

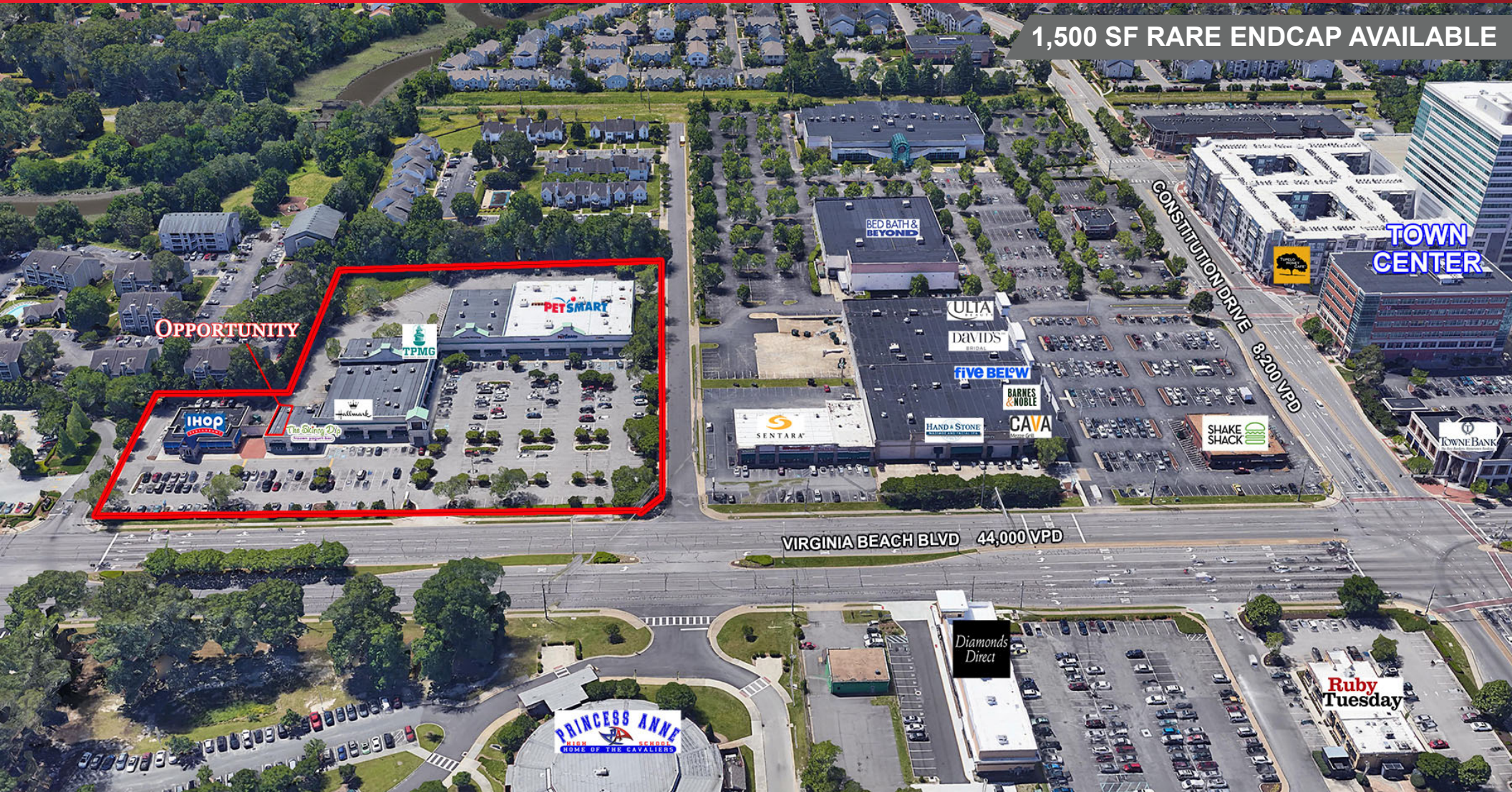


THALHIMER

RETAIL FOR LEASE COLUMBUS VILLAGE EAST

4421 Virginia Beach Boulevard, Virginia Beach, Virginia

1,500 SF RARE ENDCAP AVAILABLE



For more information, contact:

ERIC STANLEY
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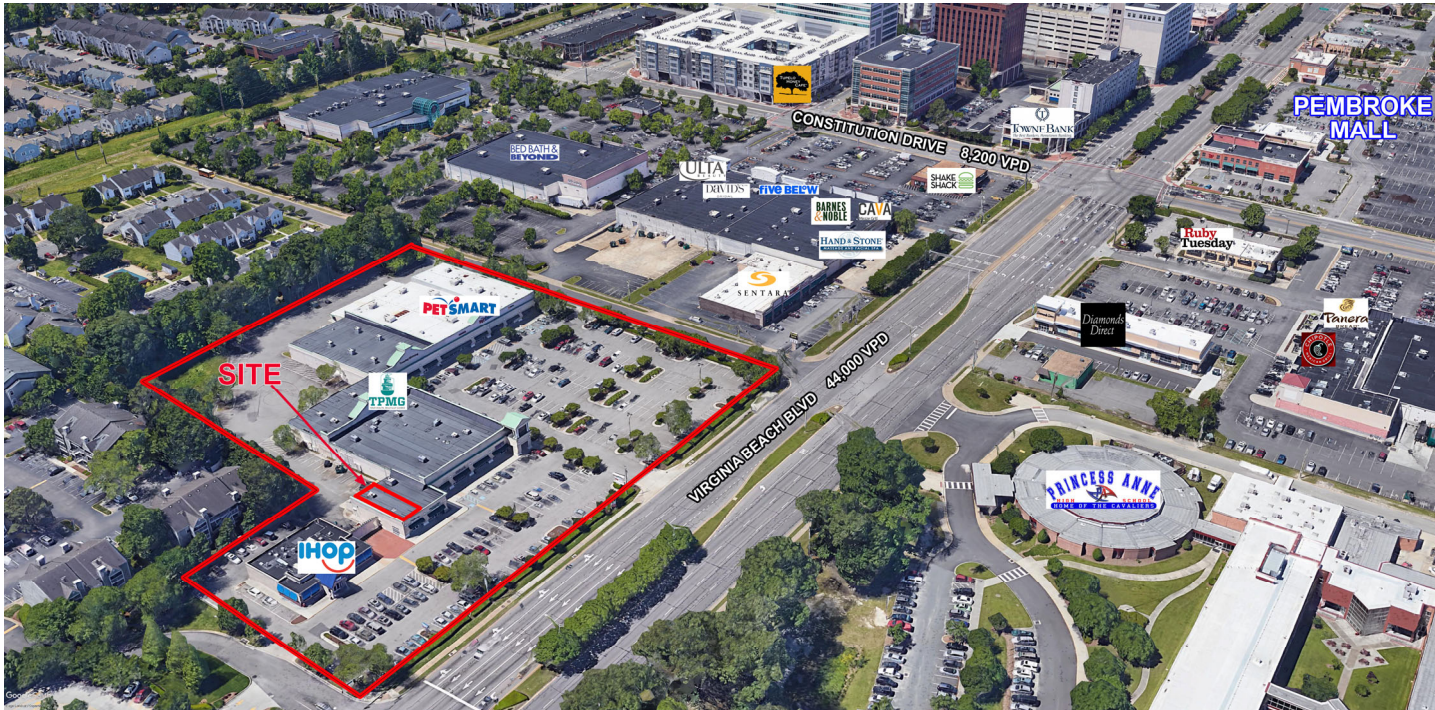
The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

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**RETAIL FOR LEASE
COLUMBUS VILLAGE EAST**

4421 Virginia Beach Boulevard, Virginia Beach, Virginia



Join Tenants/Nearby Retailers



Property Features

- 1,500 SF end cap available
- Strong visibility to Virginia Beach Boulevard
- Patio space available
- Located in the Pembroke/Town Center trade area, the Central Business District of Virginia Beach
- Town Center features a vibrant mix of upscale retail, Class A office space, and luxury residential units
- Approximately 6,000 onsite daytime employees/students and over 26,000 workers within 1 mile

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,312	127,027	291,238
Avg. HH Income	\$70,834	\$79,956	\$82,979
Daytime Population	26,707	125,046	317,065

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Tenant List

#	Tenant	SF
1	IHOP	4,917
2	AVAILABLE	1,500
3	The Skinny Dip Frozen Yogurt	1,500
4	Hallmark	6,000
5-8	TPMG	23,260
9-10	PetSmart	21,600

Traffic Counts

Virginia Beach Boulevard	44,000 VPD
Constitution Drive	8,200 VPD

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NEW OPPORTUNITY



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