

Regatta Center



THALHIMER

3636 Virginia Beach Boulevard, Virginia Beach, VA

1,870 – 3,328 SF Available



NEW SPEC SPACE AVAILABLE

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

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COMMENTS

- 58,721 Total SF on 2.99 Acres
- Spaces Available – Delivered in warm vanilla shell condition:
 - 1,870 SF (20' store front)
 - 3,328 SF
- Class A
- Built in 1988 / Renovated in 2018-2019
- Strategically located along Virginia Beach Boulevard in the Little Neck corridor in Virginia Beach, VA
- Visibility from Virginia Beach Boulevard and Rosemont Road
- Exterior:
 - Brick / wood façade
 - Storefronts with awnings and canopies
 - Metal roof
 - Decorative light poles
- Monument signage opportunities
- Zoned B-2
- Nearby Retailers:
 - Home Depot
 - PetSmart
 - Kroger
 - Food Lion
 - BJ's
 - Burlington
 - Harris Teeter
 - Sam's Club
- \$21.00 - \$22.00 PSF (\$2.90 PSF NNN)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME

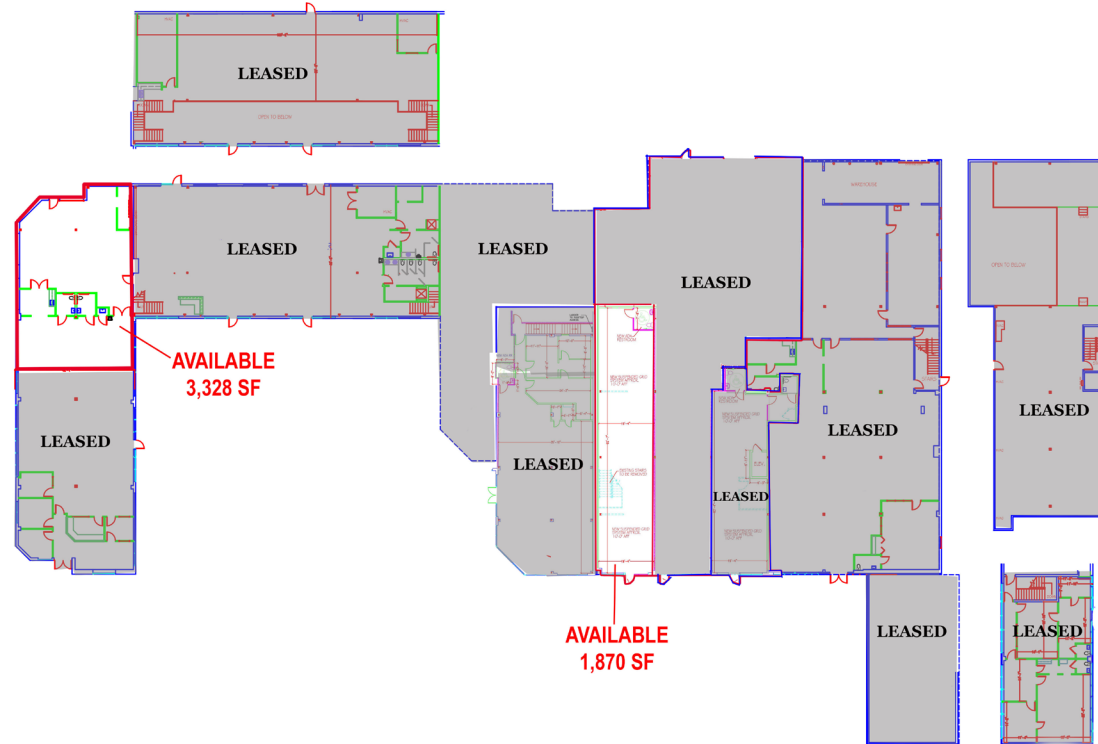


DAYTIME
POPULATION

1 Mile	15,240	\$83,913	9,020
3 Miles	108,889	\$88,437	67,466
5 Miles	266,564	\$93,492	135,798

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REGATTA CENTER

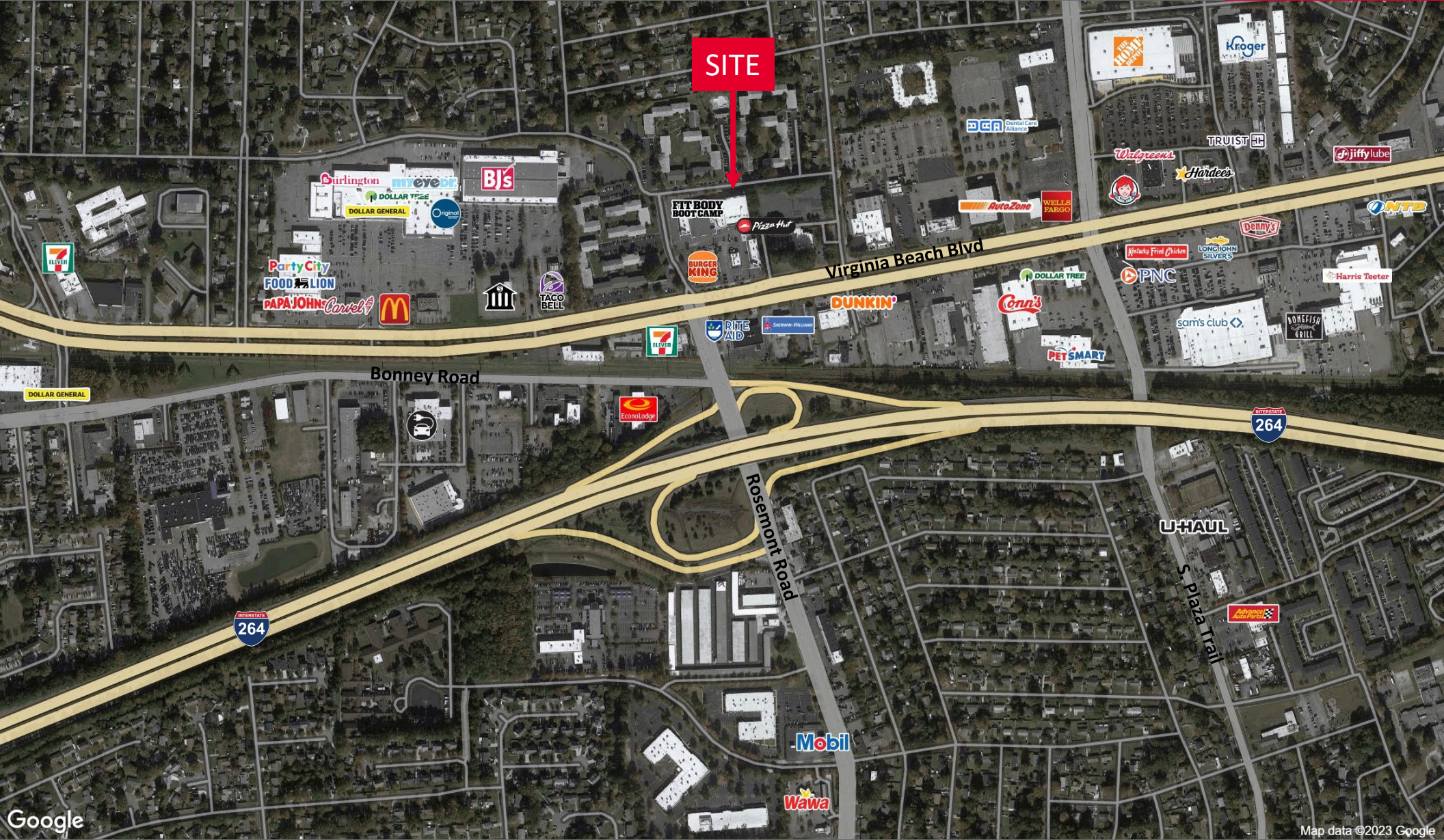
3636 VIRGINIA BEACH BLVD.
VIRGINIA BEACH, VA
EXISTING PLANS

SCALE: N.T.S. DATE: 1/14/19
DRAWN BY: K.L.MONETTE 757.214.1345



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3636 Virginia Beach Boulevard, Virginia Beach, VA



SITE

Virginia Beach Blvd

Bonney Road

Rosemont Road

264

S. Petalio Trail

264