



For Lease

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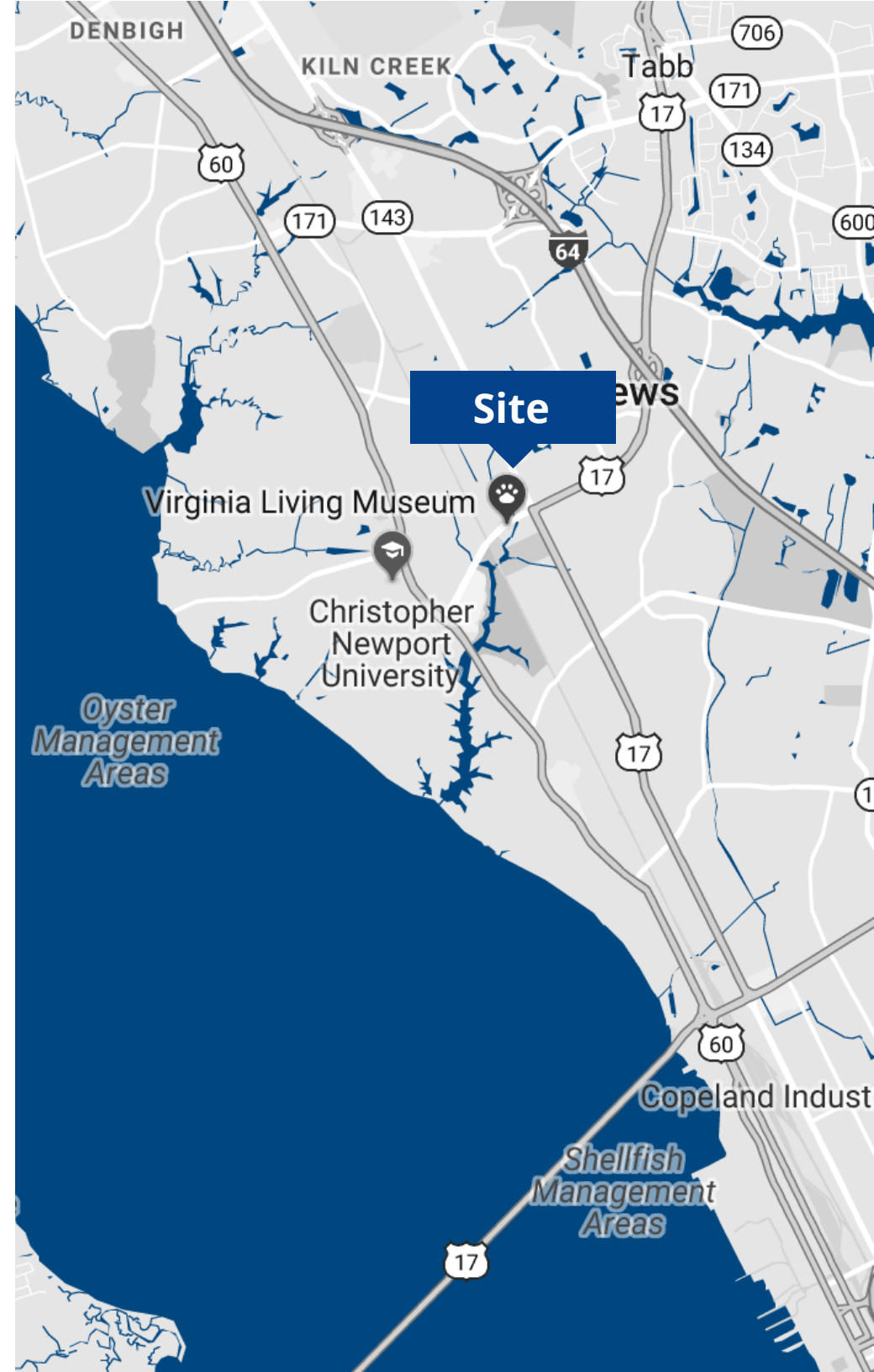
Limited Space Available at the Shoppes at Oyster Point!

The property is located at the intersection of Jefferson Avenue and Pilot House Drive, immediately adjacent to Oyster Point Park. Oyster Point is the premier business district on the Virginia Peninsula and is home to more than 850 businesses comprising of more than 17,000 workers. Oyster Point is one of the larger office submarkets in Hampton Roads with nearly 2 million square feet of space. Recent commercial development in Oyster Point has been robust, highlighted by the City Center at Oyster Point, a \$350 million, 52-acre mixed-use development that will ultimately contain 230,000 square feet of retail space, 1 million square feet of office space, along with hotels and residential apartments and condominiums.

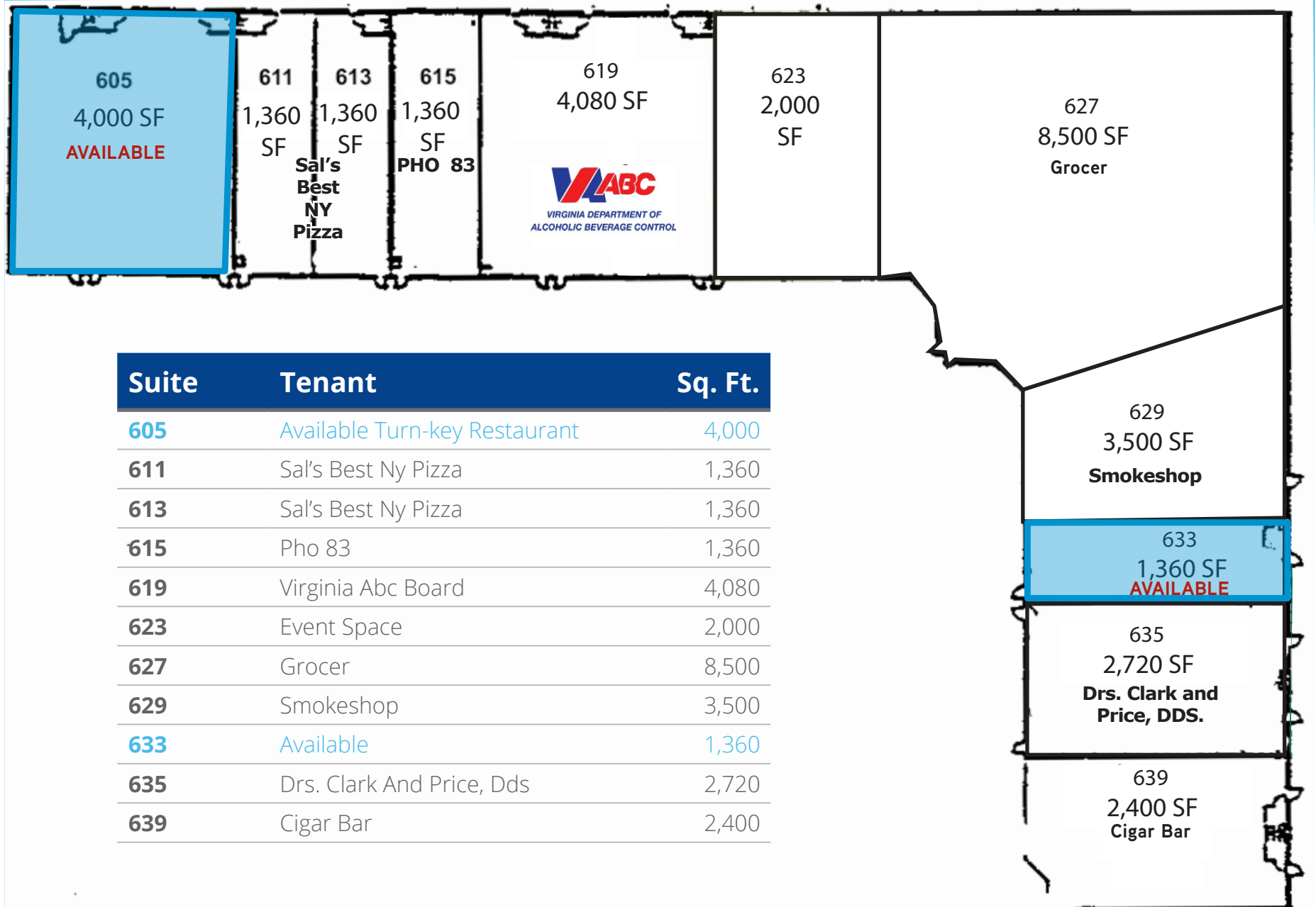
Executive Summary

Center Size:	Approximately 33,976 SF		
Land Area:	2.66 AC		
Availability:	UNIT	SQ.FT.	PRICE PSF
	605	4,000 SF	Refer to Agent
	633	1,360 SF	Refer to Agent
CAM, Taxes & Insurance:	\$3.60 per square foot (CAM: \$1.74, Insurance: \$0.13, Taxes: \$1.73)		
Signage:	Monument sign on Pilot House Drive		
Zoning:	C-1 (convenience commercial)		
Year Built:	1988		
Ingress/Egress:	Two points of access on Pilot House Drive.		
Traffic Counts:	66,000 VPD on Jefferson Avenue		

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	13,801	85,067	173,529
Average HH Income	\$61,090	\$81,803	\$80,375
Daytime Population	20,790	87,073	163,167

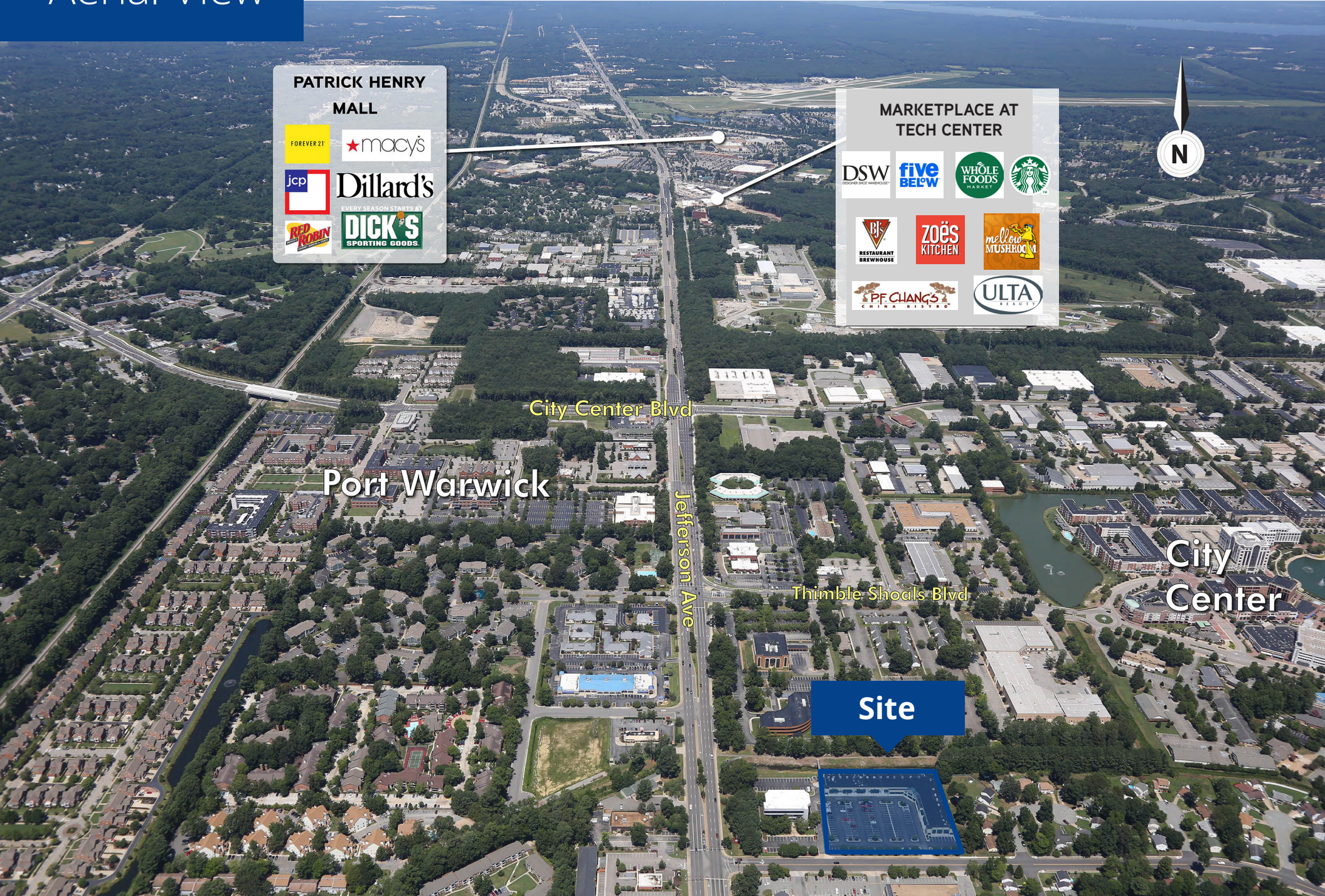


Site Plan



Suite	Tenant	Sq. Ft.
605	Available Turn-key Restaurant	4,000
611	Sal's Best Ny Pizza	1,360
613	Sal's Best Ny Pizza	1,360
615	Pho 83	1,360
619	Virginia Abc Board	4,080
623	Event Space	2,000
627	Grocer	8,500
629	Smokeshop	3,500
633	Available	1,360
635	Drs. Clark And Price, Dds	2,720
639	Cigar Bar	2,400

Aerial View



PATRICK HENRY MALL



Dillard's



DICK'S
SPORTING GOODS

MARKETPLACE AT TECH CENTER



City Center Blvd

Port Warwick

Jefferson Ave

Thimble Shoals Blvd

City Center

Site

Aerial View



Oyster Point
City Center

CINEMARK
CENTURY THEATRES. CineArts. Tinseltown

Thimble Shoals Blvd

Jefferson Ave

47,000 VPD

Site





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