



# Fully Leased

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## Thoroughgood Centre

1608 Pleasure House Rd  
Virginia Beach, VA

Thoroughgood Centre is a 13,541 sf unanchored, neighborhood shopping center in Virginia Beach, VA that sits on 1.44 acres. The Property contains in-line shops with a well-curated mix of service, medical, and food and beverage tenants. The Property benefits from its location within the successful and established Shore Drive submarket in the heart of Virginia Beach and is surrounded by a growing and affluent demographic with one of the region's larger military installations (JEB Little Creek) less than 1 mile away.

Accelerating success.

**Colliers**

150 W. Main Street  
Suite 1100  
Norfolk, VA 23510  
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# Property Overview

|                     |               |
|---------------------|---------------|
| <b>SF Available</b> | Fully leased  |
| <b>Lease Rate</b>   | Contact Agent |
| <b>NNN</b>          | Contact Agent |
| <b>Total RBA</b>    | 13,541 SF     |
| <b>Parking</b>      | 5/1,000 SF    |

## Highlights



Traffic Counts:  
Independence Blvd - 39,893 VPD  
Pleasure House Rd - 18,000 VPD



1,100 SF space  
available for  
lease



Excellent location  
in affluent dense,  
high barrier to  
entry market



Only 30 minutes  
to Virginia Beach  
& 20 minutes to  
Downtown Norfolk



1-mile from JEB  
Little Creek with  
18,000 military &  
civilian personnel



Pylon Signage  
Availability

|                       | 1-Mile | 3-Mile | 5-Mile  |
|-----------------------|--------|--------|---------|
| <b>Population</b>     |        |        |         |
| 2024 Est. Population  | 10,969 | 65,470 | 179,947 |
| 2028 Proj. Population | 10,760 | 65,148 | 181,246 |
| Change 2024 - 2028    | -0.38% | -0.10% | 0.14%   |
| 2024 Median Age       | 35.3   | 38.6   | 38.6    |

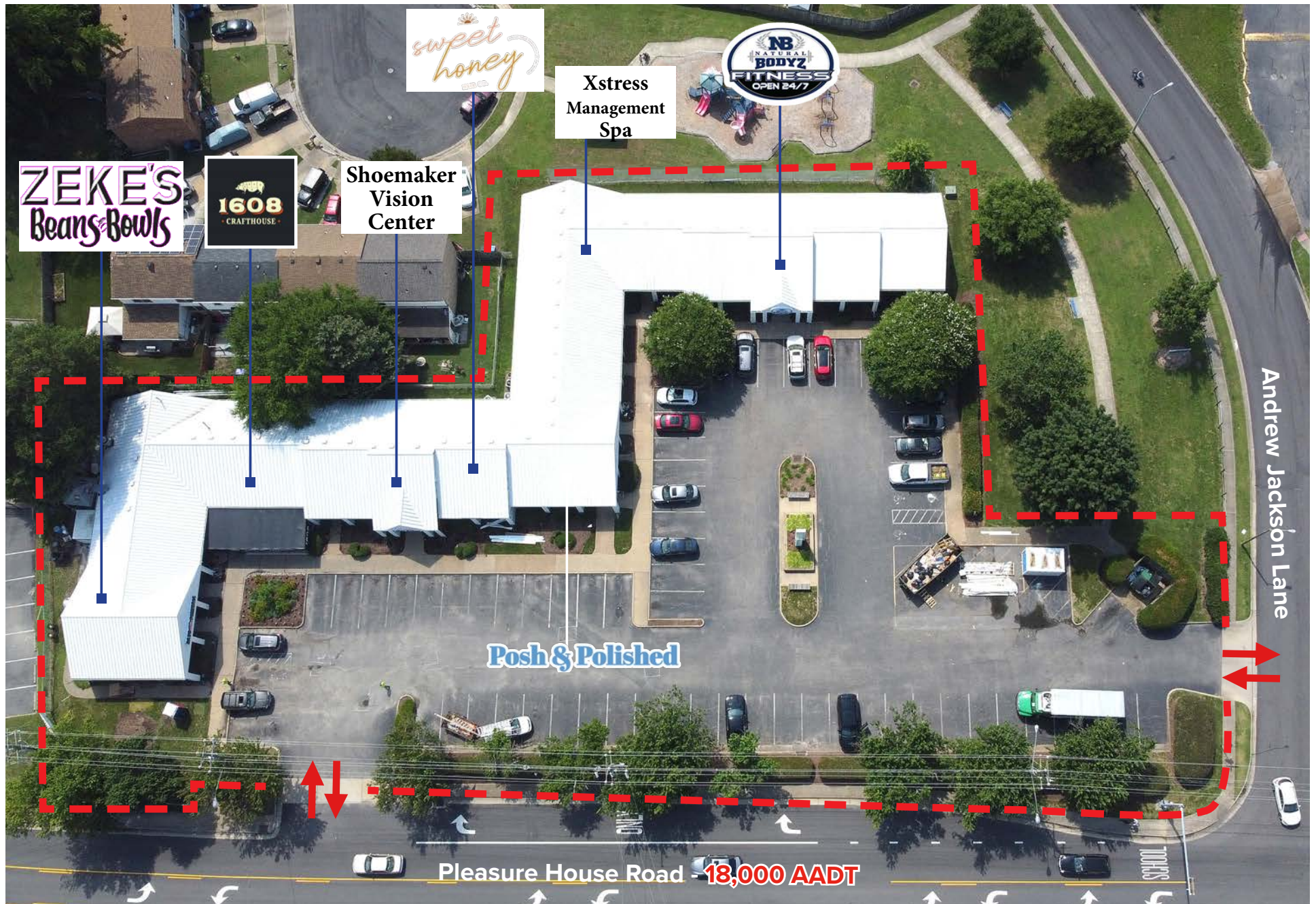
|                       |        |        |        |
|-----------------------|--------|--------|--------|
| <b>Households</b>     |        |        |        |
| 2024 Households       | 4,262  | 26,839 | 74,829 |
| 2028 Proj. Households | 4,220  | 26,921 | 76,170 |
| Change 2024 - 2028    | -0.20% | 0.06%  | 0.36%  |

|                    |           |           |           |
|--------------------|-----------|-----------|-----------|
| <b>2024 Income</b> |           |           |           |
| Average HH Income  | \$106,794 | \$112,084 | \$107,053 |
| Median HH Income   | \$75,847  | \$78,511  | \$74,679  |
| Per Capita Income  | \$41,408  | \$46,301  | \$44,541  |

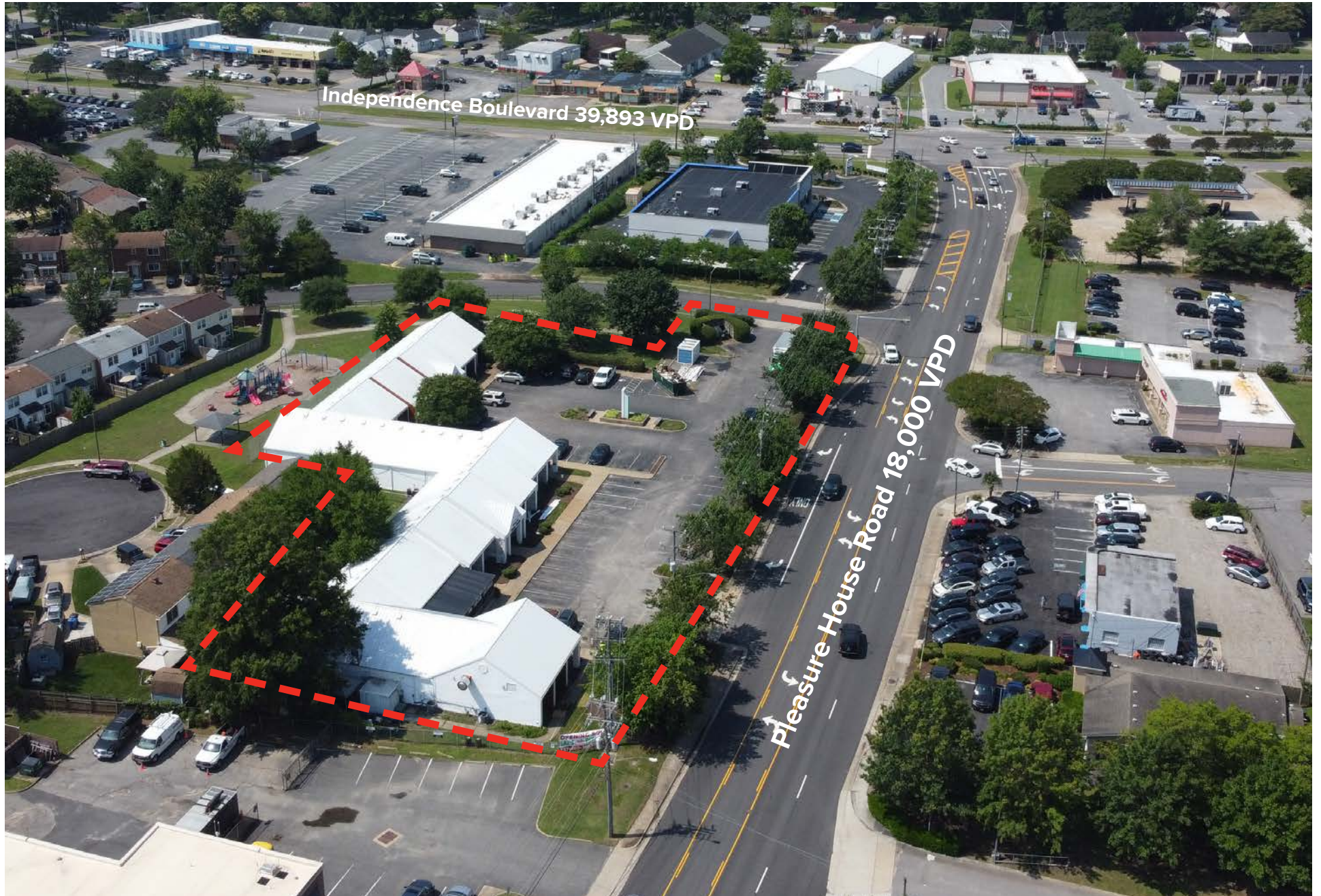
|                           |       |        |        |
|---------------------------|-------|--------|--------|
| <b>2024 Housing Units</b> |       |        |        |
| Total Housing Units       | 4,432 | 28,126 | 79,459 |
| Owner Occupied Units      | 2,401 | 16,010 | 43,183 |
| Renter Occupied Units     | 1,861 | 10,829 | 31,646 |
| Vacant Units              | 170   | 1,287  | 4,630  |

|                        |       |        |       |
|------------------------|-------|--------|-------|
| <b>2024 Employment</b> |       |        |       |
| # of Employees         | 2,467 | 17,757 | 8,211 |
| # of Businesses        | 309   | 1,879  | 5,922 |

# Site Plan



# Aerial



# Submarket Aerial





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