

3,500 SF NEW RETAIL SPACE AT TOWN CENTER
FOR GROUND LEASE OR BUILD-TO-SUIT



125 INDEPENDENCE BOULEVARD

Virginia Beach, Virginia 23462



PROPERTY HIGHLIGHTS

NEW RETAIL SPACE - 3,500 SF GROUND LEASE OR BUILD-TO-SUIT

- Direct access to I-264, shopping, dining, and entertainment
- Great visibility with more than 76,000 vehicles per day on Independence Boulevard
- Situated on the corner of Columbus Street and Independence Boulevard, and one block from the Virginia Beach Boulevard intersection—one of the busiest intersections in Hampton Roads
- The Town Center Market is the urban core of Virginia's largest city located exactly halfway between Downtown Norfolk and the Virginia Beach Oceanfront
- Nearby Pembroke Mall is undergoing a \$200M mixed-use redevelopment project that will include a hotel, apartments, and senior housing
- Nearly 80% of the city's residents live within a 5-mile radius of the Virginia Beach CBD
- First and only market entry point for retailers like Wegmans, Anthropologie, REI, Free People, West Elm, Lululemon, and Nike

2025 Neighborhood Demographics



POPULATION



AVERAGE HOUSEHOLD INCOME

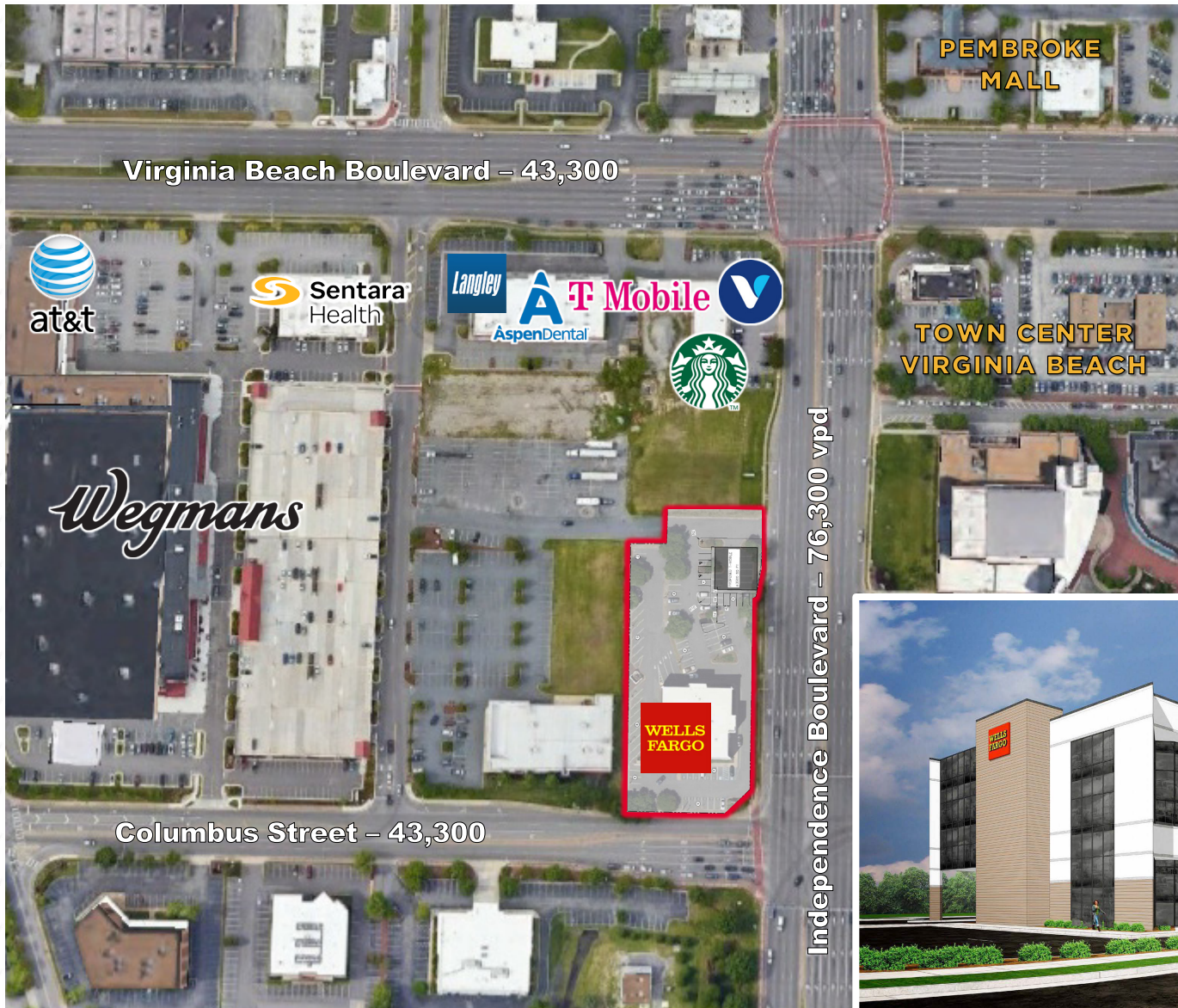


DAYTIME POPULATION

1 Mile	16,577	\$93,593	28,361
3 Miles	134,726	\$104,619	139,136
5 Miles	302,048	\$110,981	305,575



SITE PLAN



THE TOWN CENTER OF VIRGINIA BEACH

- Significant daytime population
- 934 residential units, and The Westin and Hilton hotels
- Sandler Center performing arts theater (1,300 seats) bringing 67,000 patrons annually
- Within its mixed-use development are 450,000 sf of leased retail space and approximately 800,000 sf of Class A office space
- Just 11 miles from the Virginia Beach Oceanfront and Downtown Norfolk





125
INDEPENDENCE
BOULEVARD

VIRGINIA BEACH
TOWN CENTER

PEMBROKE
MALL

Virginia Beach Boulevard - 43,300 vpd

Independence Boulevard - 76,300 vpd

CONTACT INFORMATION

WICK SMITH

Senior Vice President
757 457-9998
wick.smith@thalhimer.com



Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, Virginia 23462
757 499 2900 | thalhimer.com

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