

**JOIN Dollar General, LeMans Karting, Lyft,
Atlantis Games and Comics, Hidden Treasures
Galleria, California Burrito, Total Car Care, and More!**

**FOR
LEASE**

VICTORY WEST SHOPPING CENTER



MICHAEL P. ZARPAS

Owner/Broker

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2830-2886 Airline Boulevard | Portsmouth, VA 23701

GLOBAL
REAL ESTATE INVESTMENT

SUMMARY

Location	2830-2886 Airline Boulevard Portsmouth, Virginia 23701
Available Units	See Site Plan on Page 3
Traffic Count	21,000 VPD
Zoned	GMU

HIGHLIGHTS

- One mile from new Rivers Casino!
- Anchor property of new upcoming entertainment district
- Located at the corner of Airline Boulevard and City Park Avenue in the centrally-located Victory corridor
- Lies within the Virginia Enterprise Zone



POPULATION

1 MILE	3 MILE	5 MILE
11,126	78,157	158,990



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$65,987	\$79,475	\$85,347



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,368	30,461	62,221



SITE PLAN

UNIT	SQUARE FEET	RENT PER SF	LEASE TYPE
7 (2876) (restaurant)	600 SF	\$20.00	NNN, \$2.95 PSF
9 (2872)	750 SF	\$19.00	NNN, \$2.95 PSF
14 (2854)	1,626 SF	\$19.00	NNN, \$2.98 PSF
22 (2830-F)	1,000 SF	\$20.00, gross	month-to-month
23-24 (2830-C)	1,000 SF	\$20.00, gross	month-to-month
26 (2830-A)	1,200 SF	\$20.00, gross	month-to-month
27 (2830-E)	1,050 SF	\$20.00, gross	month-to-month



AERIAL



VICTORY WEST SHOPPING CENTER

EMANS KARTING | WELLS FARGO | DOLLAR GENERAL

lyft | JACKSON HEWITT TAX SERVICE | ATLANTIS GAMES & COMICS | LABOR FINDERS

Victory Crossing

Term Fresh | EZPass | Rainbow | Kung Fu Noodle | Dollar Tree

ASHLEY STEWART | RAC | jiffylube | T Mobile | UPS

ROSS | GameStop | Pizza Hut DELIVERY | FIREHOUSE SUBS



MICHAEL P. ZARPAS

PRESIDENT | OWNER/BROKER

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