



2701 North Mall Drive, Virginia Beach, VA 23452

Lynnhaven East North Mall Shops

Junior Anchor Space & Outparcel Available

- **New anchor tenant coming soon!**
- 20,000 SF junior anchor space available
- Outparcel available
- Visibility and access to Lynnhaven Parkway as well as easy access to I-264
- Located adjacent to the region's strongest mall, which is anchored by Apple, L.L. Bean, Dick's Sporting Goods, Barnes & Noble, Macy's, AMC 16 and Dave & Buster's
- Large surrounding office inventory - good daytime population
- Super regional location & good restaurants and retailers within close proximity

Accelerating success.

Outparcel &
20,000 SF
Available

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Property Overview | Photos

Description

The subject property is located immediately adjacent to Lynnhaven Mall which is the region's strongest mall by sales, current occupancy, and quality of tenants. Additionally, the property has superior access and visibility to Lynnhaven Parkway via the signalized intersection at North Mall Drive, which also provides direct access into Lynnhaven Mall. The Property currently has a former Office Max (20,045 sf), with a new anchor tenant coming soon (65,000 sf).

Box Availability:	From 1,000 - 20,045 SF
Shop Space:	Available in various sizes
Outparcel:	Can accommodate up to 3,500 SF building, depending upon layout
Lease Rate:	Contact Agent for pricing
Traffic Counts	40,000 AADT (Lynnhaven Parkway) 15,000 AADT (S. Lynnhaven Parkway)

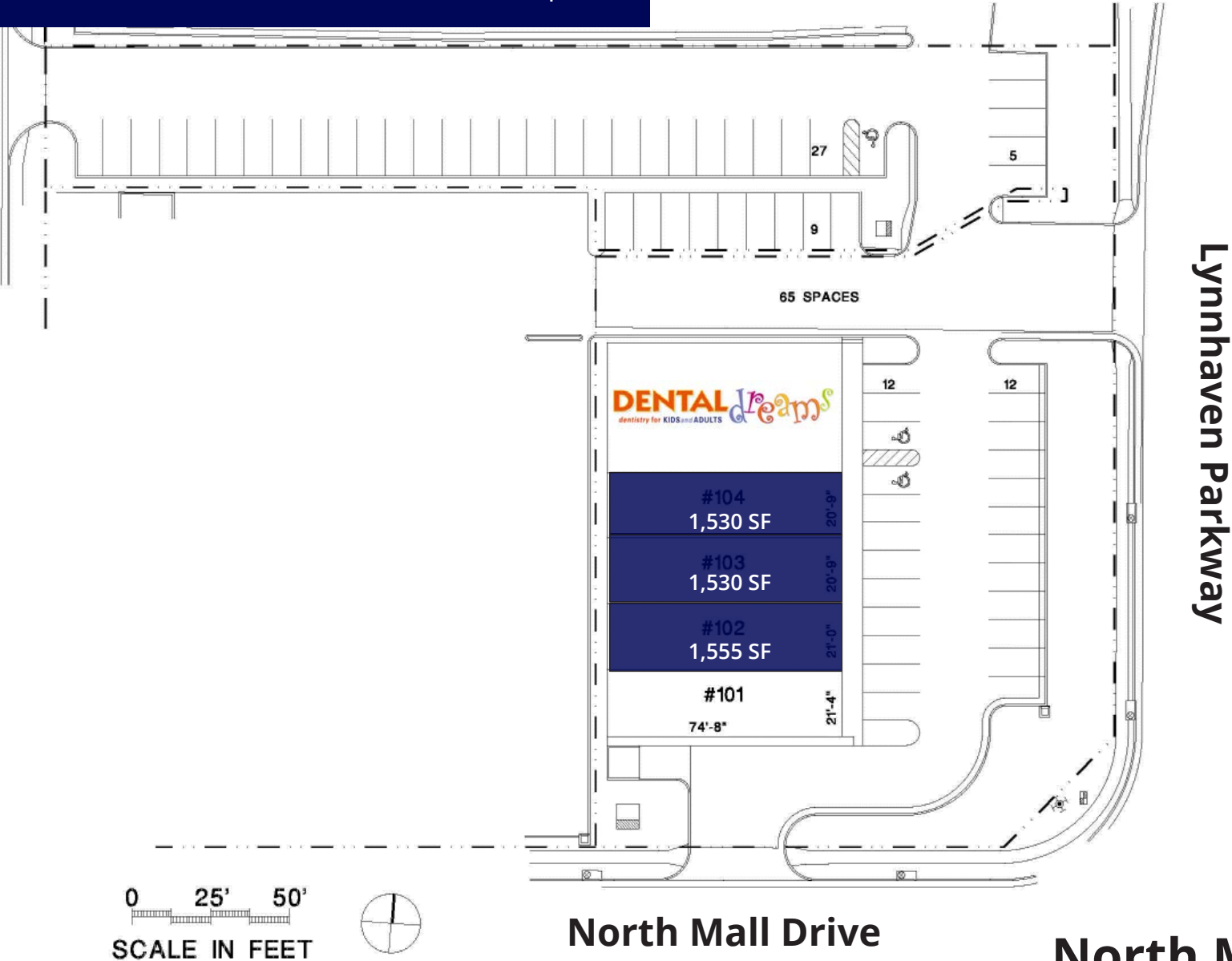
Demographic Facts	1 Mile	3 Miles	5 Miles
Population	7,044	94,941	239,319
Average HH Income	\$87,383	\$88,382	\$103,370
Total Employees	14,976	97,994	239,287



Site Plan



Site Plan - North Mall Shops

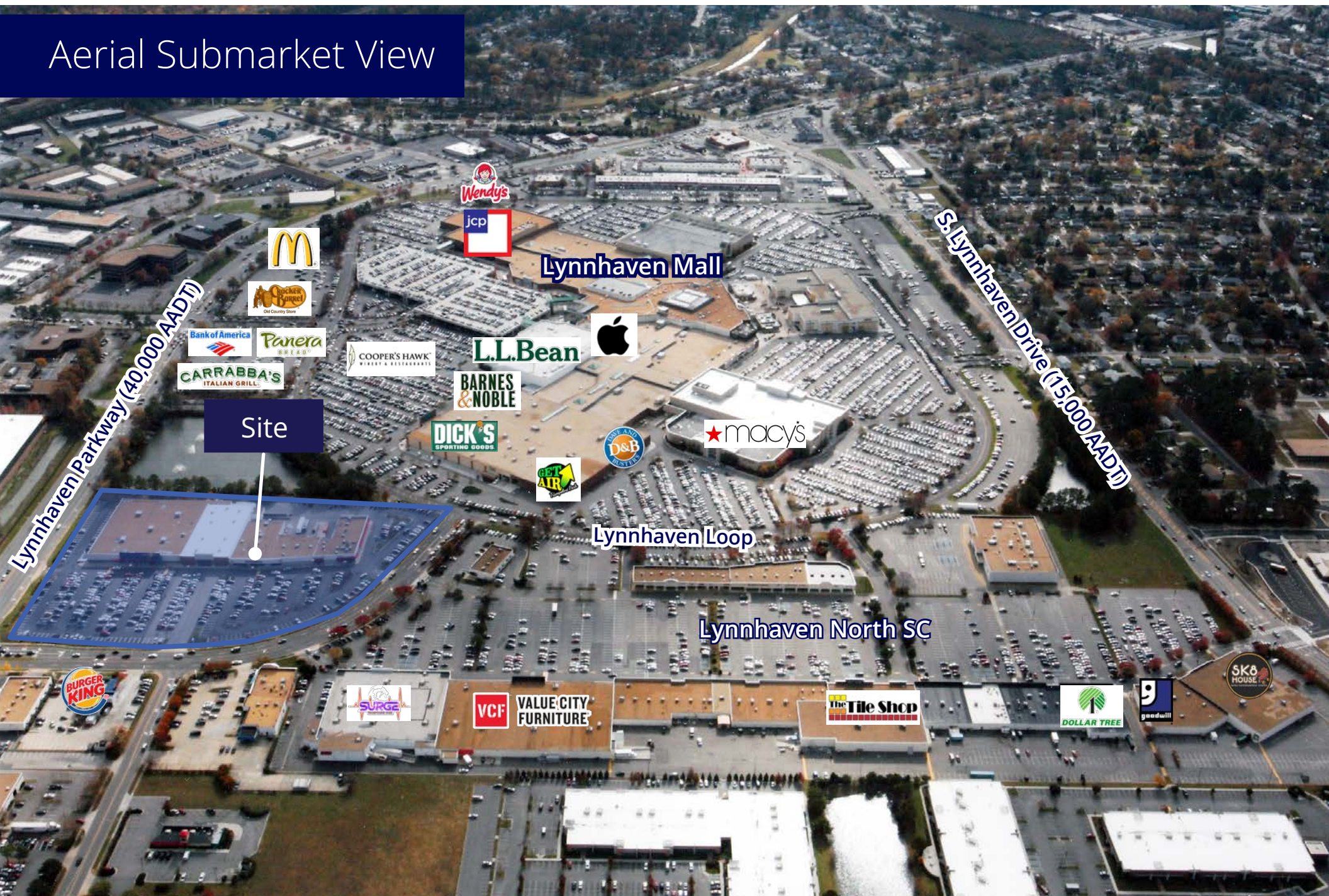


North Mall Drive

Lynnhaven Parkway

North Mall Shops
2704 NORTH MALL DRIVE, VIRGINIA BEACH, VA

Aerial Submarket View





Sabre Street

North Mall Shops

Lynnhaven North Shopping Center

North Mall Drive

Lynnhaven Parkway (40,000 AADT)

S. Lynnhaven Drive (15,000 AADT)

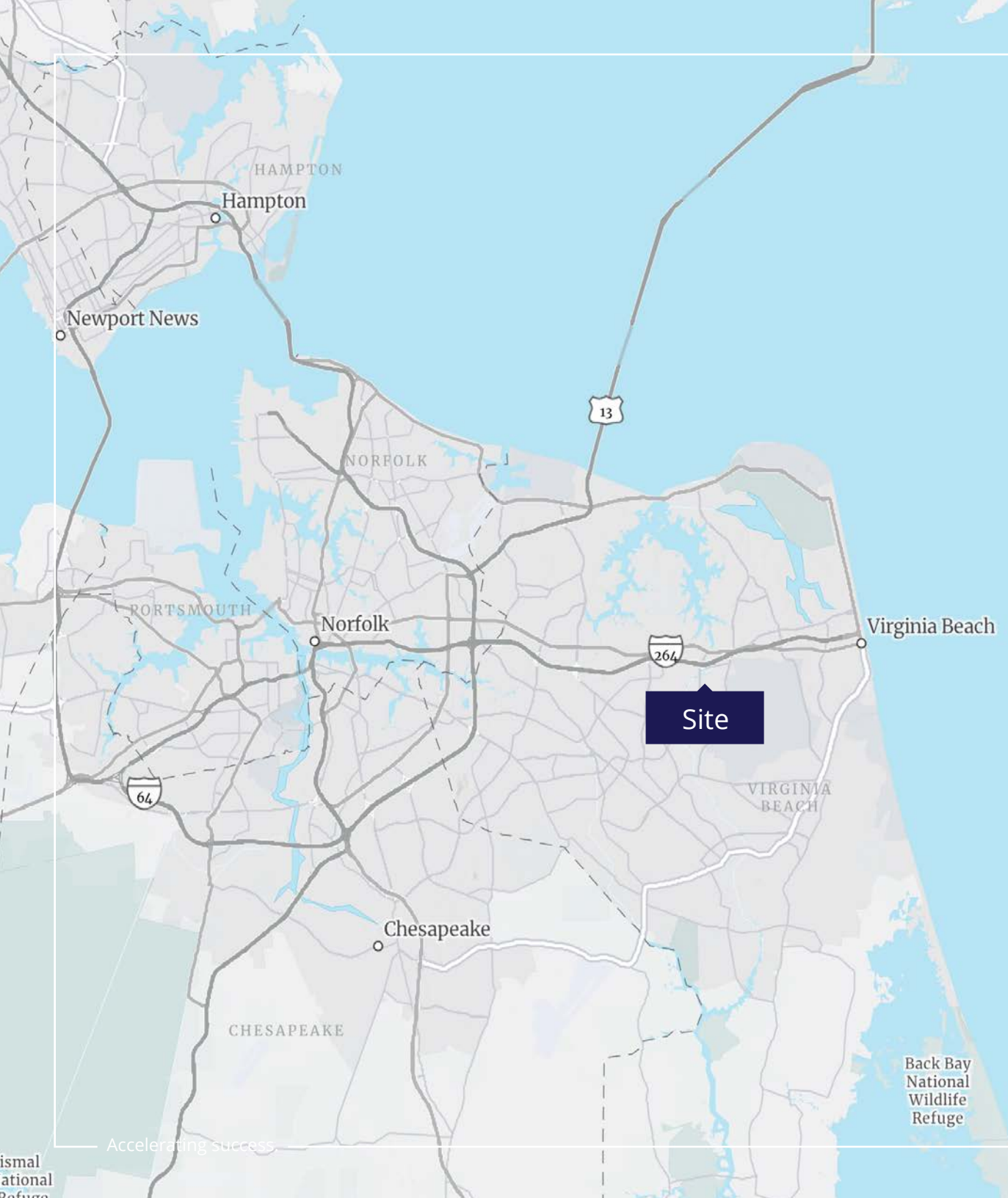
Lynnhaven Loop

Lynnhaven Mall

Aerial Submarket View

Lynnhaven Crossing

RED LOBSTER
FRESH FISH • LIVE LOBSTER



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