



2701 North Mall Drive, Virginia Beach, VA 23452

Lynnhaven East North Mall Shops

Small Shop Space Available – from 1,530 sf

- **Burlington coming soon!**
- New anchor tenant - Academy Sports
- 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

Small Shop Space Available

Chris Read

Senior Vice President
+1 757 228 1803
chris.read@colliers.com

Tyler Brooks

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

Colliers

150 West Main Street
Suite 1100
Norfolk, VA 23510
Main: +1 757 490 3300
colliers.com

Colliers

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

Lease Rate: Contact Agent for pricing

Traffic Counts
40,000 AADT (Lynnhaven Parkway)
15,000 AADT (S. Lynnhaven Parkway)

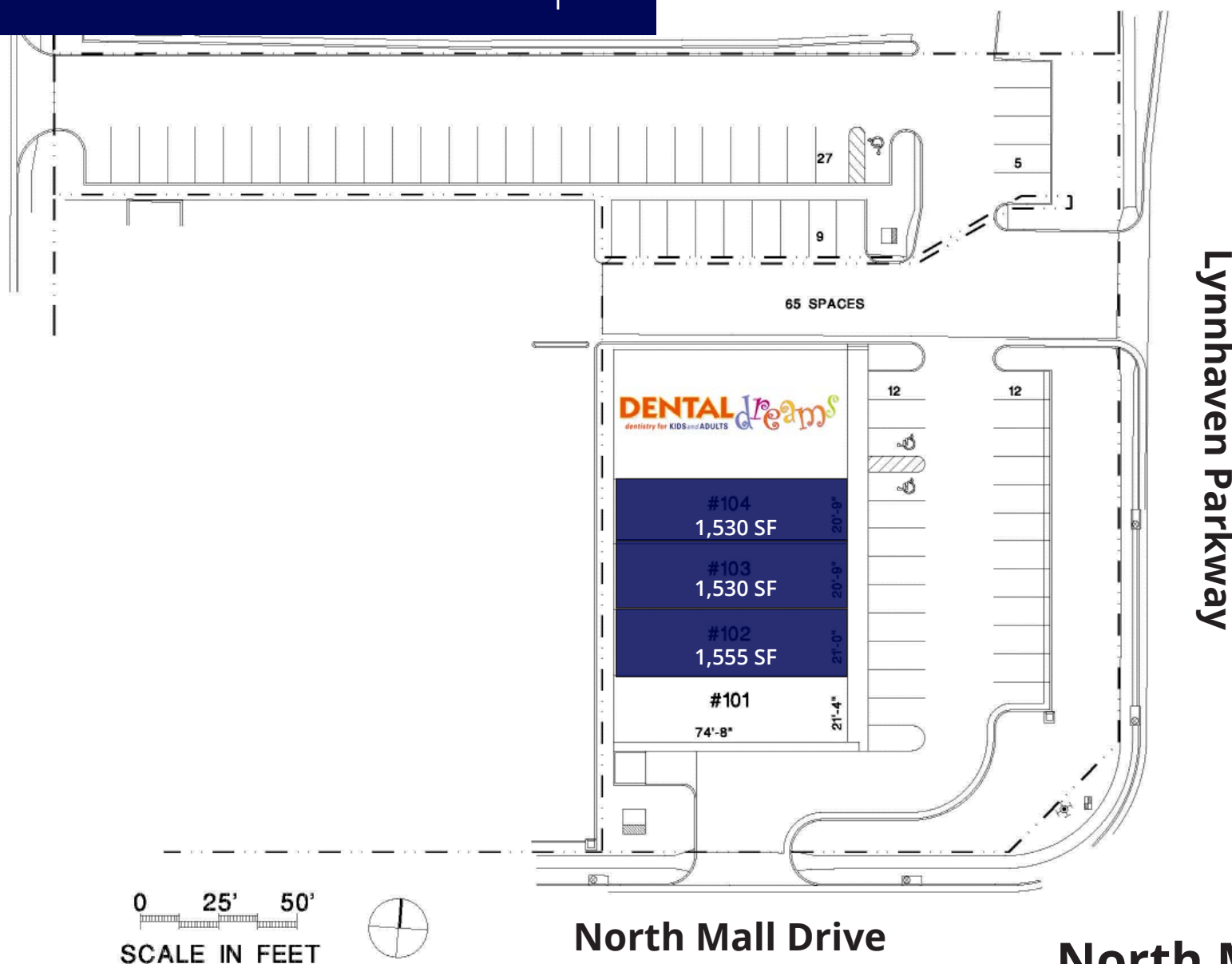
Demographic Facts	1 Mile	3 Miles	5 Miles
Population	7,044	94,941	239,319
Average HH Income	\$87,383	\$88,382	\$103,370
Total Employees	14,976	97,994	239,287



Site Plan

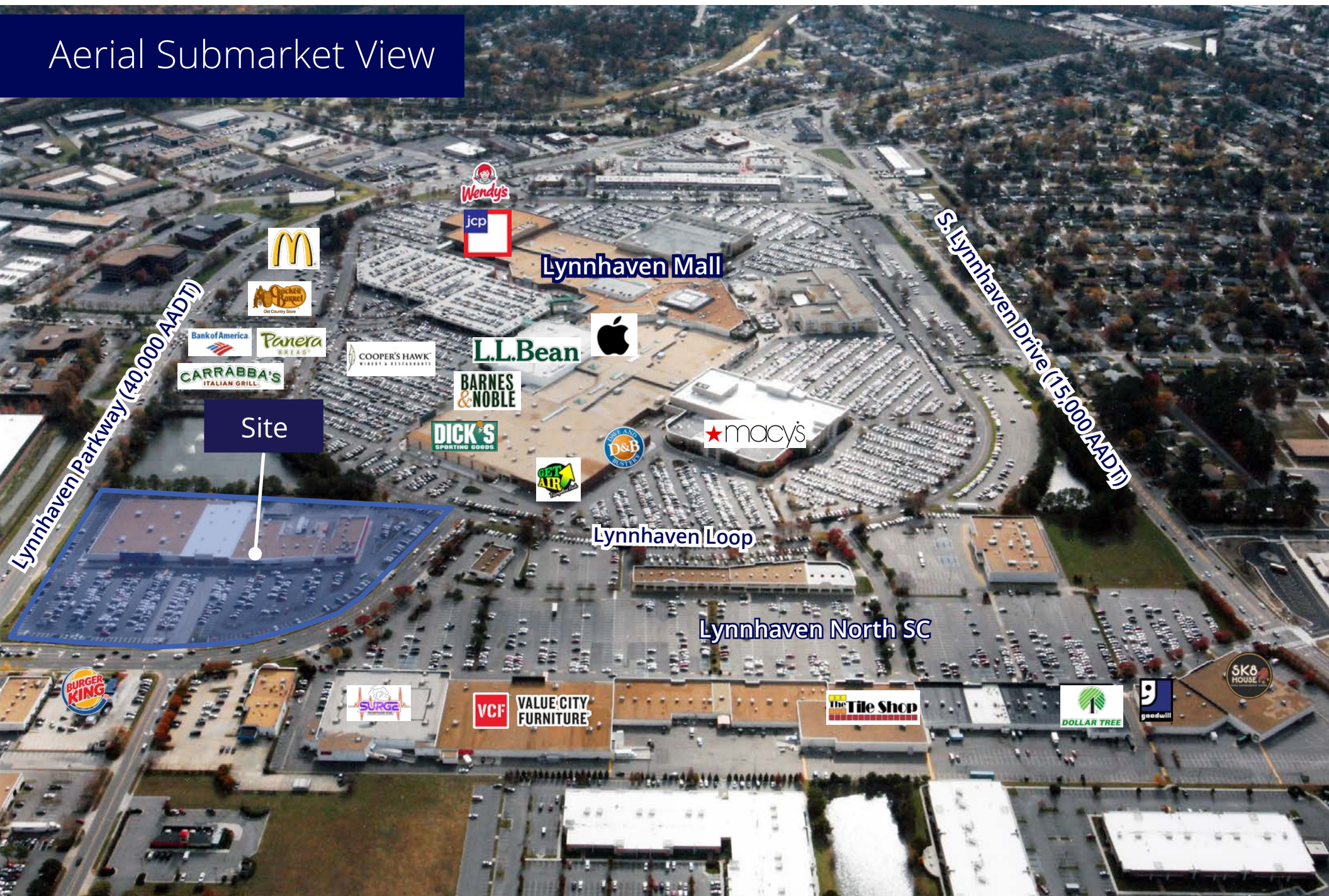


Site Plan - North Mall Shops



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

Aerial Submarket View





Walmart

Sabre Street

North Mall Shops

Phoenix Drive

North Mall Drive

Lynnhaven Parkway (40,000 AADT)

Lynnhaven North Shopping Center

S. Lynnhaven Drive (15,000 AADT)

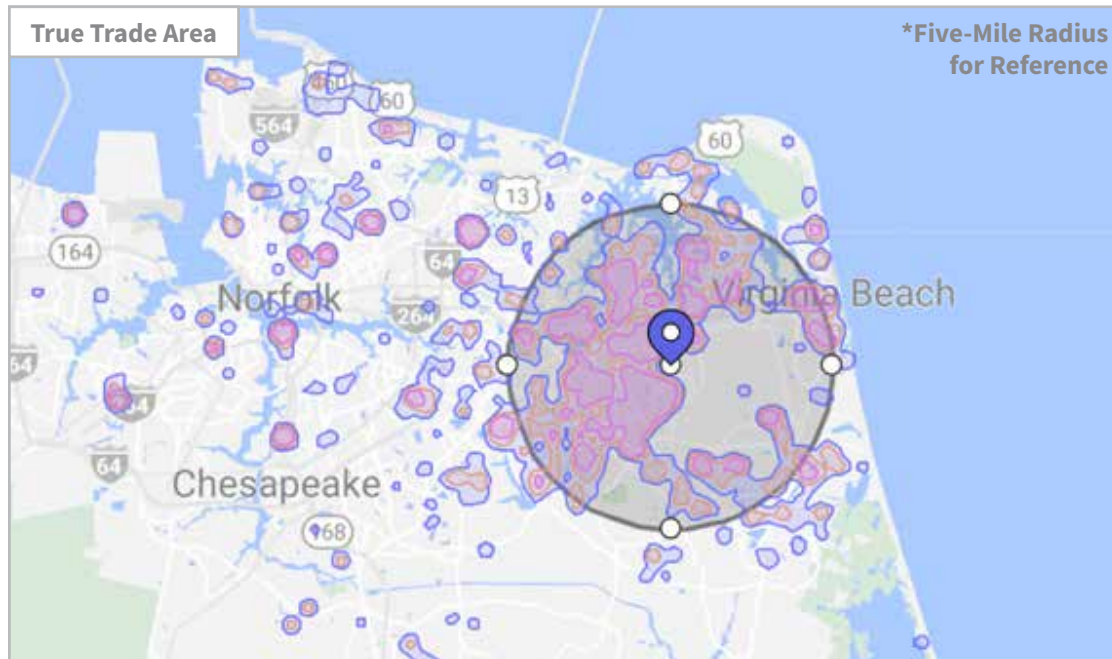
Lynnhaven Loop

Lynnhaven Mall

Aerial Submarket View

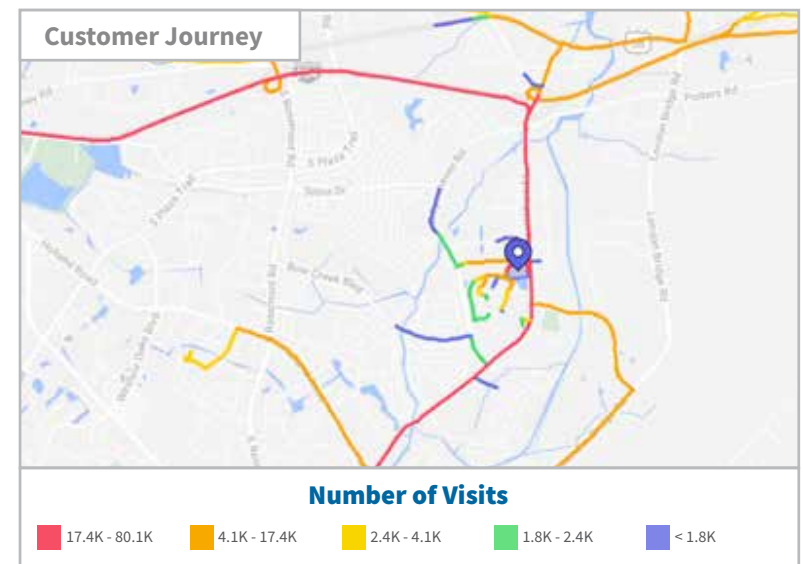
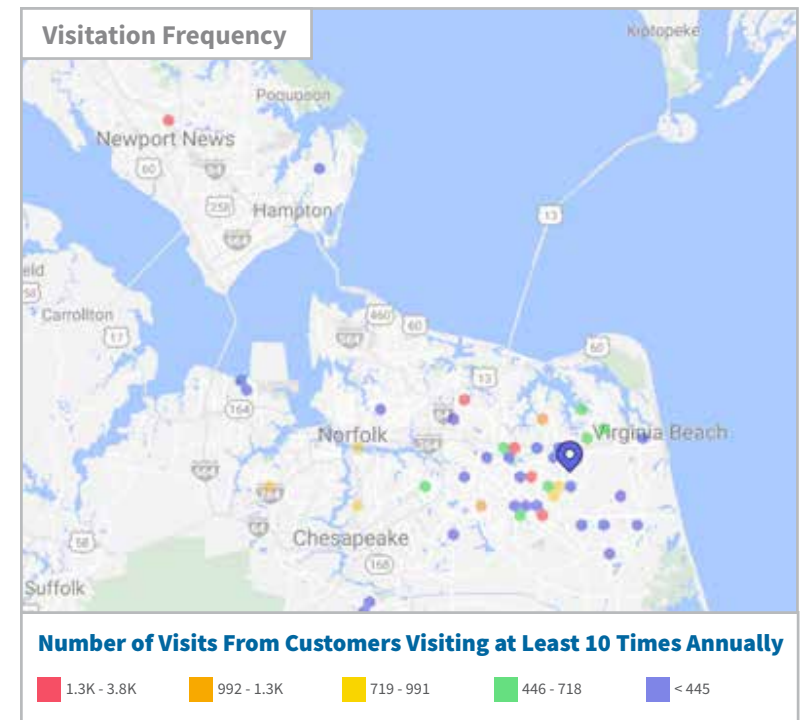
Lynnhaven Crossing

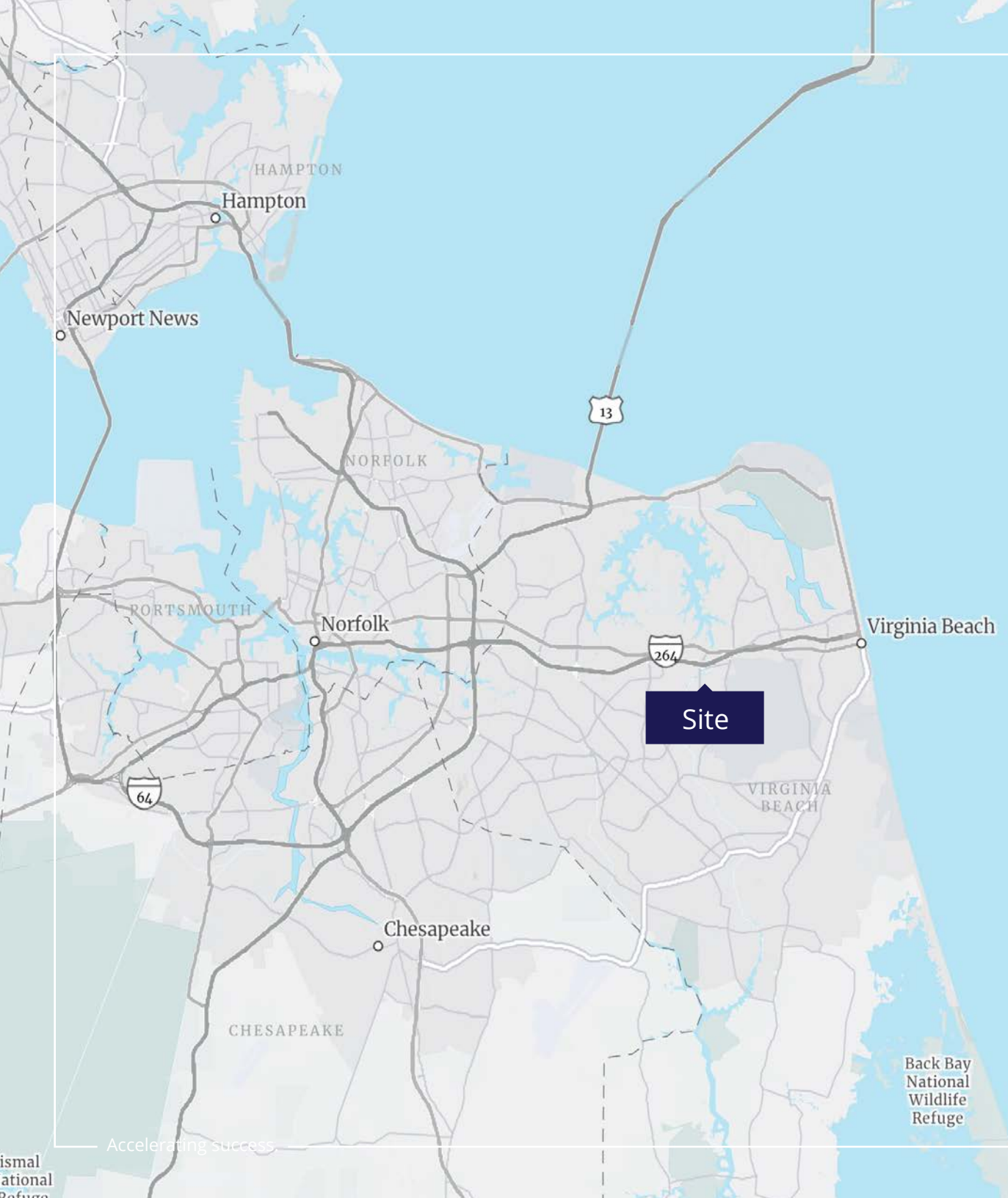
Demographics & Trade Area



Census Profiles Based on Traffic Volume Coming to Shopping Center within 50 Miles

Overview	40% Traffic Vol	60% Traffic Vol	80% Traffic Vol
Population	95,868	207,277	390,802
Trade Area Size	16.86 sq mi	39.88 sq mi	85.69 sq mi
Ethnicity			
White	51,840	117,455	222,264
African American	24,756	48,960	98,297
Hispanic	7,295	16,580	29,027
Asian	6,776	13,689	23,009
Household Income			
Median	\$58,615	\$64,268	\$62,902





Chris Read

Senior Vice President
+1 757 228 1803
chris.read@colliers.com

Tyler Brooks

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

Colliers

150 West Main Street
Suite 1100
Norfolk, VA 23510
Main: +1 757 490 3300
colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC



colliers.com