



1021 Independence Boulevard, Virginia Beach, VA

# Haygood Shopping Center

Haygood Shopping Center is a dominant shopping center in the Pembroke submarket. Anchored by a strong performing Harris Teeter and home to Chick Fil A, Marshalls and Dollar Tree.

Haygood Shopping Center is a 177,892 sf Harris Teeter and Marshalls anchored community center strategically located on heavily trafficked Independence Boulevard (50,000 VPD) in the dense Pembroke submarket of Virginia Beach. Haygood is the dominant grocery anchored shopping center in the market and home to over 30 retailers providing a complimentary flow of customer traffic served by two signalized intersections and three access points.

Accelerating success.

1,974 - 3,375 SF  
Space Available  
Kiosk Space  
Available  
For Lease

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# Site Plan & Tenant Roster

## Property Highlights



**1,974 - 3,375 SF Available**



**98,067 Total Daytime Population (3 miles)**



**50,000 VPD on Independence Blvd**



<b>1021</b>	Banfield Pet Hospital	2,250 sf	<b>1059</b>	Dollar Tree	10,765 sf	<b>4601</b>	Dog Grooming Salon	1,200 sf
<b>1025</b>	America's Best Wings	1,593 sf	<b>1063</b>	<b>Available</b>	<b>1,974 sf</b>	<b>4605</b>	Dentist	2,419 sf
<b>1027</b>	Quest Diagnostics	1,010 sf	<b>1065</b>	Clean Eatz	2,500 sf	<b>4609</b>	Dapper St Barber Shop	882 sf
<b>1031</b>	Sport Clips	1,314 sf	<b>1067</b>	VA ABC	5,500 sf	<b>4611</b>	HOTWORX	1,560 sf
<b>1033</b>	The Egg Bistro	3,726 sf	<b>1069</b>	Harris Teeter	54,000 sf	<b>4503</b>	Plaza Azteca	3,180 sf
<b>1037</b>	Saladworks	1,750 sf	<b>1021</b>	Marshalls	30,023 sf	<b>4505</b>	Papa Johns	2,016 sf
<b>1039</b>	Nothing Bundt Cakes	2,030 sf	<b>1075</b>	Five Below	11,280 sf	<b>4507</b>	Direct Insurance	1,230 sf
<b>1043</b>	The Nail Place	1,260 sf	<b>1077</b>	Tae Kwon Do	4,370 sf	<b>4511</b>	<b>Available</b>	<b>2,190 sf</b>
<b>1045</b>	Joyu Tea & Coffee	980 sf	<b>1079</b>	<b>Available</b>	<b>3,375 sf</b>	<b>4515</b>	Tropical Smoothie	1,500 sf
<b>1047</b>	Noodle Man	1,540 sf	<b>1081</b>	Ficarra Jewelers	869 sf	<b>KIOSK</b>	<b>Available</b>	
<b>1049</b>	Kelly's Tavern	6,057 sf	<b>1083</b>	UPS Store	1,392 sf			



# Retailer Map



Close proximity to Town Center & Pembroke



Located in the Pembroke submarket of Virginia Beach



# Market Overview

3 MILE RADIUS



Current population



Projected population



Average household income



Daytime Population

103,351

104,474

\$108,476

99,792

Demographics	1 Mile	3 Mile	5 Mile
Total Households	4,901	42,519	93,958
Total Population	11,453	104,474	229,306
Average Household Income	\$126,910	\$108,476	\$109,718







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