



HUNTER PAUL COMMERCIAL

REAL ESTATE

David Hunter, CCIM
President & Principal Broker

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3705 Shore Dr Unit 207
Virginia Beach, VA 23455

3,520 SF AVAILABLE FOR LEASE

1080 Nimmo Pkwy, Suite 102
Virginia Beach, VA 23454





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Overview

Lease Price: \$25ft NNN

**Excellent Property for lease
on Nimmo Parkway**

Square Footage: 3,520 SF available for lease

Located across from Red Mill Commons

Strong co-tenancy with established retailers
and neighborhood services

Ample surface parking

Lake Views

Monument and building signage opportunities

High household incomes and dense
surrounding residential population

Convenient access to General Booth
Boulevard, Princess Anne Road, and
Sandbridge Road

Minutes from Ocean Lakes, Red Mill,
Strawbridge, and Sandbridge Beach



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Nearby Retailers

- Walmart Supercenter
- Target
- Home Depot
- Harris Teeter
- Starbucks
- Chick-fil-A
- Panera Bread
- Five Guys
- Jersey Mike's
- Dollar Tree
- Walgreens
- Numerous local restaurants, medical offices, and service businesses

Location Advantages

Situated in the heart of the Red Mill commercial district

Surrounded by established neighborhoods with strong disposable income

Excellent daytime and evening traffic

Convenient access to major arterial roadways

Serves year-round residents and seasonal traffic traveling to Sandbridge Beach



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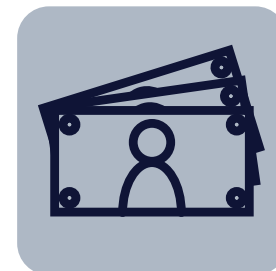
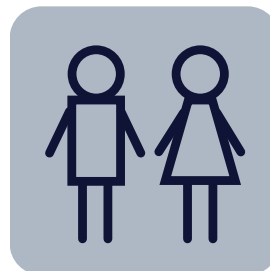
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Demographic Summary

Approximate



Radius	Population	Average Household Income
1 mile	12,000+	\$120,000+
3 miles	65,000+	\$115,000+
5 miles	125,000+	109,000+

Why This Site

The Red Mill trade area is home to thousands of households and serves as the primary retail destination for southern Virginia Beach, including Red Mill, Ocean Lakes, Strawbridge, Sandbridge, and Princess Anne. Nearby national retailers, restaurants, medical offices, and service providers generate consistent daily traffic throughout the year.



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Interior



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