



Retail Opportunity

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Big Box Opportunity 29,815 SF Available For Lease

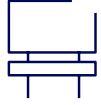
5957 E Virginia Beach Blvd | Norfolk, VA 23502

Military Crossing Anchored in the Heart of Norfolk

Nestled in Norfolk's bustling Military Circle corridor, Military Crossing is a 192,000 SF community center anchored by Ollie's Bargain Outlet and Treasure Hunt. Military Crossing enjoys easy access to I-64 & I-264, making it a prime destination for retailers to attract customers from across the Hampton Roads region. Boasting excellent visibility, generous parking, and prominent monument signage along Virginia Beach Blvd, Military Crossing presents retailers with an opportunity to establish themselves in Norfolk's premier retail corridor at rental rates lower than nearby competitors, including JANAF Shopping Yard and Military Circle Mall.

Property Overview

Property Highlights



Prime Pylon
Signage
Opportunity on VA
Beach Blvd



7,330
SF 2nd
Generation
Restaurant
Available



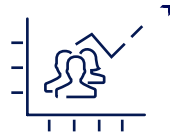
Convenient
Access to
I-64 & I-264



300,000+
Population
within 5 miles



3-mile
Average HH
Income of
\$85,952



Located in the
City of Norfolk's
Main Strategic
Growth Corridor

Available Spaces

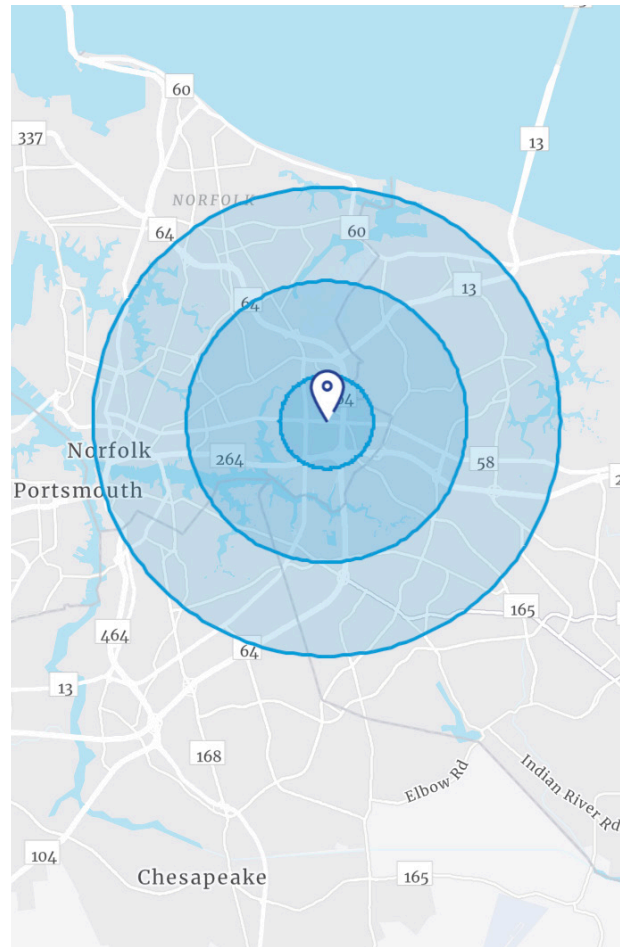
Suite 5	3,465 SF	
Suite 10	7,330 SF	2nd Gen Restaurant Space
Suite 11	29,815 SF	Big Box Opportunity
Suite 13	2,805 SF	Former Beauty Salon
Suite 18	6,000 SF	

NNN Rate: \$3.50 psf

Join these retailers



Demographics	1 Mile	3 Miles	5 Miles
Households	2,549	38,179	121,398
Population	6,331	95,613	300,846
Average HH Income	\$87,373	\$85,952	\$88,637





Site Plan

Unit #	Tenant	Size	Unit #	Tenant	Size
01	CSL Plasma	10,000 SF	10	AVAILABLE (2nd Generation Restaurant)	7,330 SF
2A	Gall's Uniforms	8,370 SF	11	AVAILABLE	29,815 SF
2B	Lee Nail Salon	2,991 SF	12	Dollar General	8,250 SF
3A	FedEx Office	4,095 SF	13	AVAILABLE (Former Salon)	2,805 SF
3B	SNIPES	3,858 SF	14	Pink Pearls Dance Co	3,701 SF
04	Boil Bay Seafood	28,296 SF	15	Hair Depot	21,500 SF
05	AVAILABLE	3,465 SF	16	The Studio Barbershop	1,510 SF
06	Soul Food Kitchen	3,428 SF	17	New York Bus	1,559 SF
7-8	Bldv Salon Suites	6,400 SF	18	AVAILABLE	6,000 SF
09	Mi Pais Centroamerican Store	3,050 SF	19-20	Ollie's	37,437 SF

Former Salon Photos



Property Photos



Property Aerial



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