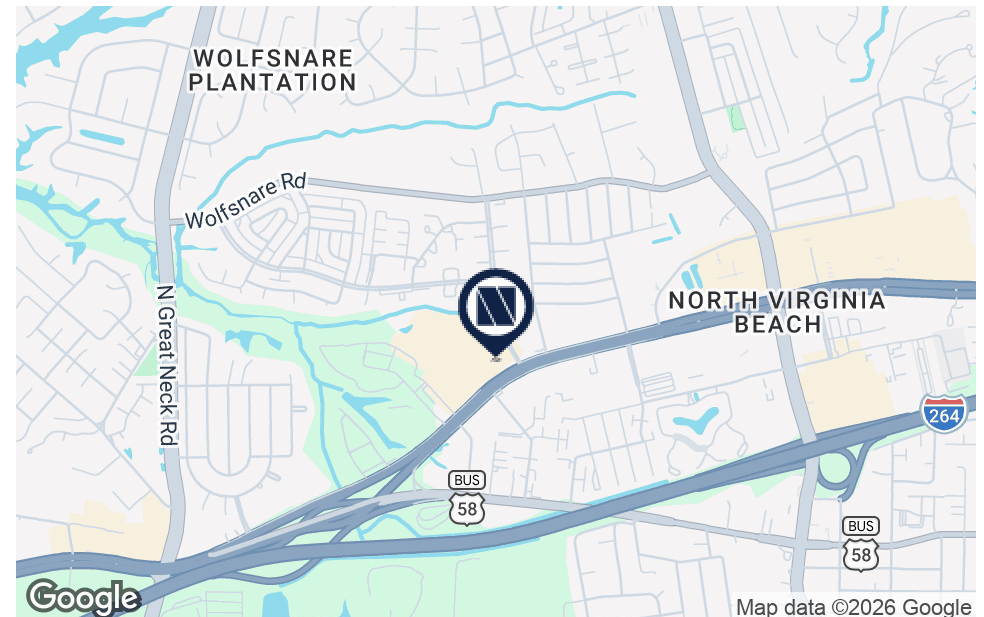
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### PROPERTY DESCRIPTION

Discover the new Regency Hilltop Shopping Center. We are transforming our center into a premier retail destination with a modern facade, improved pedestrian access, and enhanced landscaping to boost foot traffic and maximize visibility. Join Ross, Planet Fitness, Goldfish Swim School, Ollies Bargain Outlet, Kelly's Tavern, Dollar Tree, Bojangles, Running Etc., Dollar Bank and more at our newly renovated, high-traffic location.

| SPACES  | LEASE RATE    | SPACE SIZE |
|---------|---------------|------------|
| Unit 5B | Contact Agent | 28,600 SF  |
| Unit 6  | Contact Agent | 3,000 SF   |
| Unit 11 | Contact Agent | 1,200 SF   |
| Unit 29 | Contact Agent | 3,935 SF   |



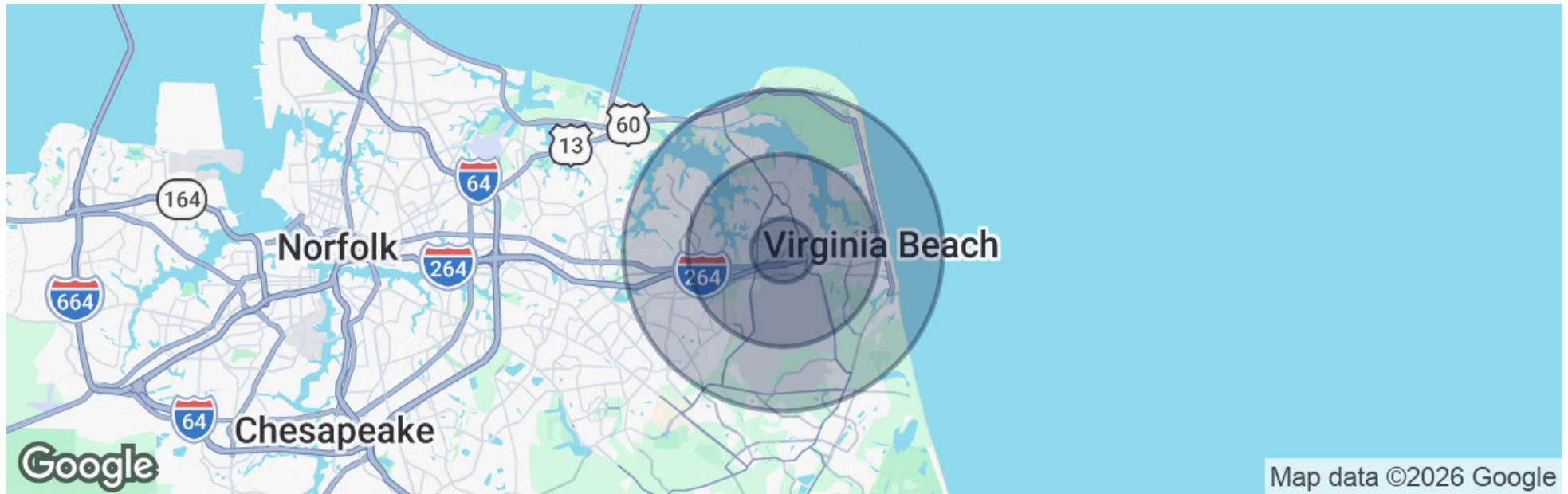
# DEMOGRAPHICS MAP & REPORT

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 12,734    | 61,124    | 157,123   |
| Average Age          | 38.7      | 39.6      | 40.0      |
| Average Age (Male)   | 38.2      | 38.4      | 38.7      |
| Average Age (Female) | 37.4      | 40.8      | 41.2      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 5,873     | 26,873    | 65,528    |
| # Of Persons Per HH  | 2.2       | 2.3       | 2.4       |
| Average HH Income    | \$93,877  | \$123,196 | \$127,943 |
| Average House Value  | \$336,883 | \$500,057 | \$525,506 |

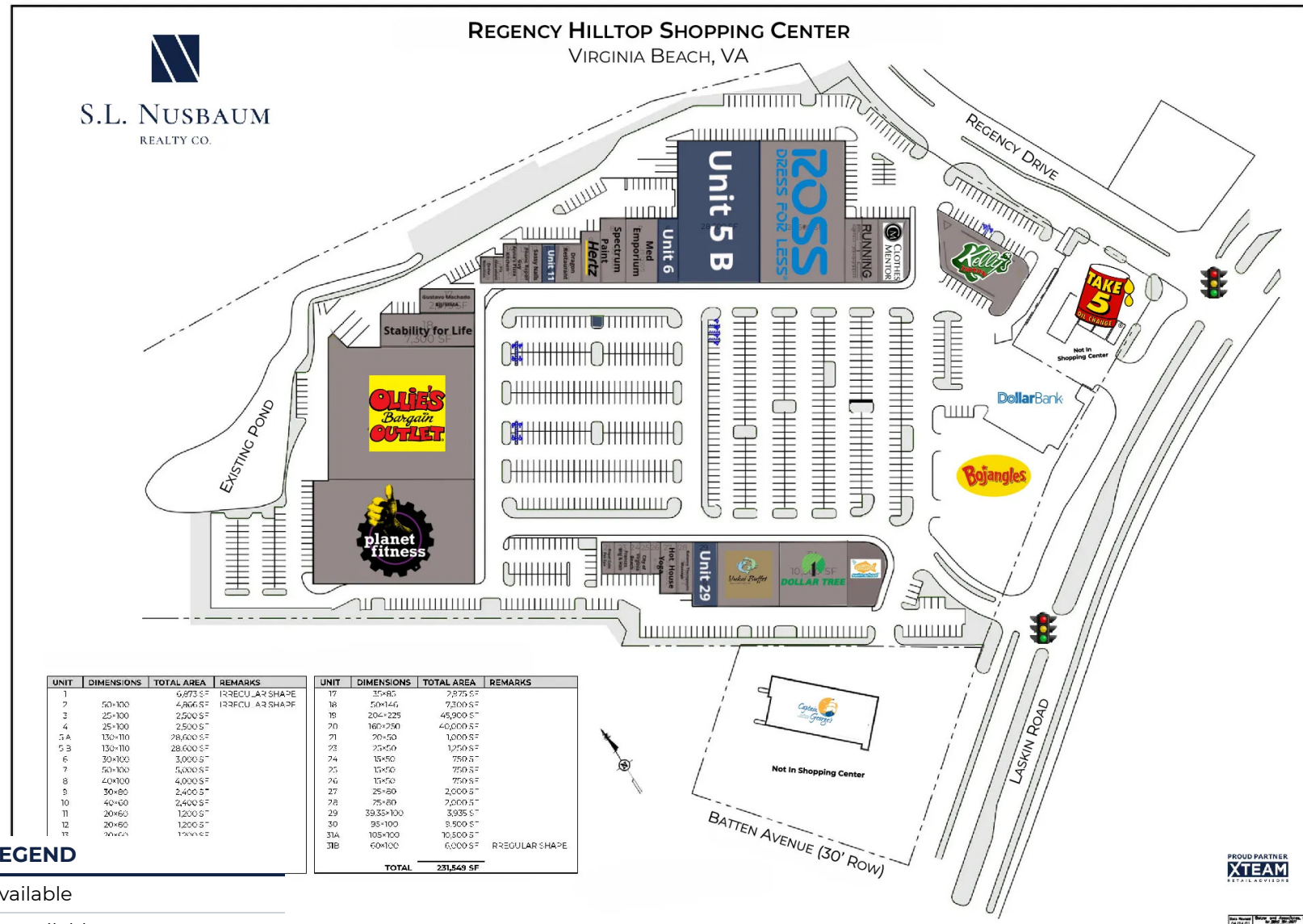
# SITE PLAN

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# AREA RETAIL

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# ADDITIONAL PHOTOS

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# CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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