Colliers

For Lease

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Thalia Collins Square

4001 Virginia Beach Boulevard | Virginia Beach, VA 23452

Property Features:

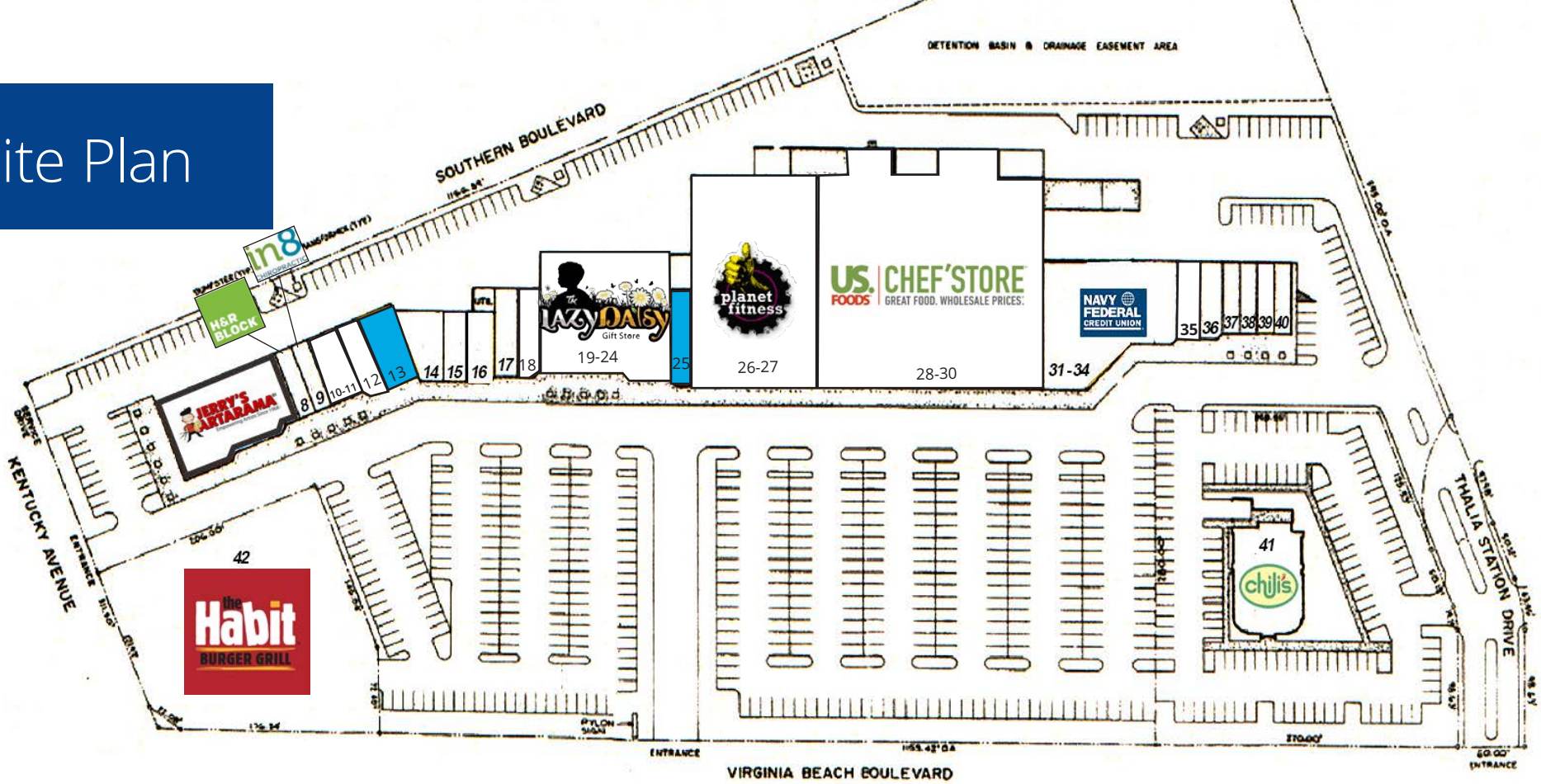
Collins Square is a 123,870 SF shopping center located near the highly sought after Pembroke submarket of Virginia Beach, just east of the Virginia Beach Town Center and Pembroke Mall. The property benefits from two signalized entrances.

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'Store	+/- 40,000	
31-34	Navy Federal	10,800	Irregular
35	Lowenthal Furs	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

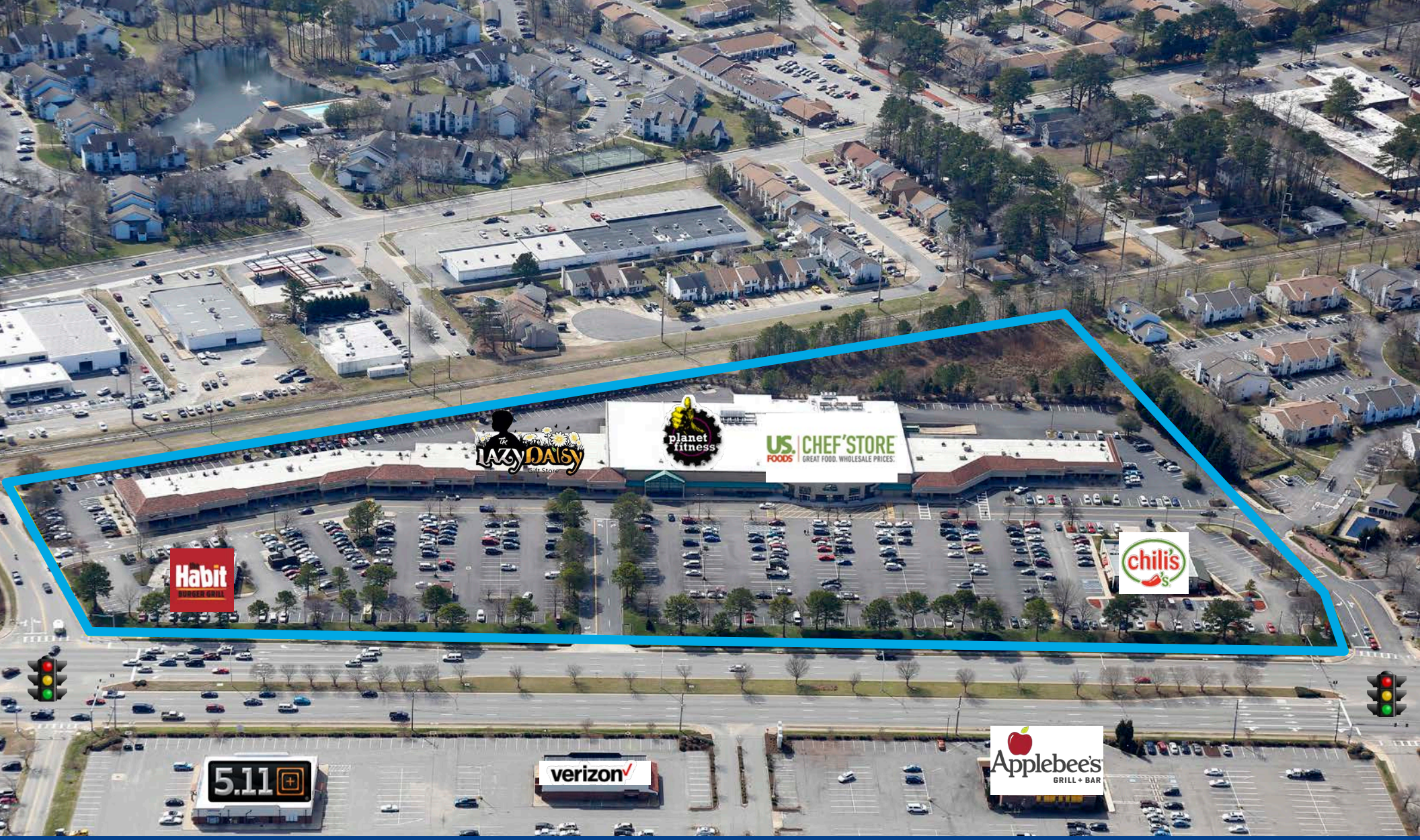
JERRY'S ARTARAMA
Empowering Artists Since 1968
Habit BURGER GRILL
Tropical Cafe Smoothie
GameStop
POWER TO THE PLAYERS
The LAZY DAISY Gift Store
planet fitness
US FOODS CHEF'STORE
GREAT FOOD. WHOLESALE PRICES.
NAVY FEDERAL Credit Union
FLEET FEET Sports
48,000 VPD
Virginia Beach Blvd

Aerial View

Virginia Beach Town Center
The Westin, BrooksBrothers, PF Changs, Dick's Sporting Goods, Ruth's Chris, Yard House,Gordon Biersch, Cheesecake Factory, Sandler Performing Arts
264
Independence Blvd
Pembroke Mall
KOHL'S
sears
Virginia Beach Central Library
Thalia Collins Square
Bonney Rd
Loehmann's Plaza

Aerial View

Virginia Beach Oceanfront
sears
264
Virginia Beach Blvd
Loehmann's Plaza
Thalia Collins Square
Virginia Beach Central Library



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