

retail FOR LEASE

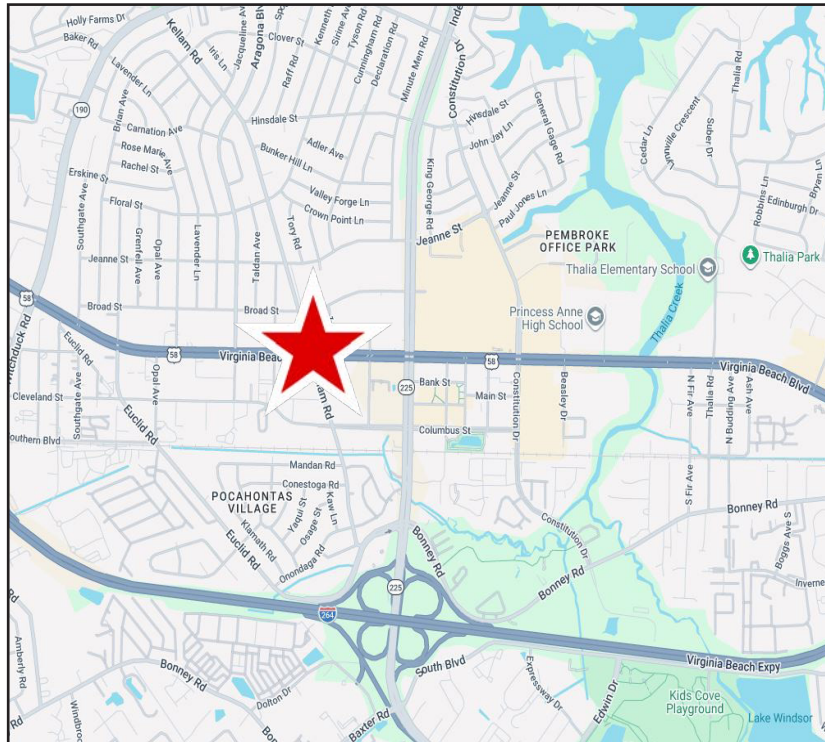


Freestanding Building | 304 Kellam Road, Virginia Beach, VA 23462

PROPERTY FEATURES:

- **±2,741 SF FREESTANDING BUILDING AVAILABLE** on 0.60 AC of land and located in the heart of Virginia Beach Town Center!
- **Across the street from 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 37K 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	16,462	125,654	296,342
Avg HH Income	\$83,856	\$88,228	\$92,956
Households	6,934	50,264	114,954



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