



For Sale

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Former Rite Aid Pharmacy

40 Towne Centre Way | Hampton, Virginia 23666

- 11,591 SF on 1.22 acres
- Located at the signalized entrance to Hampton Towne Center
- Corner of Hampton Roads Center Parkway & Big Bethel Road
- Shopping center tenants include: US Foods Chef's Store, AMC Theatres, Ace Hardware, Chuck E. Cheese and more

Property Overview

Property Description:

This former Rite Aid is located at the signalized entrance to Hampton Towne Centre and is just off the corner of Hampton Roads Center Parkway and Big Bethel Road in Hampton. Tenants in the shopping center include US Foods ChefStore, AMC Theatres, Ace Hardware, Chuck E. Cheese, Dollar Tree, Riverside, Funplex Trampoline Park and Chick n' Roll.

Size: 11,591 Sf on 1.22 acres

Year Built: 1998

Frontage: 261' on Big Bethel Road
224' on Towne Centre Way

Sale Price: \$2,200,000

Parking Spaces: 65

Features:

- Drive thru
- Signalized intersection
- Dedicated turn lane

Traffic Counts: Big Bethel Road - 39,000 ADT
Hampton Roads Center Pkwy - 39,000 ADT
I-64 - 168,000 ADT

Demographics

Radius	1 Mile	3 Miles	5 Miles
Population	6,498	88,654	192,099
Average HH Income	\$99,898	\$71,585	\$73,470
Daytime Population	5,883	87,689	217,455

Drive Times	5 Miles	10 Miles	15 Miles
Population	20,550	151,844	302,152
Average HH Income	\$78,934	\$74,403	\$76,699
Daytime Population	21,789	167,485	319,770



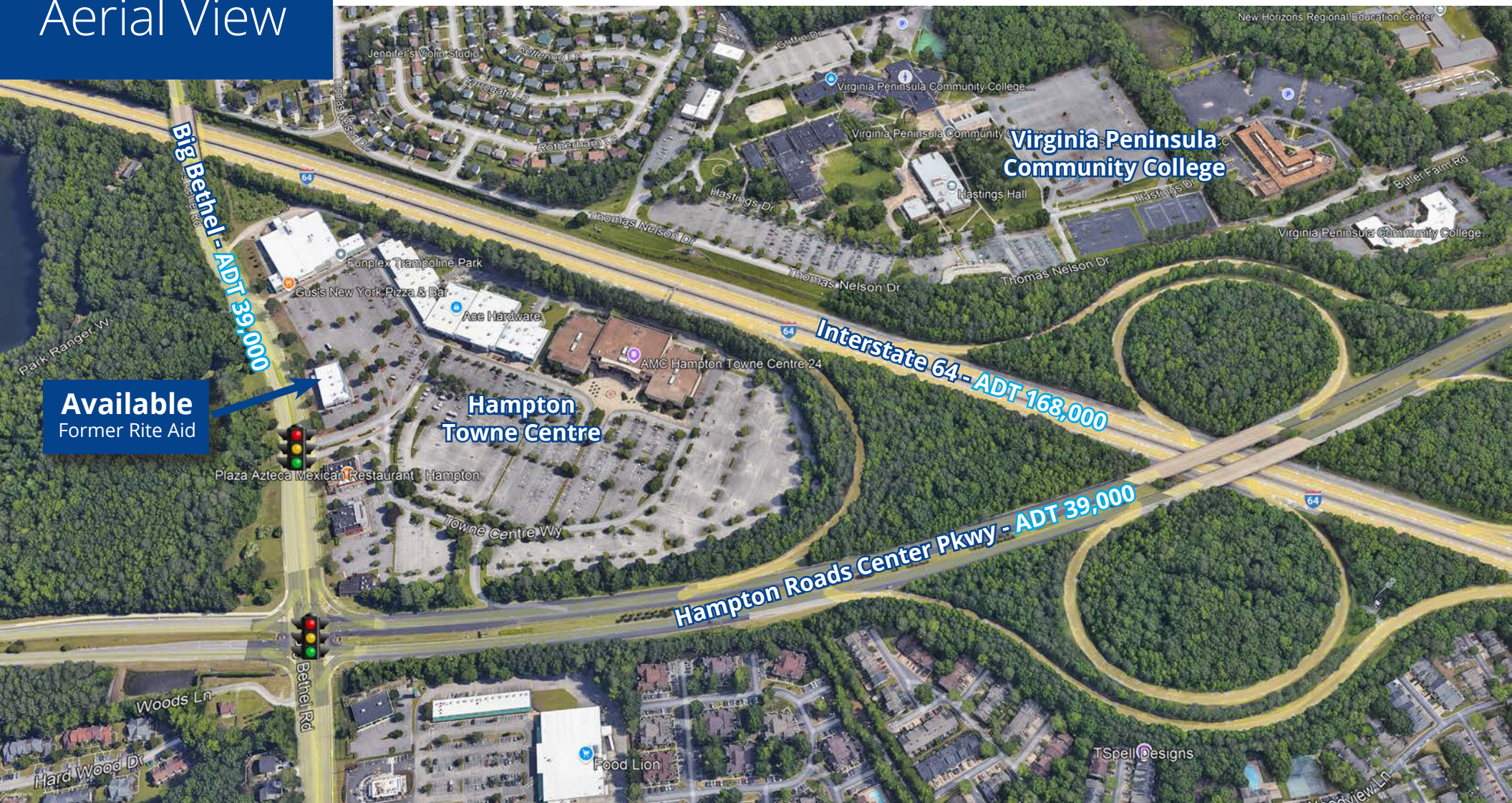
Site Plan/Tenant Roster

INTERSTATE ROUTE 64



Suite	Tenant	Size
02	Available	2,500 SF
03	Salon Centric	2,400 SF
04	Chuck-E-Cheese's	15,000 SF
05/06	US Foods Chef's Store	30,000 SF
07	Ace Hardware	20,010 SF
10	Available	3,168 SF
12	Supercuts	1,400 SF
13-14	Chick N Roll	4,000 SF
15	Dollar Tree	12,000 SF
16	Anytime Fitness	4,500 SF
19	VA ABC Store	3,500 SF
20	Tobacco and Vape	2,000 SF
21	Dr. Park DDS	1,600 SF
22	Peking China	1,200 SF
23	Available	1,300 SF
24	Liberty Tax	1,300 SF
25	Ann Nails	1,300 SF
26	The UPS Store	1,480 SF
30	Funplex Trampoline Park	26,840 SF
31	Riverside	25,450 SF
35	Gus' NY Pizza	2,400 SF
OP-1	Available	10,908 SF

Aerial View



Aerial View



Thomas Nelson
Community
College

Interstate 64 - ADT 168,000

Hampton
Towne Centre

Big Bethel - ADT 39,000

Sandy Bottom
Nature Park
456 Acres

Sandy Bottom
NATURE PARK

Hampton Roads Center Pkwy - ADT 39,000

Aerial View

Langley
AirForce
Base

Coliseum
Central

Peninsula
Town Center

Thomas Nelson
Community
College

Interstate 64 - ADT 168,000

Hampton
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Big Bethel - ADT 39,000

Hampton Roads Center Pkwy - ADT 39,000

Hampton
Woods Plaza
& Shoppes



Aerial View



Newport News
Shipyard

Coliseum
Central

Hampton Roads Center Pkwy - ADT 39,000

Thomas Nelson
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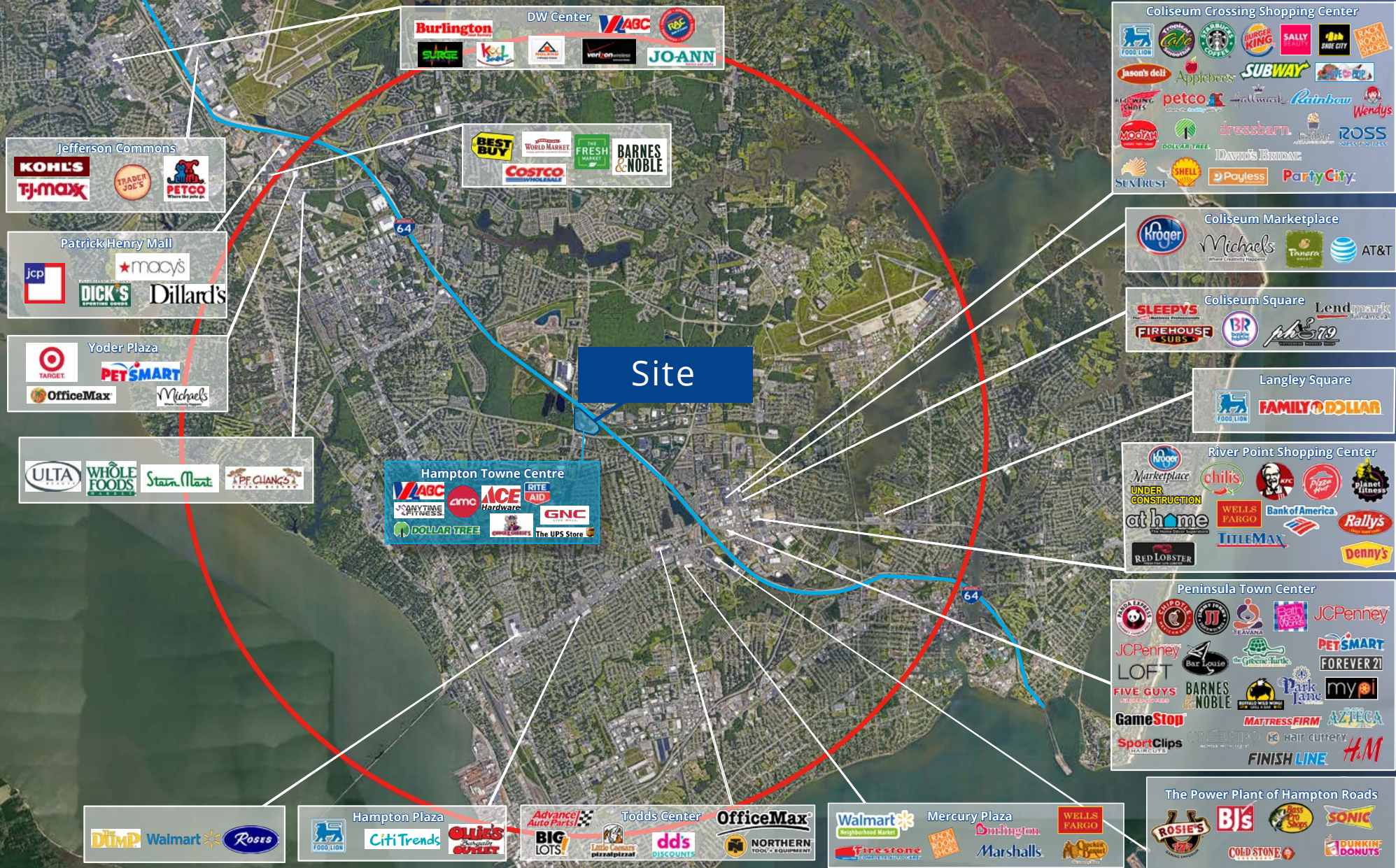
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