



**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

757 213 4141

[john.duffy@thalhimer.com](mailto:john.duffy@thalhimer.com)

The Town Center of Virginia Beach

222 Central Park Ave., Suite 1500

Virginia Beach, VA 23462

[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield \ Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

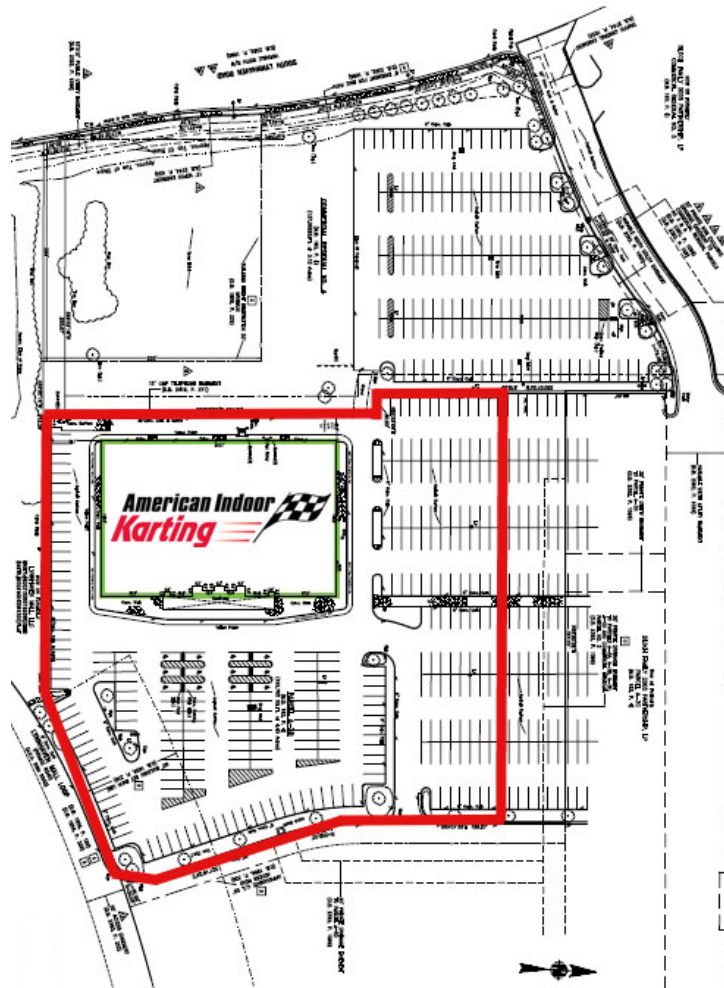


#### Property Features

- 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



For more information, contact:

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

Vice President

757 213 4141

[john.duffy@thalhimer.com](mailto:john.duffy@thalhimer.com)

The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1500  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)



THALHIMER

BIG BOX RETAIL PROPERTY FOR SALE OR LEASE

2736 N Mall Drive

Virginia Beach, VA



For more information, contact:

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

Vice President

757 213 4141

[john.duffy@thalhimer.com](mailto:john.duffy@thalhimer.com)

The Town Center of Virginia Beach

222 Central Park Ave., Suite 1500

Virginia Beach, VA 23462

[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield \ Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



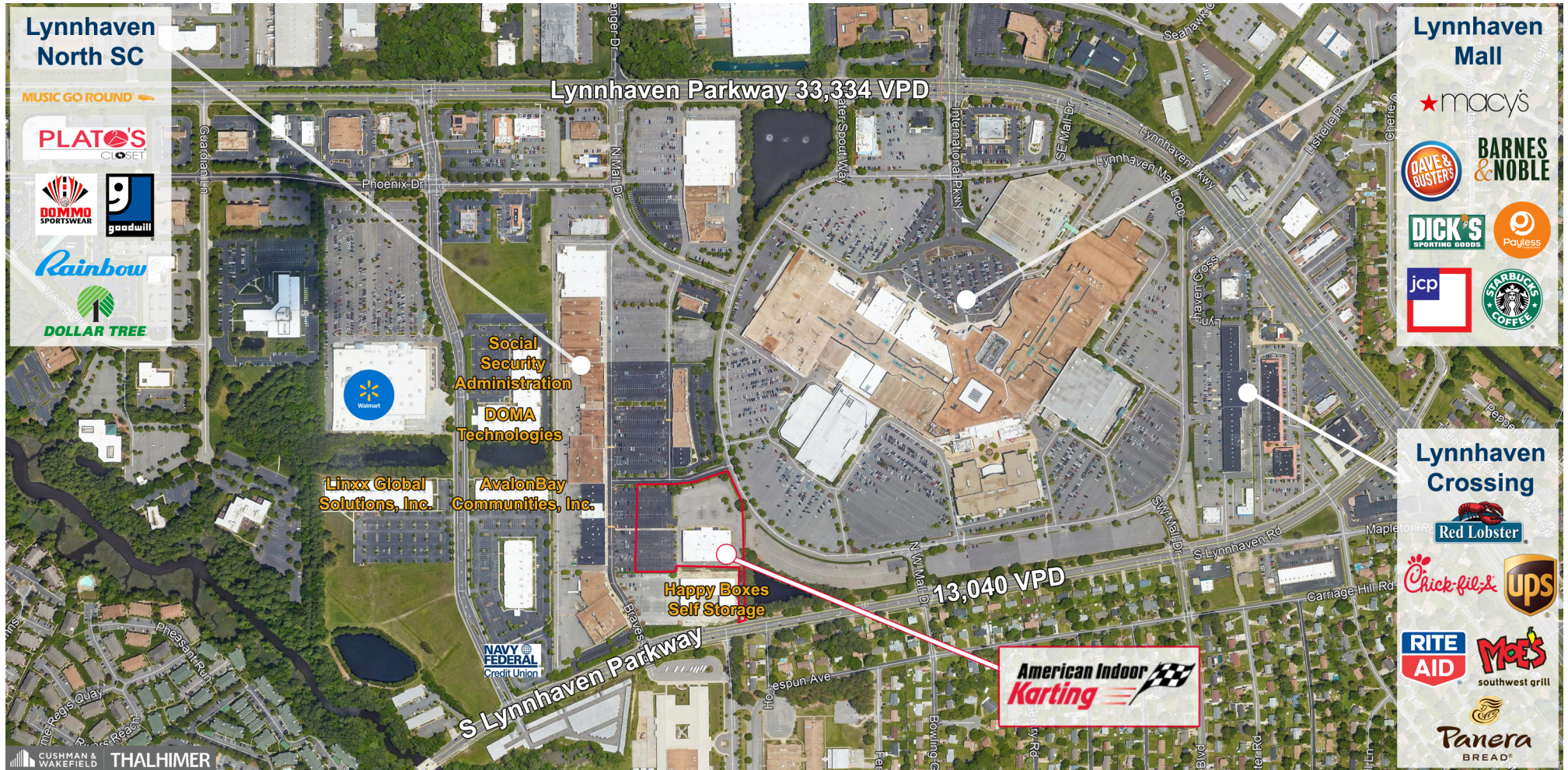


**THALHIMER**

# BIG BOX RETAIL PROPERTY FOR SALE OR LEASE

## 2736 N Mall Drive

Virginia Beach, VA



For more information, contact:

**JOHN P DUFFY, JR., CCIM, SIOR**  
Vice President  
757 213 4141  
[john.duffy@thalhimer.com](mailto:john.duffy@thalhimer.com)

The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1500  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





2736 N Mall Drive

## Virginia Beach, VA



*john.duffy@thalhimer.com*

The Town Center of Virginia Beach  
222 Central Park Ave., Suite 1500  
Virginia Beach, VA 23462  
[www.thalhimer.com](http://www.thalhimer.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.