



2701 North Mall Drive, Virginia Beach, VA 23452

Lynnhaven East North Mall Shops

Small Shop Space Available – 1,530 sf – 4,615 sf

- **Burlington now open!**
- **7 Brew under construction!**
- 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.

Small Shop Space 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 is anchored by Academy Sports and Burlington.

Shop Space: 1,530 sf - 4,615 sf

Lease Rate: Contact Agent for pricing

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

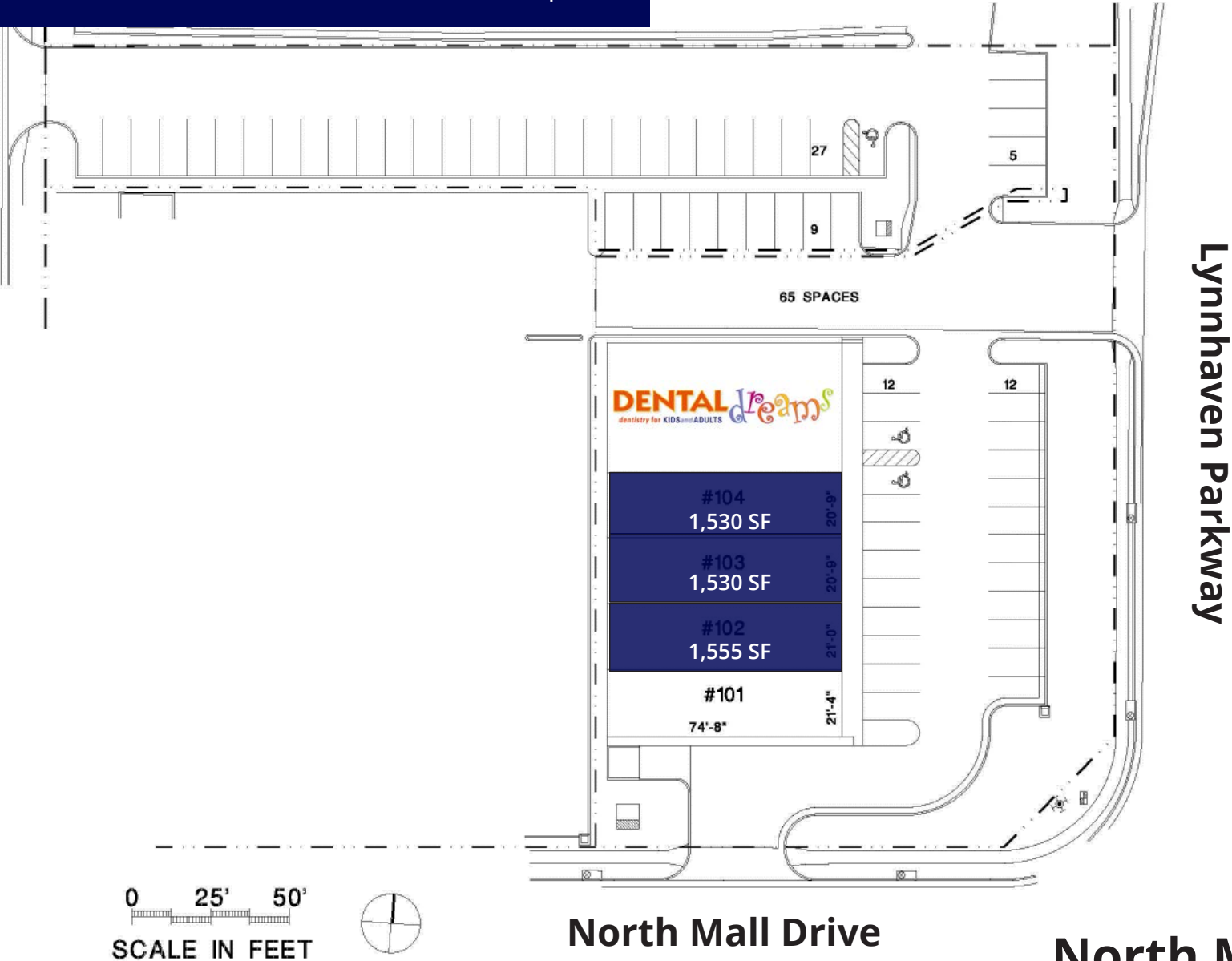
Demographic Facts	1 Mile	3 Miles	5 Miles
Population	7,044	94,941	239,319
Average HH Income	\$87,383	\$88,382	\$103,370
Total Employees	14,976	97,994	239,287



Site Plan

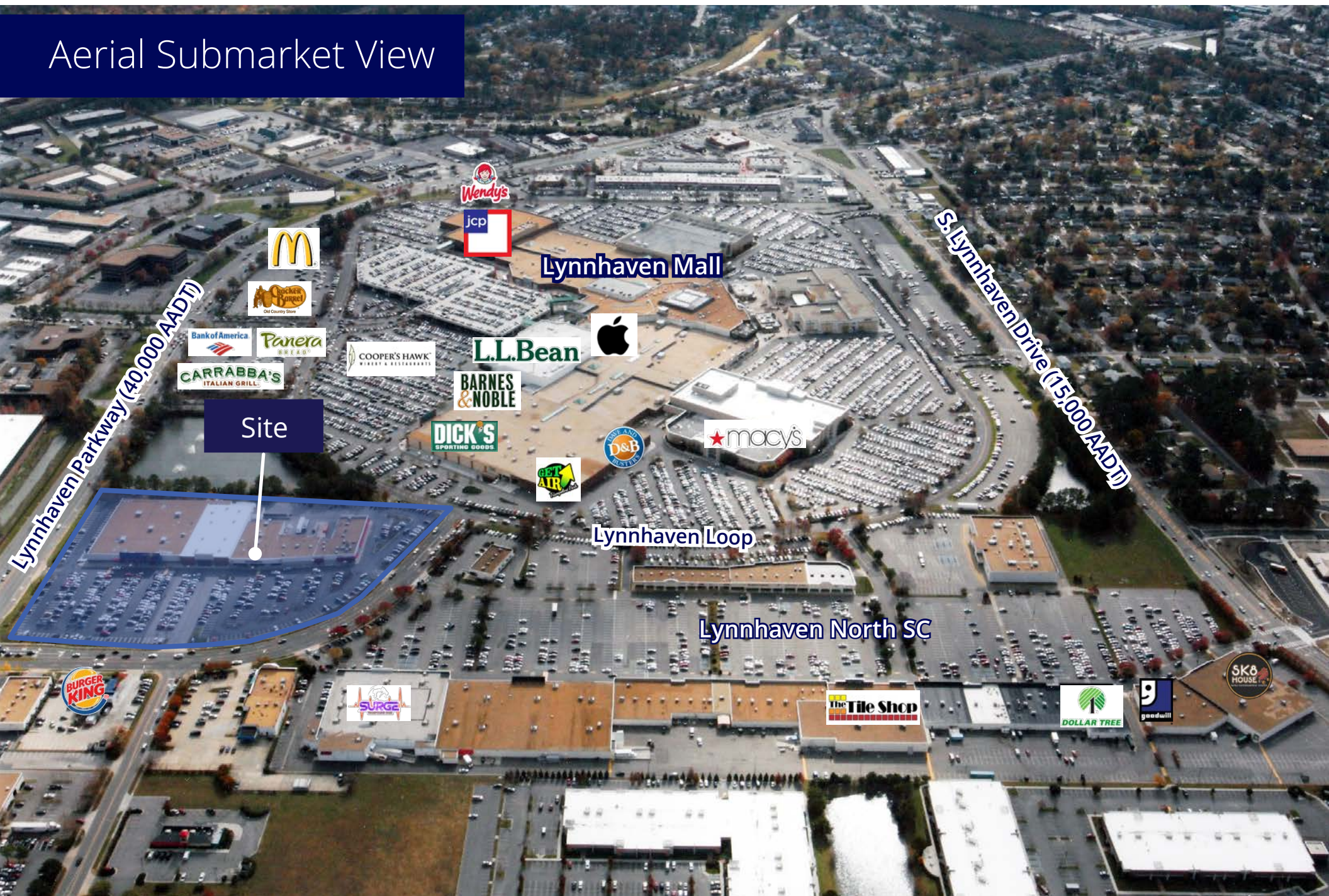


Site Plan - North Mall Shops



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)

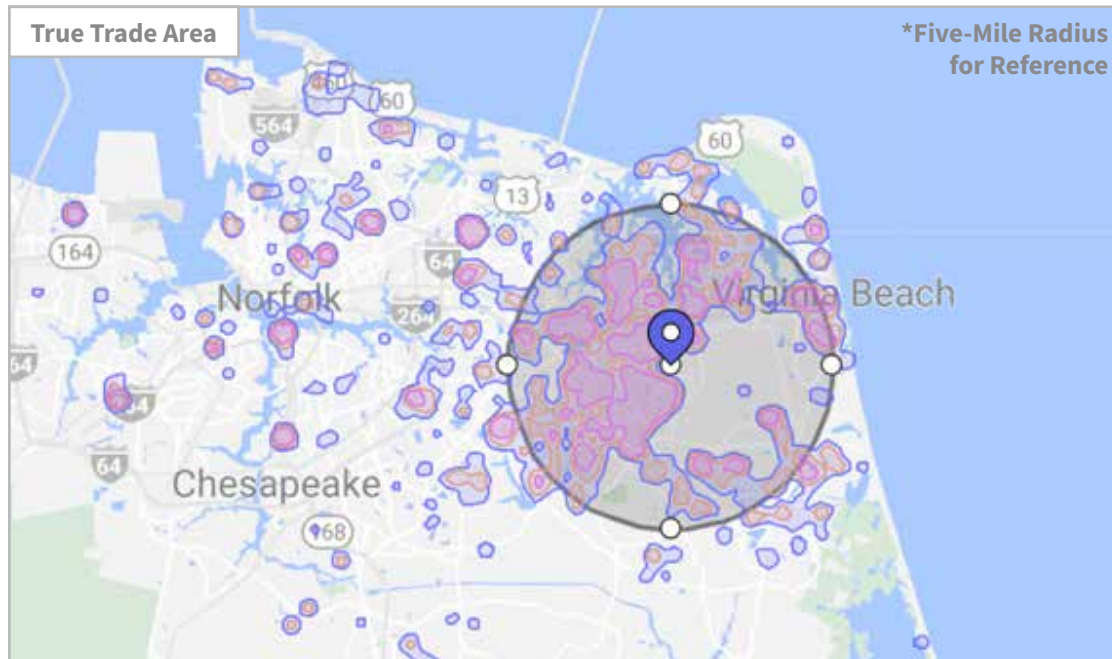
Lynnhaven North Shopping Center

Lynnhaven Mall

Aerial Submarket View

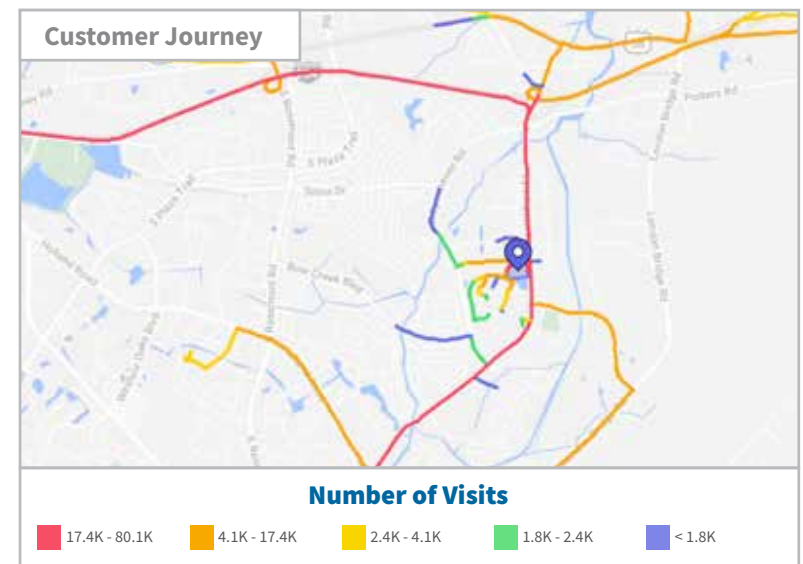
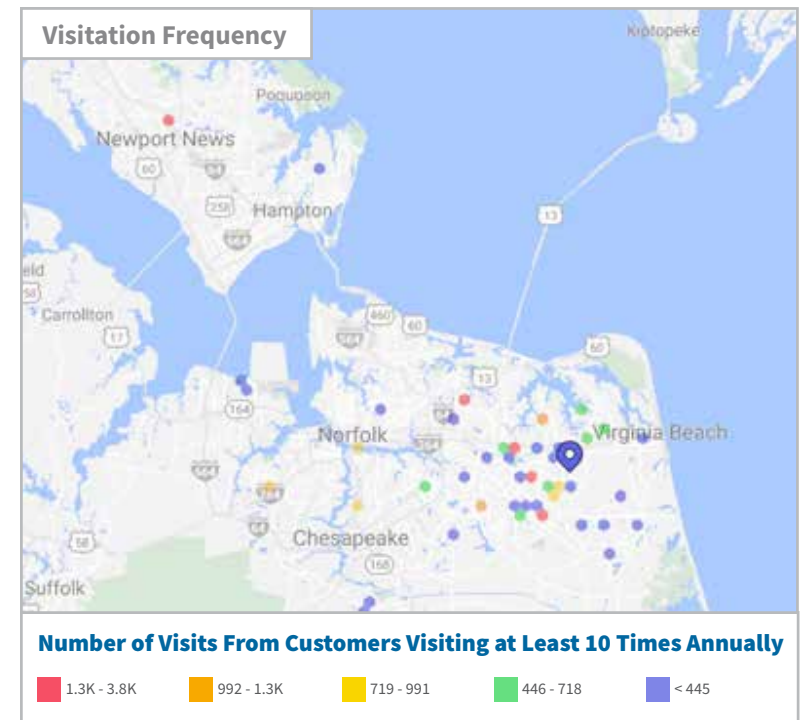
Lynnhaven Crossing

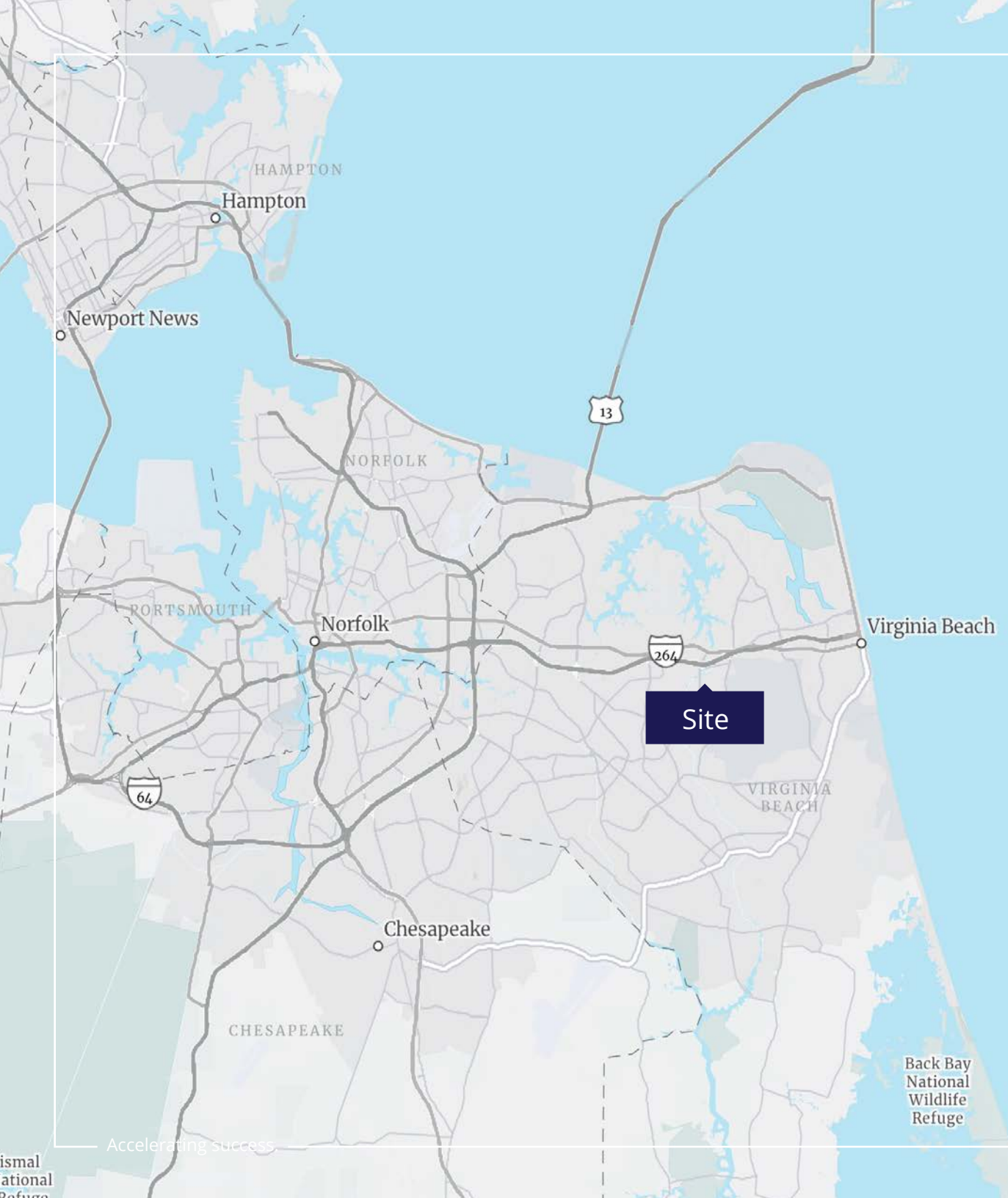
Demographics & Trade Area



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





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