



# Retail Opportunity

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## Military Crossing

### Anchored in the Heart of Norfolk

Nestled in Norfolk's bustling Military Circle corridor, Military Crossing is a 192,000 SF community center anchored by Ollie's Bargain Outlet and Treasure Hunt. Military Crossing enjoys easy access to I-64 & I-264, making it a prime destination for retailers to attract customers from across the Hampton Roads region. Boasting excellent visibility, generous parking, and prominent monument signage along Virginia Beach Blvd, Military Crossing presents retailers with an opportunity to establish themselves in Norfolk's premier retail corridor at rental rates lower than nearby competitors, including JANAF Shopping Yard and Military Circle Mall.

# Property Overview

## Property Highlights



Prime Pylon Signage Opportunity on VA Beach Blvd



21,000 SF Junior Box Available



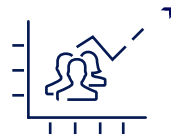
Convenient Access to I-64 & I-264



300,000+ Population within 5 miles



3-mile Average HH Income of \$85,952



Located in the City of Norfolk's Main Strategic Growth Corridor



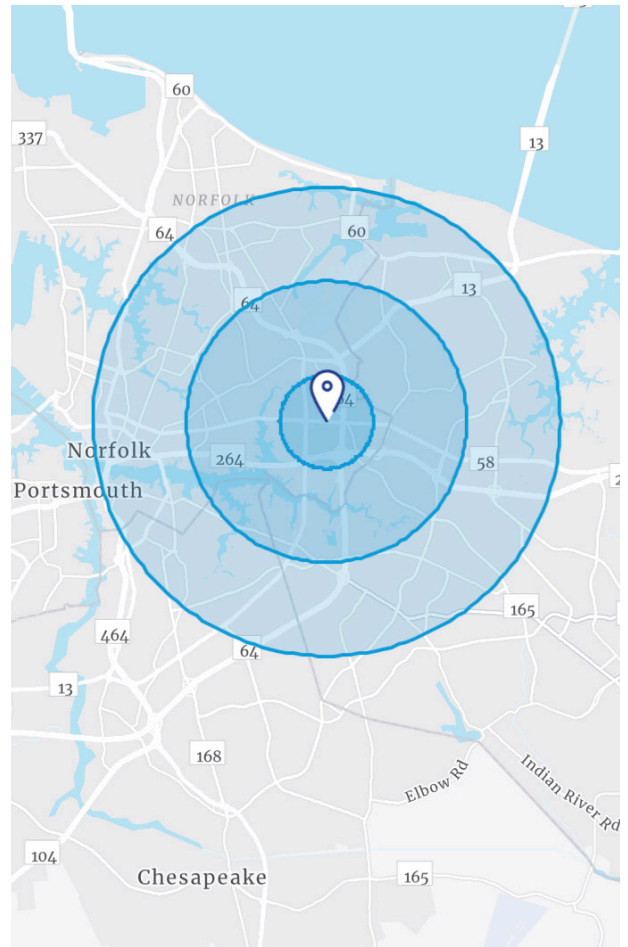
## Available Spaces

Suite 5	3,465 SF
Suite 9	3,050 SF
Suite 15	21,500 SF
Suite 18	6,000 SF

## Join these retailers



Demographics	1 Mile	3 Miles	5 Miles
Households	2,549	38,179	121,398
Population	6,331	95,613	300,846
Average HH Income	\$87,373	\$85,952	\$88,637





# Property Photos







# Site Plan

Unit #	Tenant	Size	Unit #	Tenant	Size
01	CSL Plasma	10,000 SF	10	Mezcal Mexican Grill	7,330 SF
2A	Gall's Uniforms	8,370 SF	11	Treasure Hunt	29,815 SF
2B	Lee Nail Salon	2,991 SF	12	Dollar General	8,250 SF
3A	FedEx Office	4,095 SF	13	Shay's Beauty Institute	2,805 SF
3B	SNIPES	3,858 SF	14	Pink Pearls Dance Co	3,701 SF
04	Boil Bay Seafood	28,296 SF	15	AVAILABLE	21,500 SF
05	AVAILABLE	3,465 SF	16	The Studio Barbershop	1,510 SF
06	Soul Food Kitchen	3,428 SF	17	New York Bus	1,559 SF
7-8	Bldv Salon Suites	6,400 SF	18	AVAILABLE	6,000 SF
09	AVAILABLE	3,050 SF	19-20	Ollie's	37,437 SF



# Property Aerial



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