



1,100 SF
Available
For Lease

Tyler Brooks

Senior Vice President
+1 757 630 0249
tyler.brooks@colliers.com

Landon Patrick

Associate
+1 757 288 1133
landon.patrick@colliers.com

1608 Pleasure House Rd Virginia Beach, VA

Thoroughgood Centre

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
Main: +1 757 490 3300
colliers.com



Property Overview

SF Available	1,100 SF Space Available
Lease Rate	Contact Agent
NNN	Contact Agent
Total RBA	13,541 SF
Parking	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
Population			
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

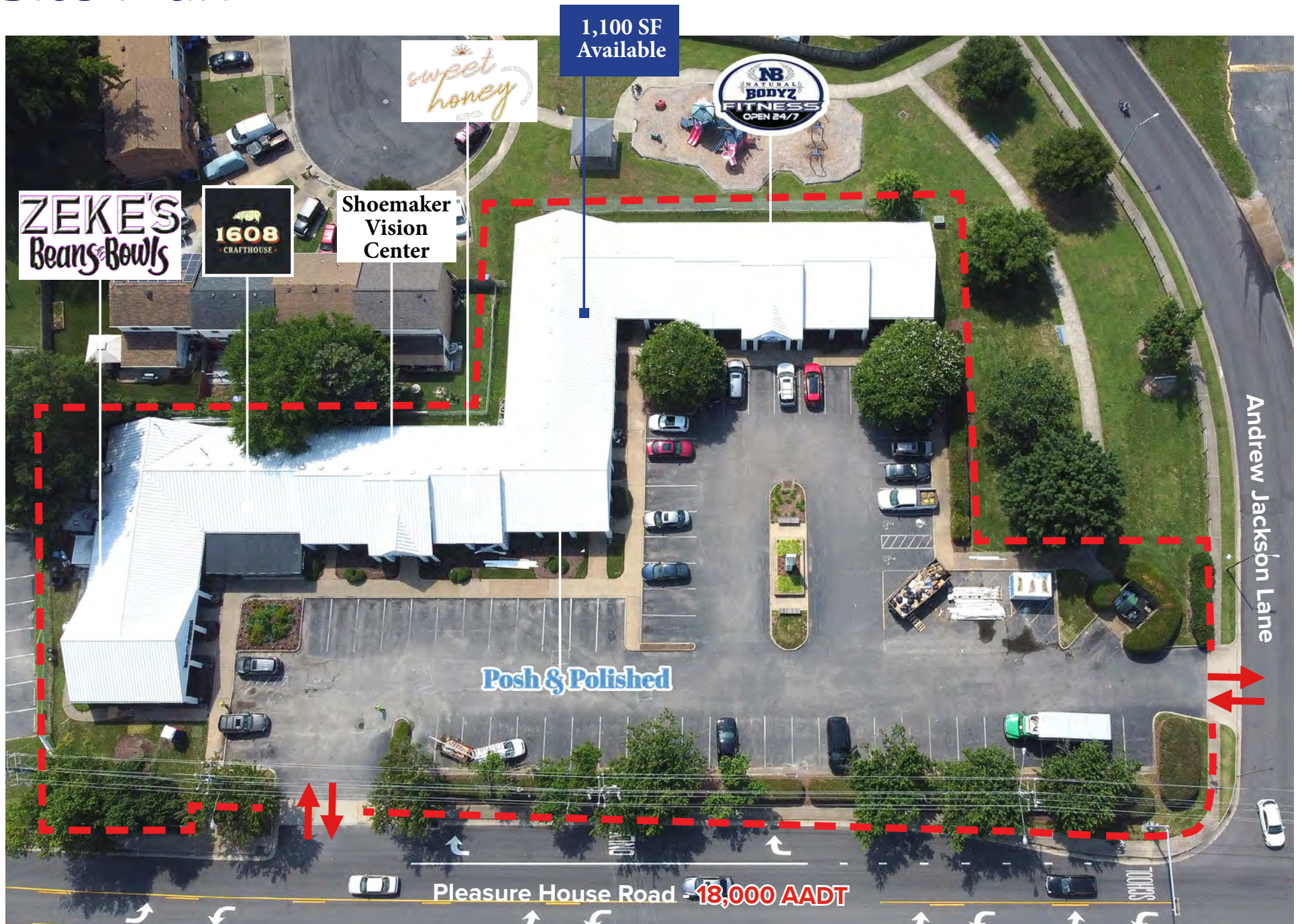
Households			
2024 Households	4,262	26,839	74,829
2028 Proj. Households	4,220	26,921	76,170
Change 2024 - 2028	-0.20%	0.06%	0.36%

2024 Income			
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

2024 Housing Units			
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

2024 Employment			
# of Employees	2,467	17,757	8,211
# of Businesses	309	1,879	5,922

Site Plan



Aerial



Submarket Aerial



1,100 SF AVAILABLE
FOR LEASE



Tyler Brooks

Senior Vice President
+1 757 630 0249
tyler.brooks@colliers.com

Landon Patrick

Associate
+1 757 288 1133
landon.patrick@colliers.com

Colliers

150 W. 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). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC



colliers.com