

Fully Leased

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4216 Virginia Beach Blvd | Virginia Beach, VA 23452

Wayside Shoppes | Near Virginia Beach Town Center

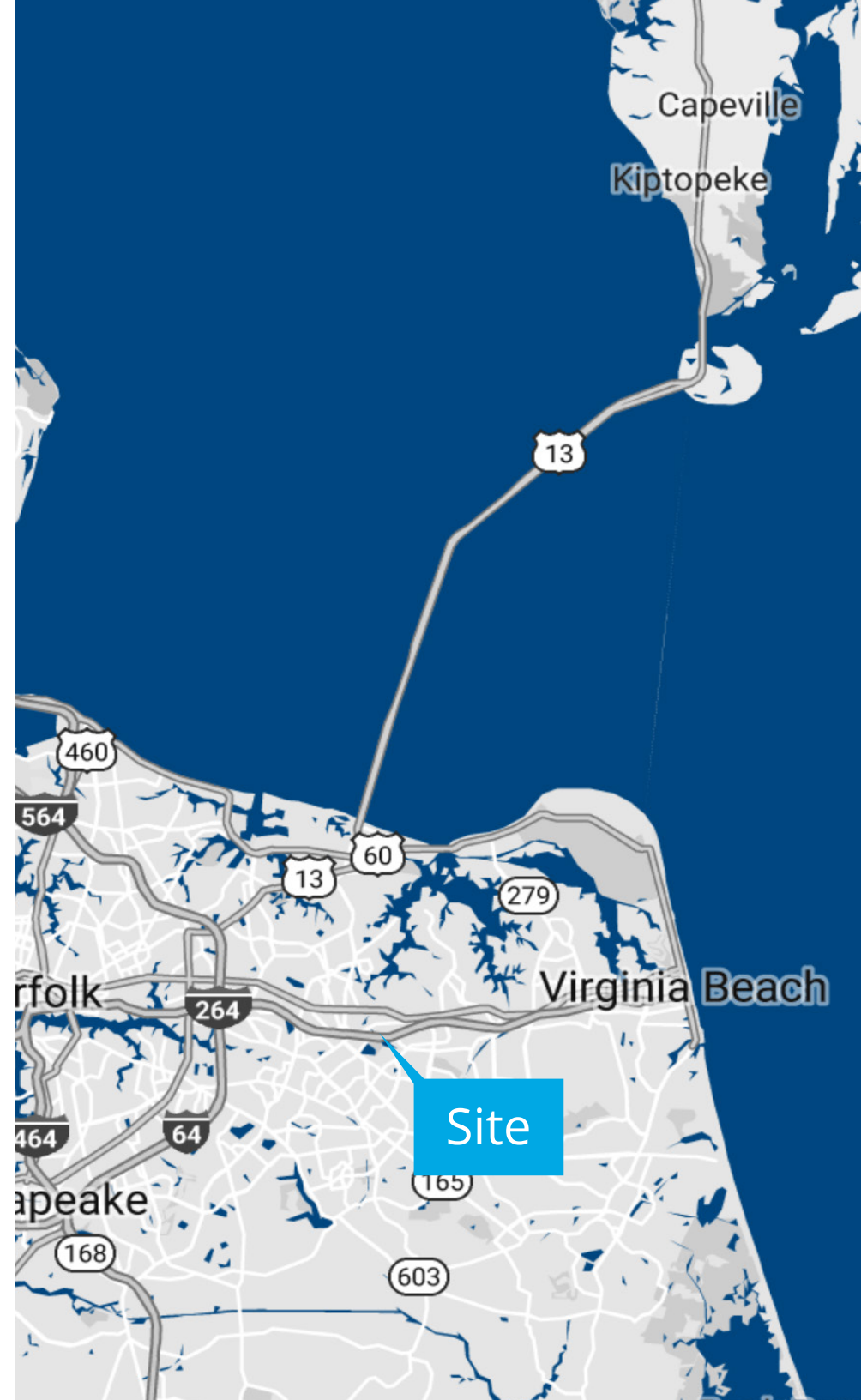
The subject property is located within the Pembroke submarket of Virginia Beach. It is situated next to the new Aldi and Willis Furniture.

- 25,000 SF Total
- Traffic Count: 50,000 VPD on Virginia Beach Blvd

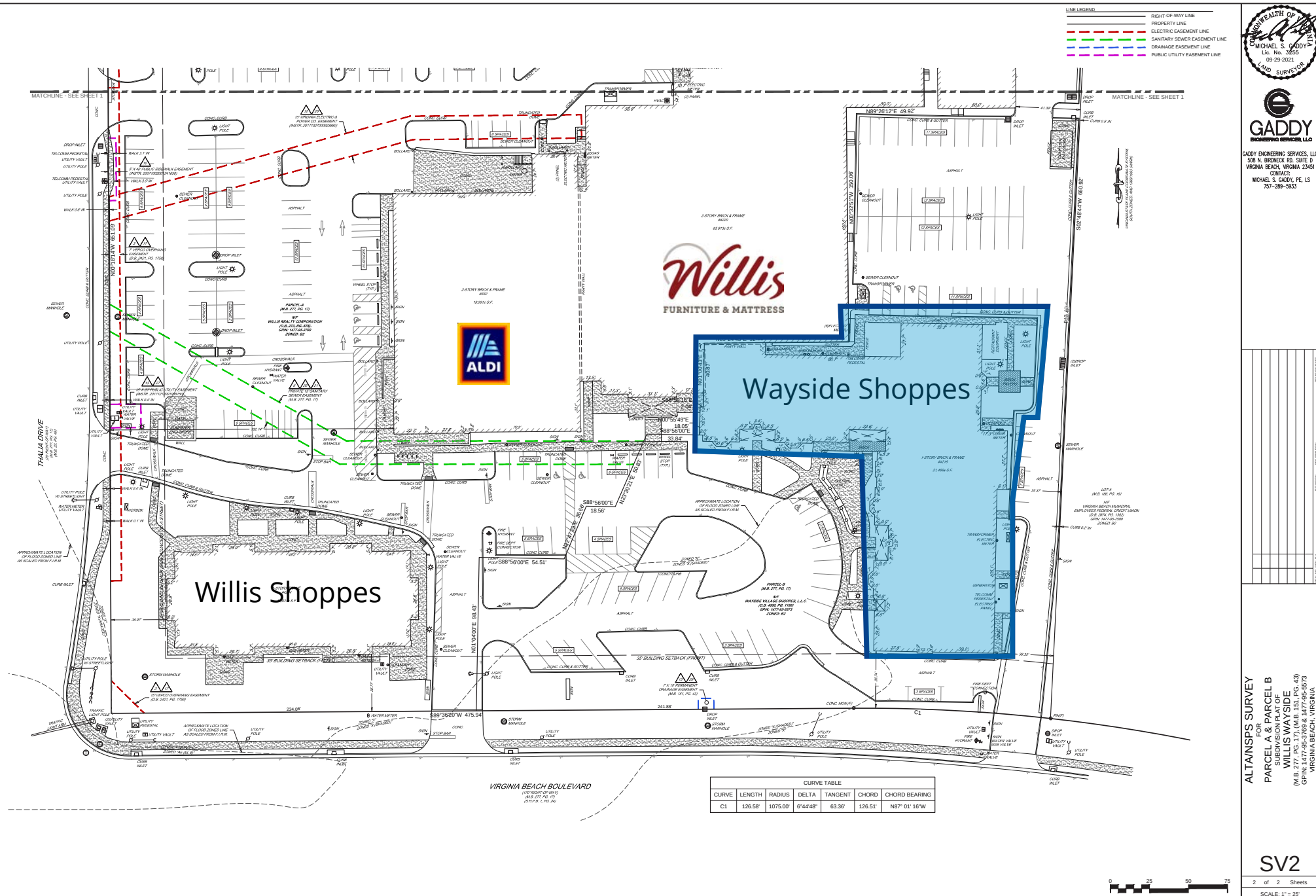
Property Summary

Property Address:	4216 Virginia Beach Boulevard Virginia Beach, VA 23452
Lot Size:	2.48 Acres
Zoning:	B-2
Parking:	All cross easement
Access:	Four points of ingress/egress. Signalized access at Virginia Beach Blvd and Thalia Rd
Surrounding Retail:	Target, Wegmans, Fresh Market, Nordstrom Rack, REI, Anthropologie, Bluemercury, Tupelo Honey, Yard House, Shake Shack, Floor & Decor, Kohl's and many more!
Traffic Counts:	50,000 VPD - Virginia Beach Blvd
Signage:	Monument signage
Base Rent:	\$16.00
NNN:	\$3.50 psf

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	15,701	121,515	291,289
Average HH Income	\$72,996	\$78,915	\$83,543
Daytime Population	22,251	121,054	313,166

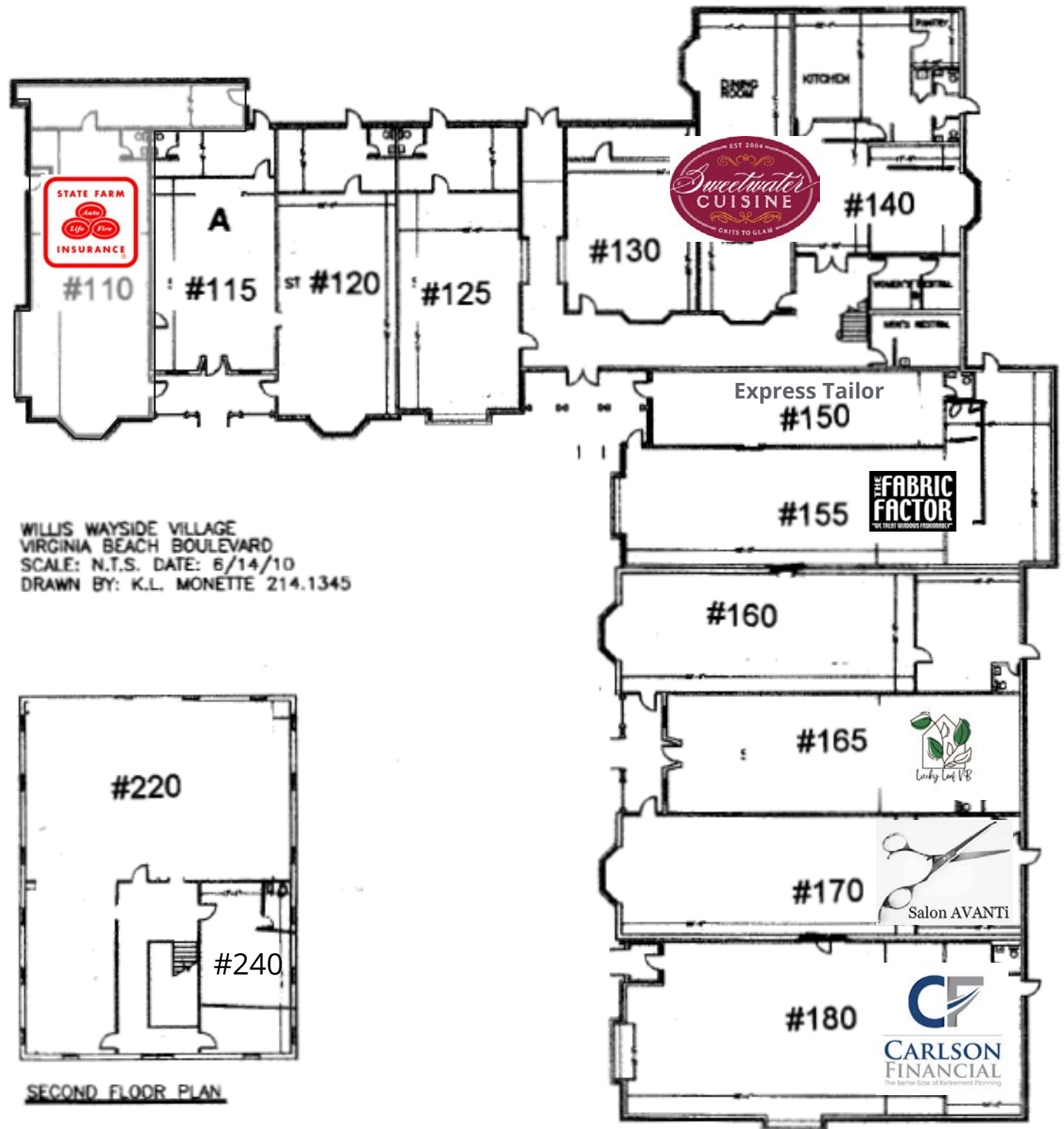


Site Plan

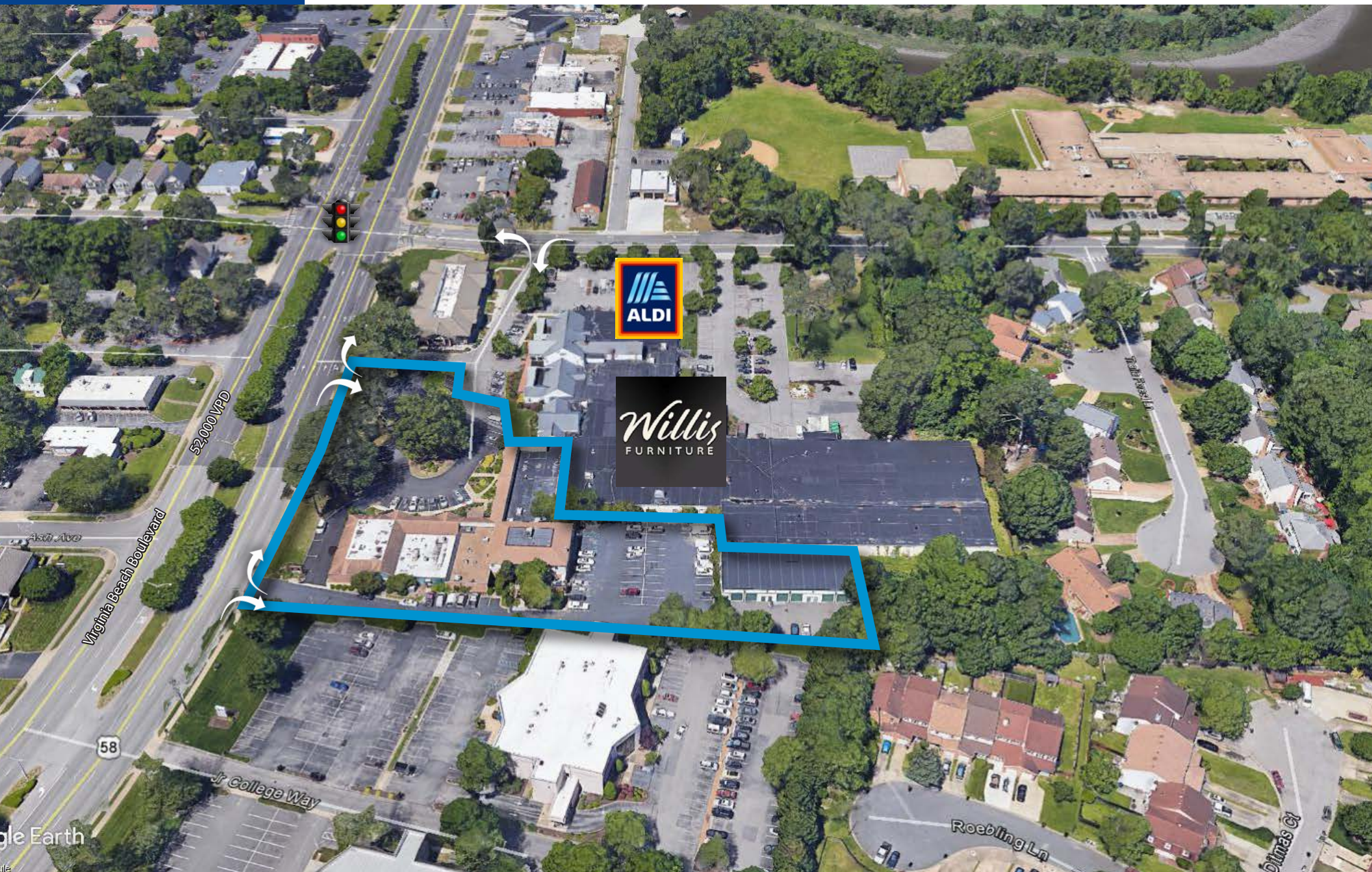


Leasing Plan

Tenant	Unit	SF
State Farm	110	1,515
Sirens Salon	115	1,116
Watch Sales	120	1,345
Revive Aesthetics	125	1,286
Sweetwater Cuisine	130	856
Sweetwater Cuisine	140	2,643
Express Tailor	150	856
The Fabric Factor	155	2,155
Vintage Corner Antiques	160	1,900
Lucky Leaf	165	1,572
Salon Avanti	170	1,825
Carlson Financial	180	2,600
Artemis Counseling	220	2,392



Aerial View



Aerial View



Aerial View



Wayside Shoppes



Virginia Beach Public Library

GOLF GALAXY



SUBWAY

SALLY HENRY

2ND STREET

Loehmann's Plaza

West Marine



Thalia Collins Square



verizon wireless

52,000 VPD



JERRY'S ARTARAMA

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