

retail/restaurant FOR LEASE

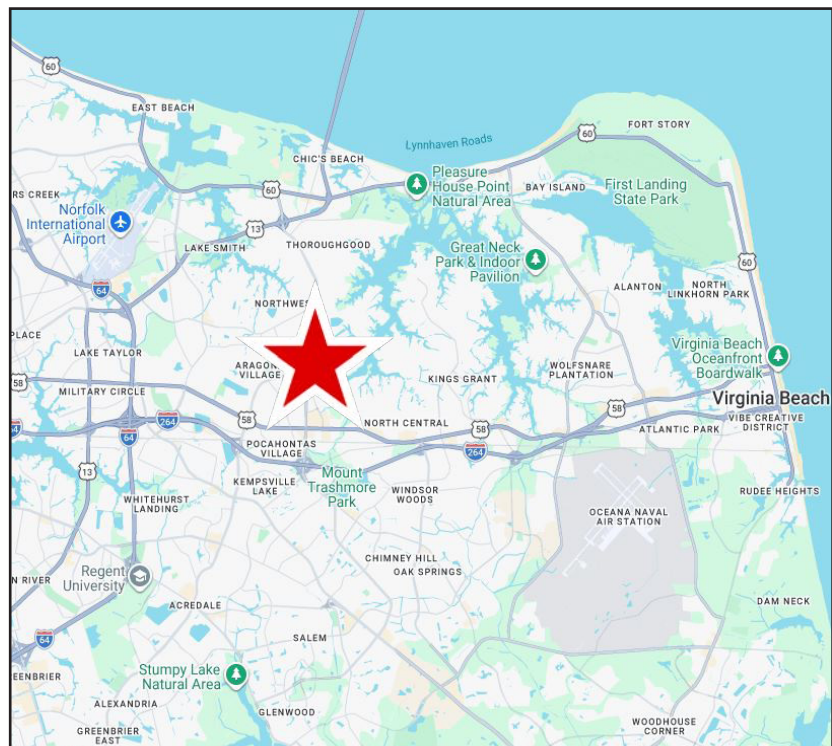


Retail Building | 709 Independence Boulevard, Virginia Beach, VA 23462

PROPERTY FEATURES:

- **±7,881 SF FREESTANDING BUILDING AVAILABLE** on 1.89 AC of land in a very dense residential area between Virginia Beach Town Center and Haygood!
- **Situated at a signalized intersection near Pembroke Blvd.**
- **Over 14,000 VPD along Independence Boulevard**
- **Ample Parking - 17.5/1,000**
- **Extremely high, dense population!**

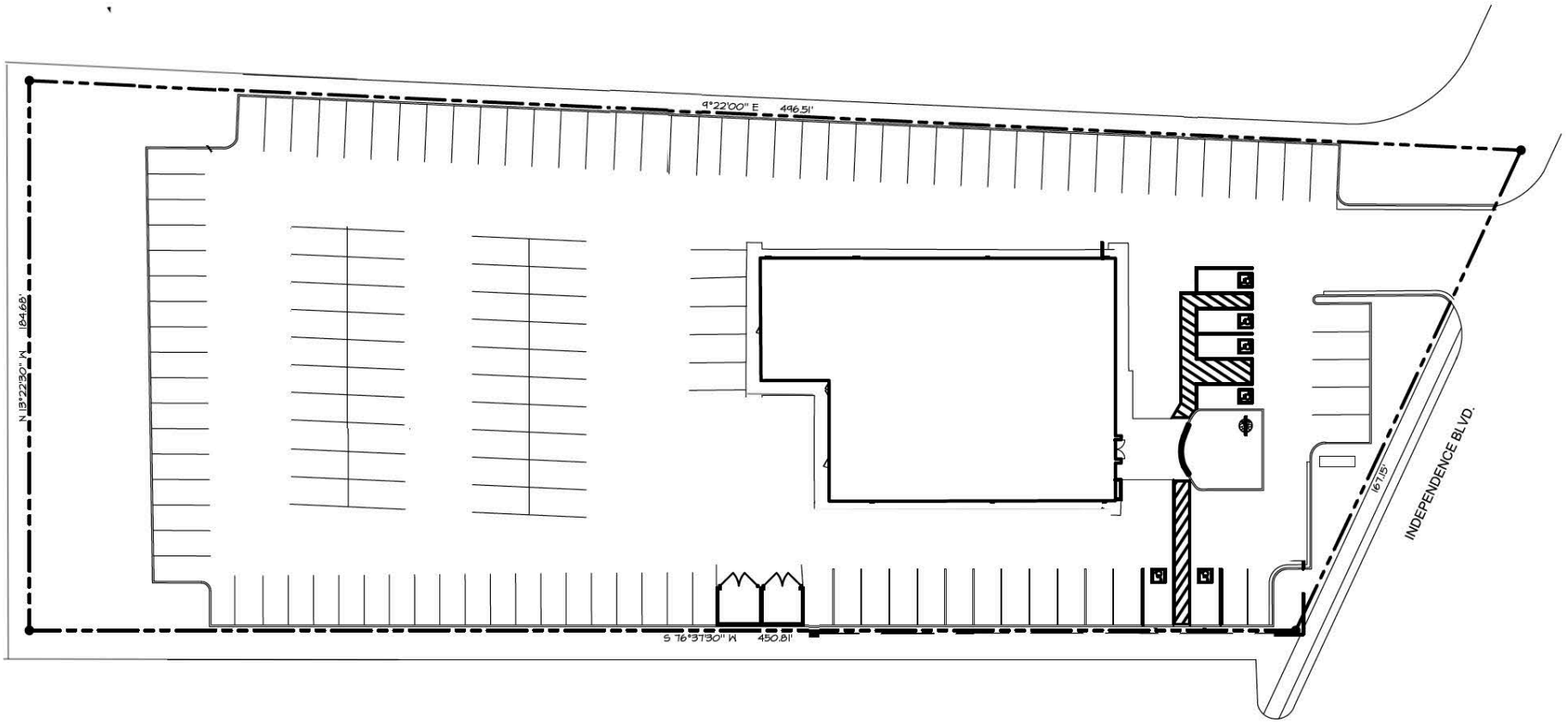
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,557	107,558	240,456
Avg HH Income	\$106,756	\$104,628	\$107,958
Households	4,891	43,273	96,119



Troy Parker
o: 757.222.0111
m: 757.407.9499
troy@parkerburnell.com

Kristen Huber
o: 757.222.0111
m: 757.714.2341
kristen@parkerburnell.com

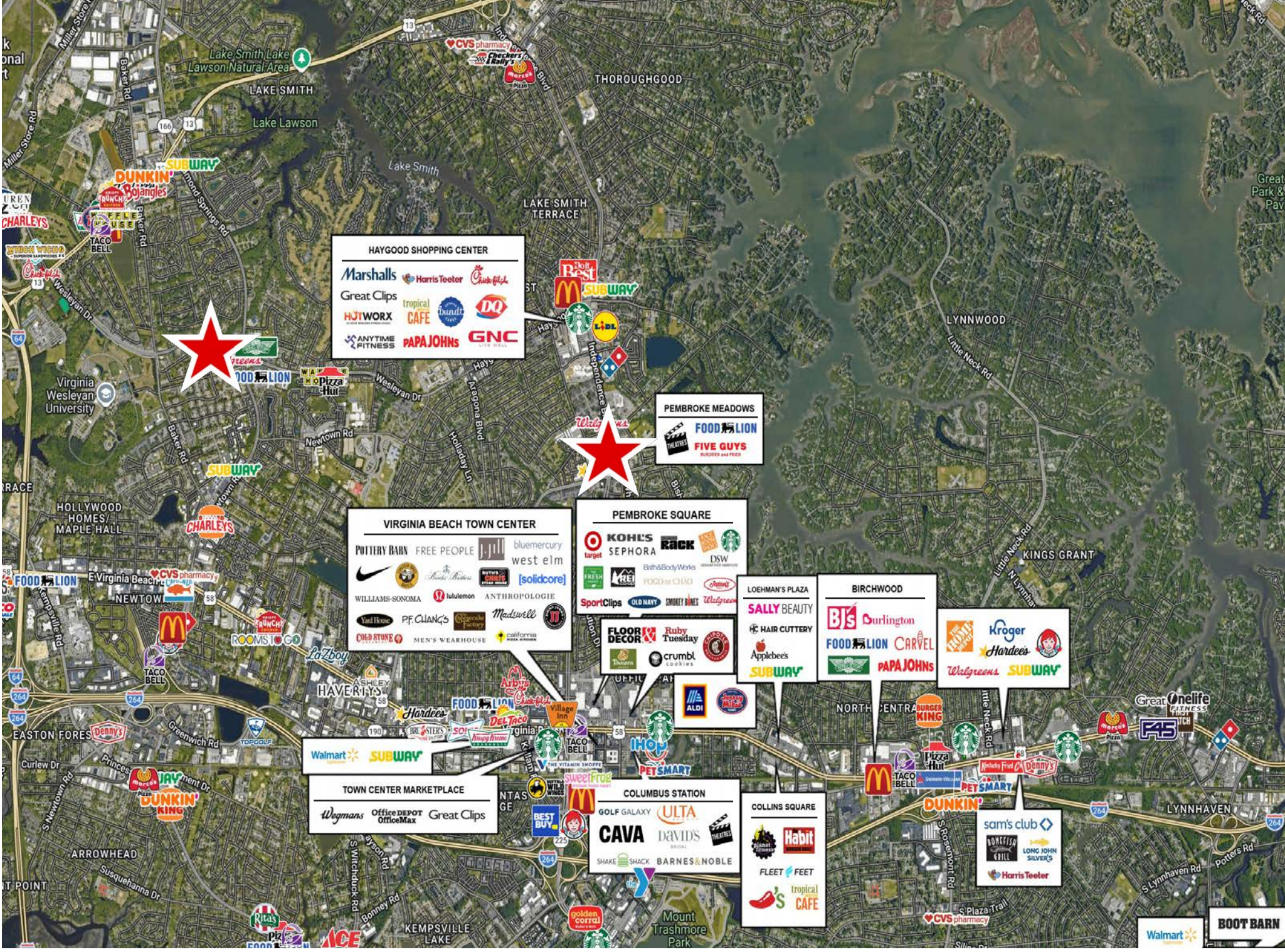
SITE PLAN



SITE PLAN

1" = 40'





HAYGOOD SHOPPING CENTER

- Marshalls
- Harris Teeter
- Chick-fil-A
- Great Clips
- tropical CAFE
- DQ
- HOTWORX
- ANYTIME FITNESS
- PAPAJOHNS
- GNC

PEMBROKE MEADOWS

- FOOD LION
- FIVE GUYS

VIRGINIA BEACH TOWN CENTER

- POTTERY BARN
- FREE PEOPLE
- bluemercury
- west elm
- NIKE
- Williams-Sonoma
- Anthropologie
- Yard House
- PF Chang's
- Madswell
- COLD STONE
- MEN'S WEARHOUSE

PEMBROKE SQUARE

- Target
- KOHL'S
- SEPHORA
- RACK
- Bath & Body Works
- DSW
- Sport Clips
- OLD NAVY
- SMOKEY BONES
- LOEHMAN'S PLAZA
- SALLY BEAUTY
- HAIR CUTTERY
- Applebee's
- SUBWAY

BIRCHWOOD

- BI'S
- Durington
- FOOD LION
- CARVEL
- PAPAJOHNS
- Walgreens
- SUBWAY

TOWN CENTER MARKETPLACE

- Walmart
- SUBWAY
- Wegmans
- Office DEPOT
- OfficeMax
- Great Clips

COLUMBUS STATION

- GOLF GALAXY
- ULTA
- CAVA
- DAVID'S
- SHAKE SHACK
- BARNES & NOBLE

COLLINS SQUARE

- Habit
- FLEET FEET
- tropical CAFE

sam's club

- BONEFISH GRILL
- LONG JOHN SILVER'S
- Harris Teeter