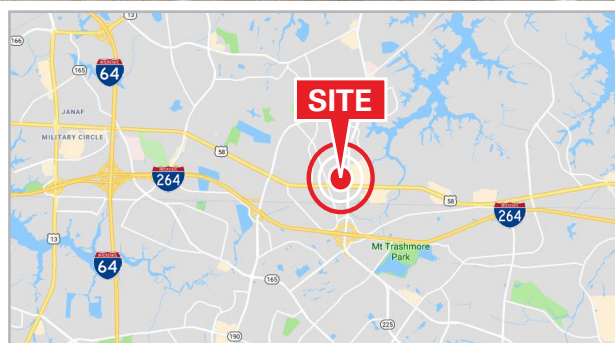


PEMBROKE PLAZA TOWN CENTER AREA

363 & 379 Independence Blvd., Virginia Beach, VA



- 1,875 SF and 9,900 SF Available
- Across from Pembroke Mall, the Nordstrom Rack, REI, The Fresh Market, and DSW
- Located in the Town Center Area of Virginia Beach
- Base Rent: Negotiable, NNNs \$3.66 psf
- No VAPE SHOPS/TOBACCO SHOPS or salon/massage/nails permitted
- Traffic Counts:
75,000 VPD along Independence Boulevard
43,668 VPD along Virginia Beach Boulevard



DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
Population	14,989	130,017	295,769
Households	6,447	53,870	118,944
Ave. HH Inc.	\$98,702	\$106,455	\$110,879

CONTACT:

KIMBERLY WORLEY

(757) 640-8227

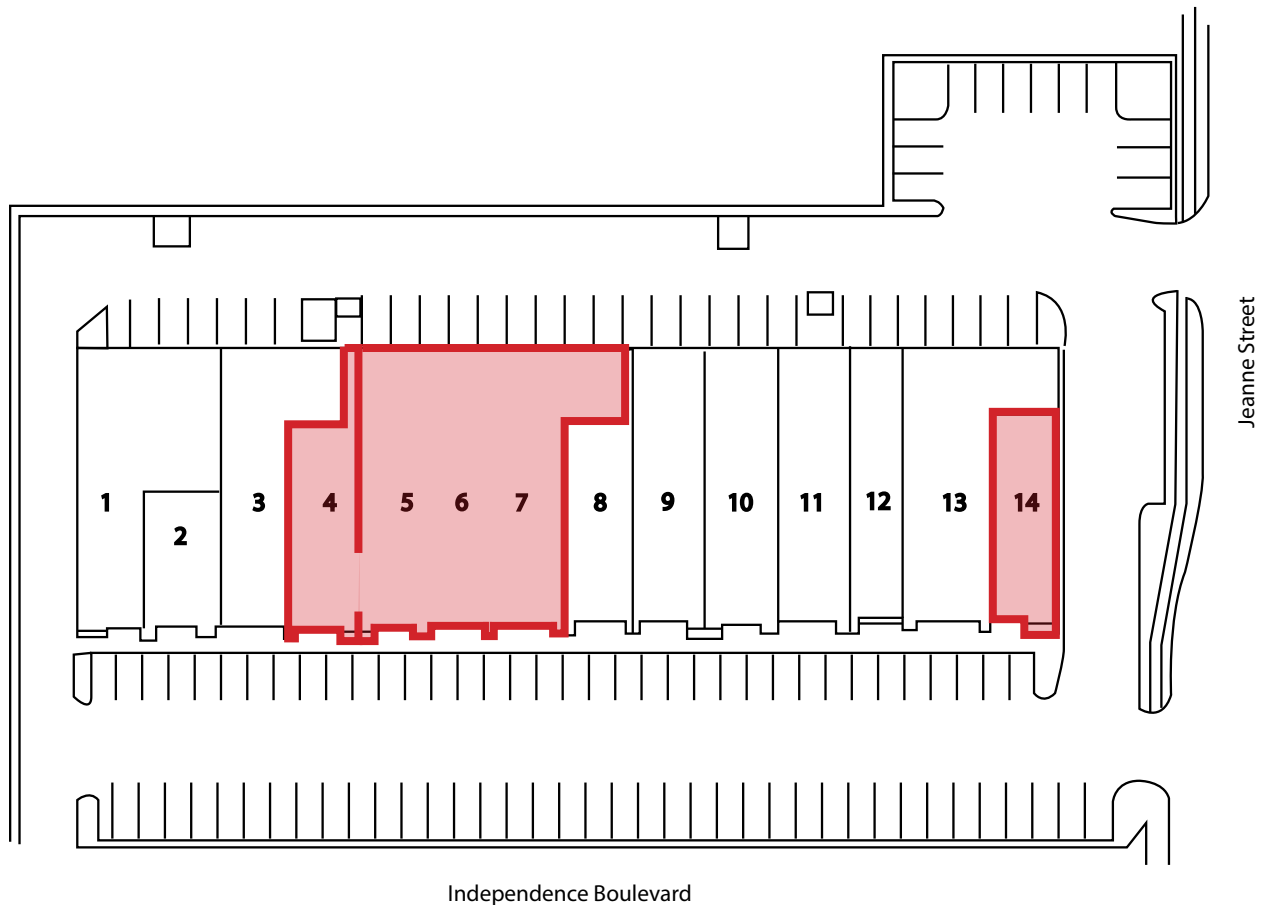
kimberlyworley@harveylindsay.com

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PEMBROKE PLAZA - 363 & 379 Independence Blvd., Virginia Beach, VA



Tenant Roster

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
1	Jade Villa	3,750	8.	Holland Family Dentistry	1,975
2.	Your Computer Guy	1,250	9.	Stilleto Hair	2,500
3.	D'Egg Diner	3,025	10.	Kai Pai Sushi	2,500
4.	AVAILABLE	1,875	11.	USA Cabinet Store	2,500
5.	AVAILABLE	2,500	12.	Beauty Concepts	2,000
6.	AVAILABLE	2,500	13.	GHQ Grooming	3,625
7.	AVAILABLE	3,025	14.	AVAILABLE	1,875

Total GLA: 34,900 SF
Parking Provided: 115 Spaces

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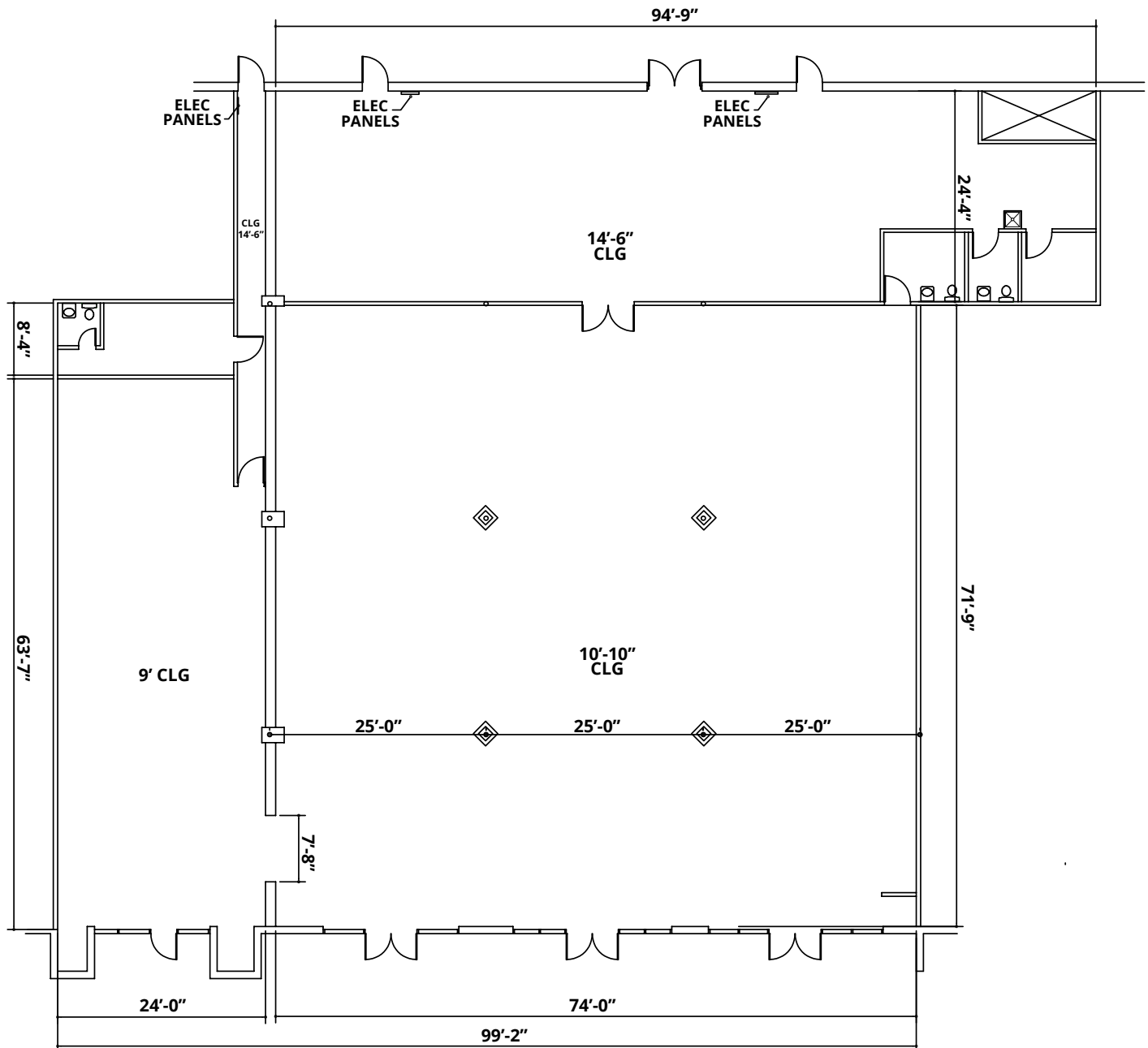
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We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

SUITES 4-7



PEMBROKE PLAZA - UNIT 4-7
363 INDEPENDENCE PLAZA + VIRGINIA BEACH, VA

9900 SF

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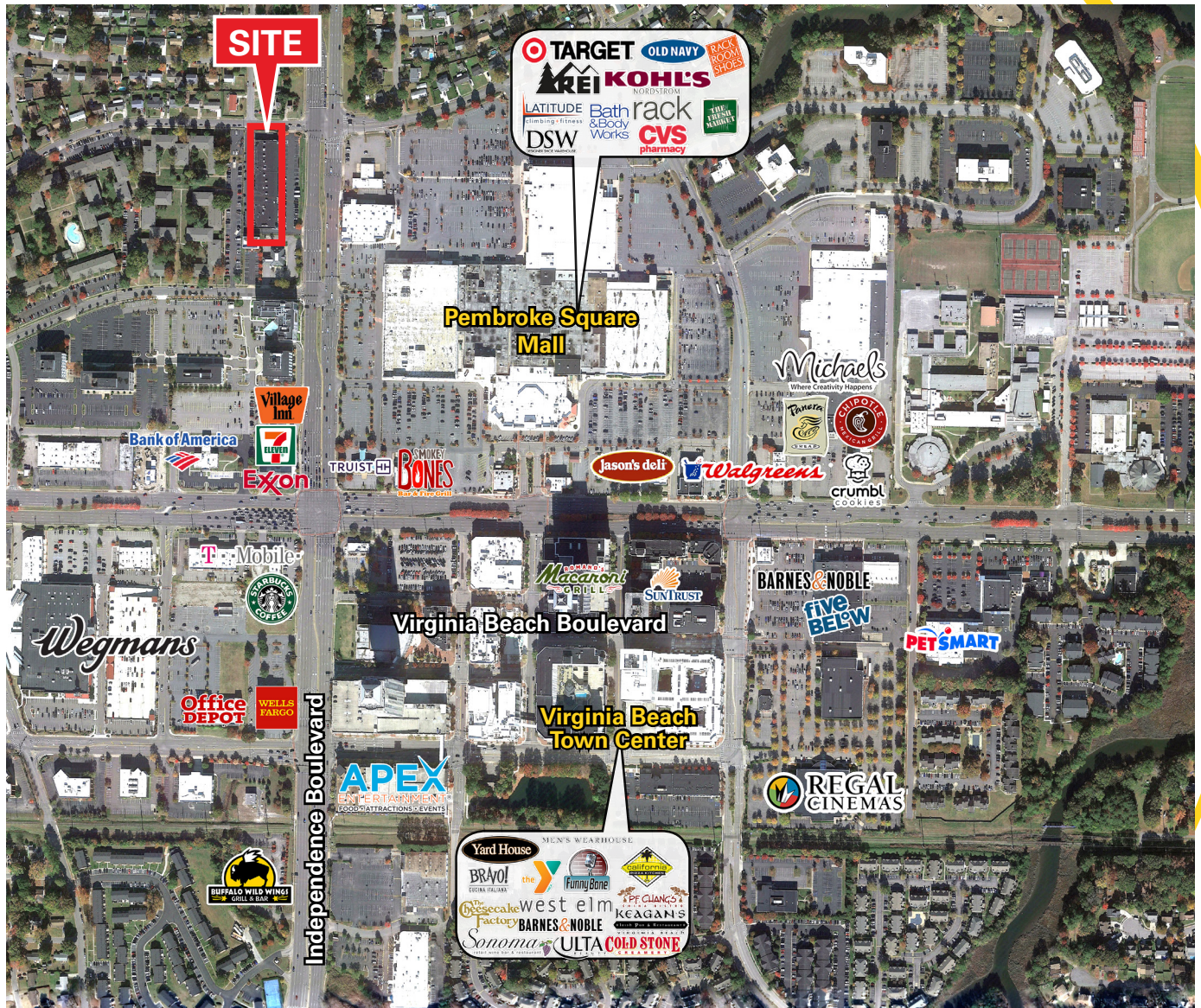
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