

Colliers

For Lease

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4224 Virginia Beach Boulevard | Virginia Beach, VA

1,930 SF Restaurant Endcap with Outdoor Seating

For over 100 years, Willis Wayside has been known for their fine furniture and excellent service. The front corner of this landmark location now has an upscale small shopping center. In the shadow of the Town Center of Virginia Beach, this project is surrounded by major office developments and some of Hampton Roads' strongest retailers, restaurants, and residential neighborhoods. Locally, the real estate community looks at the Pembroke section of Virginia Beach as the most sought after commercial real estate in the entire market.

Accelerating success.



Property Overview

For Lease 1,930 SF Available

Building Size 9,975 SF

Rate \$35.00 PSF, NNN

Additional Charges \$4.50 PSF

Zoning B-2

Year Built 2007

Signage Building signage available

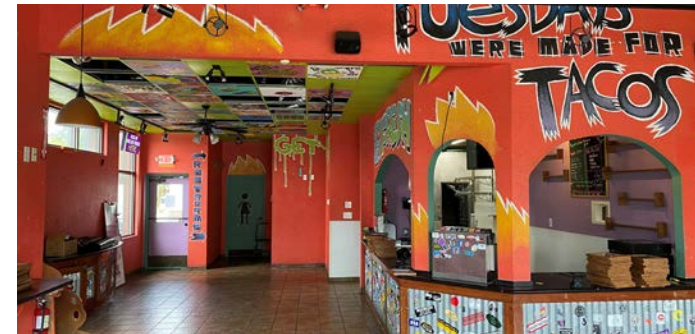
Zoning B-2

Surrounding Retail Kohl's, REI, Nordstrom Rack, Fresh Market, Best Buy, DSW, Floor & Decor, Regal Cinemas, Bed Bath & Beyond, Barnes & Noble, PetSmart, Ann Taylor Loft, Brooks Brothers, Men's Wearhouse, The Cheesecake Factory, Ruth's Chris Steakhouse, Funny Bone Comedy Club, Bravo!, P.F. Changs, California Pizza Kitchen, Macaroni Grill, and Starbucks

Ingress/Egress Via-signalized intersection of Thalia Road and Virginia Beach Blvd.

Traffic Counts 41,000 - Virginia Beach Blvd (From Independence Blvd to Rosemont Rd)

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	14,313	121,173	289,554
Average HH Income	\$81,832	\$87,467	\$91,079
Daytime Population	22,249	120,002	280,216



Site Plan



Issued:		Date:
A		
B		
C		
D		
Revisions:		Date:
1		
2		
3		
4		
5		
PRELIMINARY		PRELIMINARY
Seal	Seal	DATE
PROJECT ARCHITECT/ENGINEER		
PROJECT LEAD		DATE
PROJECT DESIGNER		DATE
DISCLAIMER		
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Kimley»Horn		
Kimley-Horn and Associates, Inc.		
1700 Willow Lawn Dr., Suite 200 Richmond, Virginia 23230 (804) 673-3882		
ALDI Inc.		
4870 Sadler Road, Suite 300 Glen Allen, Virginia 23060 (804) 205-5067		
ALDI Inc. VA Beach Blvd & Thalia		
Virginia Beach, VA		
Project Name & Location:		
PRELIMINARY SITE PLAN		
Drawing Name:		Project No.
Date: 10/06/15		113001000
Type:		
Drawn By: MRB		1
Scale: As Noted		Drawing No.



Virginia Beach Town Center



Pembroke Mall



Willis Shoppes



Virginia Beach Public Library

Thalia Collins Square

Loehmann's Plaza

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