



**THALHIMER**

**BIG BOX RETAIL PROPERTY FOR SALE OR LEASE**

**2736 N Mall Drive**

Virginia Beach, VA

**ROOM FOR EXPANSION**



## Prime Retail Re-Development Property

For more information, contact:

**JOHN P DUFFY, JR., CCIM, SIOR**

Vice President

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The Town Center of Virginia Beach

222 Central Park Ave., Suite 1500

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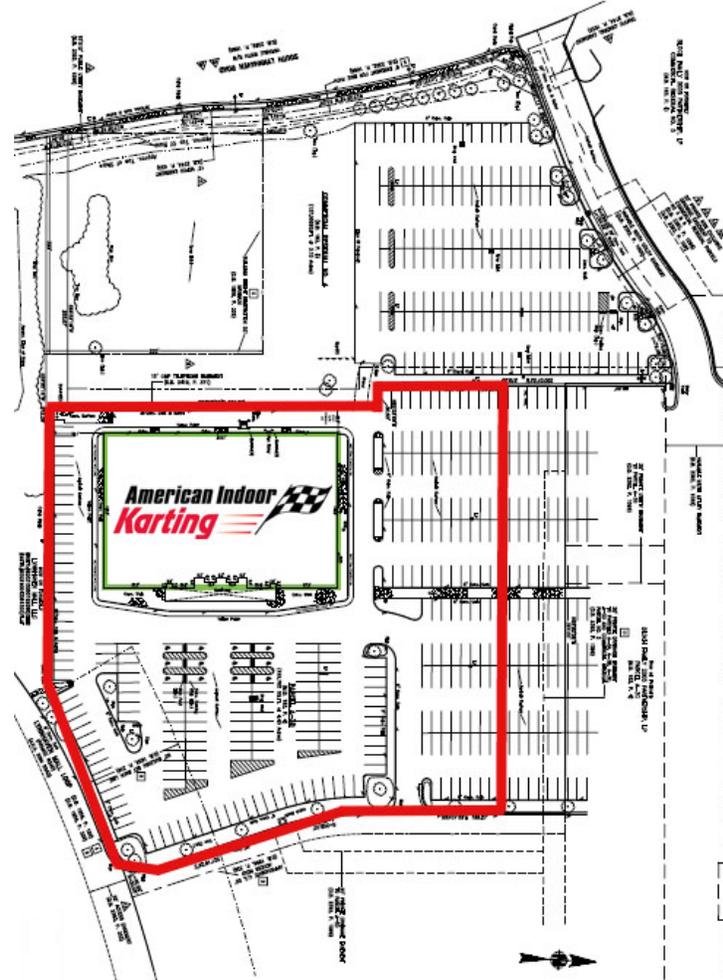
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### Property Features

- 32,000 SF retail property on 4.43 acres
- New roof 2015
- Room for expansion
- Located adjacent to Lynnhaven Mall – the largest super-regional mall in Virginia
- Tenant: American Indoor Karting – specializes in corporate events, birthday parties and endurance racing
- Join nearby establishments, which include Dick's Sporting Goods, Dave & Busters, AMC Theaters, Macy's, Dillard's, JCPenney, Chipotle, Starbucks, and many others
- Located in an Opportunity Zone
- Lease rate: \$8.00 PSF NNN
- Sale price: Call Agent



### Demographics

	1 Mile	3 Miles	5 Miles
Population	13,204	101,642	243,245
No. of Households	4,899	37,866	91,498
Avg. HH Income	\$81,693	\$86,999	\$98,454

### Join Nearby Retailers



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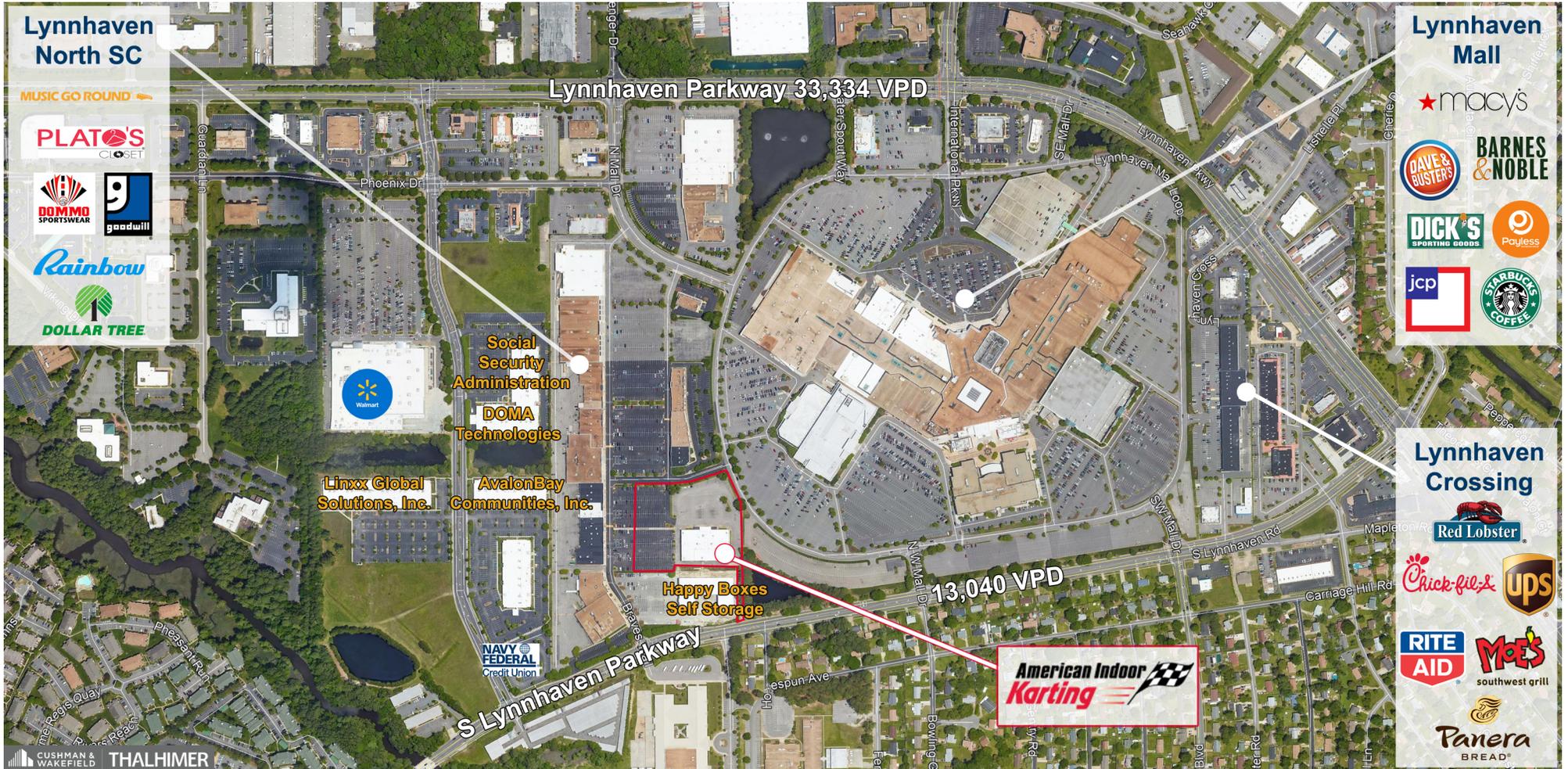
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