



**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 accesspoints.

Accelerating success.

One 1,974 SF  
Space  
Available For  
Lease

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# Site Plan & Tenant Roster

## Property Highlights



1,974 SF Available



98,067 Total Daytime  
Population (3 miles)



50,000 VPD on  
Independence Blvd



|      |                       |          |
|------|-----------------------|----------|
| 1021 | Banfield Pet Hospital | 2,250 sf |
| 1025 | America's Best Wings  | 1,593 sf |
| 1027 | Quest Diagnostics     | 1,010 sf |
| 1031 | Sport Clips           | 1,314 sf |
| 1033 | The Egg Bistro        | 3,726 sf |
| 1037 | Saladworks            | 1,750 sf |
| 1039 | Nothing Bundt Cakes   | 2,030 sf |
| 1043 | The Nail Place        | 1,260 sf |
| 1045 | Joyu Tea & Coffee     | 980 sf   |
| 1047 | Noodle Man            | 1,540 sf |
| 1049 | Kelly's Tavern        | 6,057 sf |

|      |                  |           |
|------|------------------|-----------|
| 1059 | Dollar Tree      | 10,765 sf |
| 1063 | Available        | 1,974 sf  |
| 1065 | Clean Eatz       | 2,500 sf  |
| 1067 | VA ABC           | 5,500 sf  |
| 1069 | Harris Teeter    | 54,000 sf |
| 1021 | Marshalls        | 30,023 sf |
| 1075 | Five Below       | 11,280 sf |
| 1077 | Tae Kwon Do      | 4,370 sf  |
| 1079 | Anytime Fitness  | 3,375 sf  |
| 1081 | Ficarra Jewelers | 869 sf    |
| 1083 | UPS Store        | 1,392 sf  |

|      |                       |          |
|------|-----------------------|----------|
| 4601 | Dog Grooming Salon    | 1,200 sf |
| 4605 | Dentist               | 2,419 sf |
| 4609 | Dapper St Barber Shop | 882 sf   |
| 4611 | HOTWORX               | 1,560 sf |
| 4503 | Plaza Azteca          | 3,180 sf |
| 4505 | Papa Johns            | 2,016 sf |
| 4507 | Direct Insurance      | 1,230 sf |
| 4511 | East Tobacco          | 2,190 sf |
| 4515 | Tropical Smoothie     | 1,500 sf |





# Market Overview

3 MILE RADIUS



Current  
population

103,351



Projected  
population

104,474



Average  
household income

\$108,476

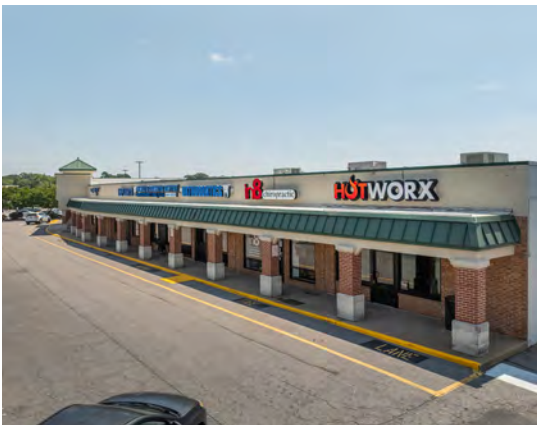


Daytime  
Population

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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