



For Lease

Ned Brooks

Senior Vice President
+1 757 228 1829
ned.brooks@colliers.com

Tyler Brooks

Senior Vice President
+1 757 213 8110
tyler.brooks@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Thalia Collins Square

4001 Virginia Beach Boulevard | Virginia Beach, VA 23452

Property Features:

Collins Square is a 123,870 SF shopping center located near the highly sought after Pembroke submarket of Virginia Beach, just east of the Virginia Beach Town Center and Pembroke Mall. The property benefits from two signalized entrances.

Accelerating success.

Property Overview

Address: 4001 Virginia Beach Boulevard, Virginia Beach, Virginia 23452

Availability: Unit #13: 1,950 sq. ft.
Unit #25: 1,500 sq. ft.

Lease Rate: Contact agents for rates

Additional Charges: \$4.00 per sq. ft. (NNN); break down as follows: CAM = \$2.50;
Taxes = \$1.02; Ins = \$0.48

Area Retailers: This center is just east of the Virginia Beach Town Center (Free People, Anthropologie, Bluemercury, Funnybone Comedy Club, Ruth's Chris, Lululemon, Regal Cinemas and others) and Pembroke Mall (Target, DSW, Nordstrom Rack, REI, Bahama Breeze, and more). The center is also across from the Virginia Beach Central Library.

Traffic Counts: 48,000 AADT on Virginia Beach Boulevard between Independence Boulevard and Rosemont Road

Demographic Facts	1 Mile	3 Miles	5 Miles	5 Min	10 Min	15 Min
Population	15,395	122,455	293,542	29,799	178,544	391,451
Average HH Income	\$85,342	\$99,401	\$105,566	\$89,888	\$96,649	\$104,289
Daytime Population	16,121	128,173	288,634	45,692	190,189	409,403



Site Plan



Unit	Tenant	SQ.FT.	Dimensions
1-7	Jerry's Artarama	7,650	Irregular
8	H&R Block	900	15' x 60'
9	In8 Chiropractic	900	15' x 60'
10-11	True Care Dental	1,800	30' x 60'
12	City of Virginia Beach	1,300	20' x 65'
13	Available	1,950	30' x 65'
14	Hair by Eugenia	1,920	32' x 60'
15	Tropical Smoothie Cafe	1,200	20' x 60'
16	GameStop	1,500	25' x 60'
17	UPS Store	1,500	20' x 75'
18	Seafood Kitchen	1,500	20' x 75'

Unit	Tenant	SQ.FT.	Dimensions
19-24	The Lazy Daisy Gift Store	11,700	Former Party City
25	Available	1,500	20' x 75'
26-27	Planet Fitness	20,000 +	20' x 75'
28-30	US Foods Chef'sStore	+/- 40,000	
31-34	Navy Federal	10,800	Irregular
35	Navy Mutual	1,300	20' x 65'
36	Cartridge World	1,400	20' x 70'
37	Hollywood Nails	900	15' x 60'
38-40	Fleet Feet Sports	2,700	Irregular
41	Chili's	6,000	
42	Habit Burger	3,035	

Aerial View

48,000 VPD

Virginia Beach Blvd



Aerial View



Virginia Beach Town Center
The Westin, Brooks Brothers, PF Changs,
Dick's Sporting Goods, Ruth's Chris,
Yard House, Gordon Biersch, Cheesecake
Factory, Sandler Performing Arts

Independence Blvd



Virginia Beach
Central Library

Thalia Collins
Square

Loehmann's
Plaza

Bonney Rd

Virginia Beach Oceanfront

Aerial View

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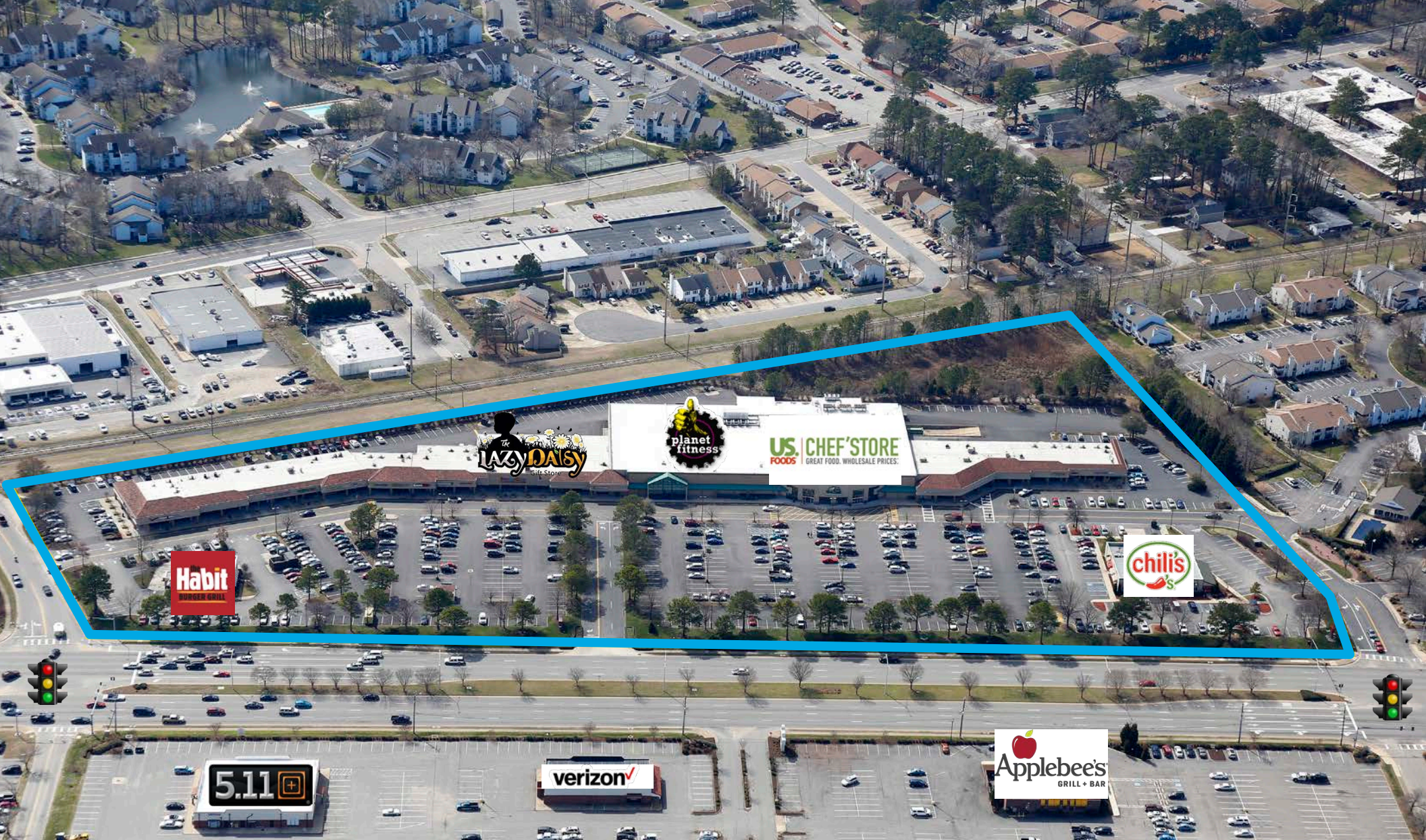


Loehmann's
Plaza

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