

retail FOR LEASE

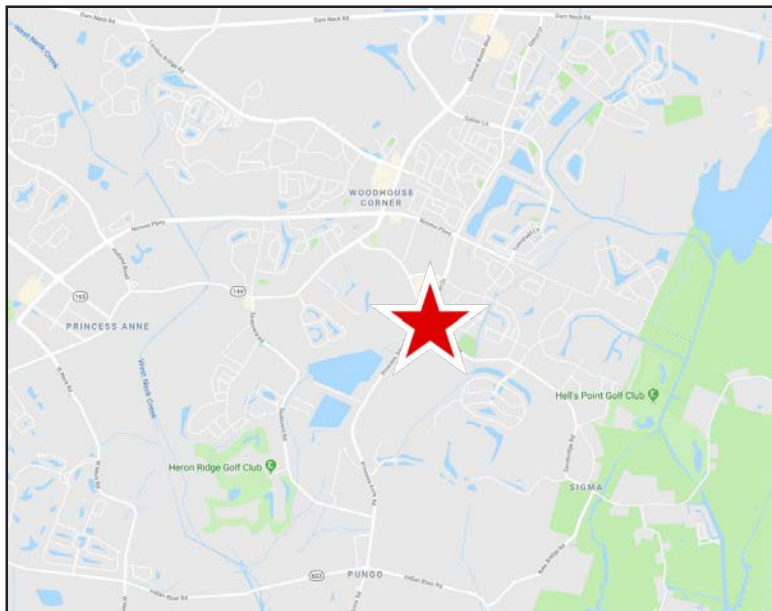


Retail Building (former Rite Aid) | 2293 Upton Drive, Virginia Beach, VA 23454

PROPERTY FEATURES:

- **±1,819-6,295 SF! ±14,301 SF** freestanding retail building with drive-thru along signalized intersection of Upton Dr. & Princess Anne Road
- **Settled within the Target** anchored community center in the growing Red Mill trade area
- **Across from Sandbridge Commons**, the Harris Teeter Anchored Neighborhood Center
- **Traffic counts of 19,936 VPD along Upton Dr.** & 16,432 VPD along Princess Anne Road
- **Monument signage** with excellent visibility at signalized intersection
- **Strong household incomes & residential growth**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	8,501	43,901	74,718
Avg HH Income	\$141,174	\$123,207	\$119,514
Households	2,766	14,771	23,411



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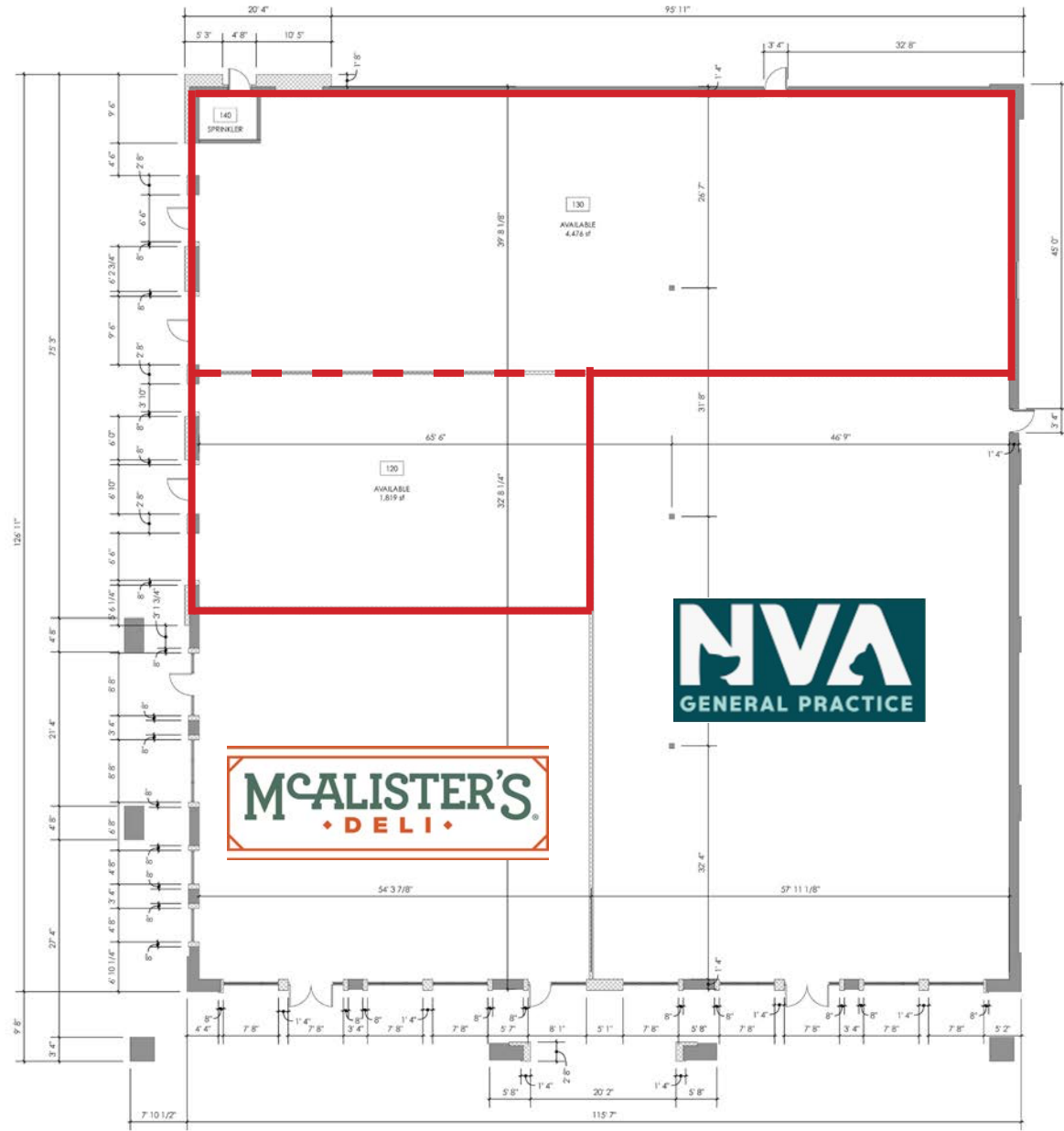
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RENDERINGS



SITE PLAN



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

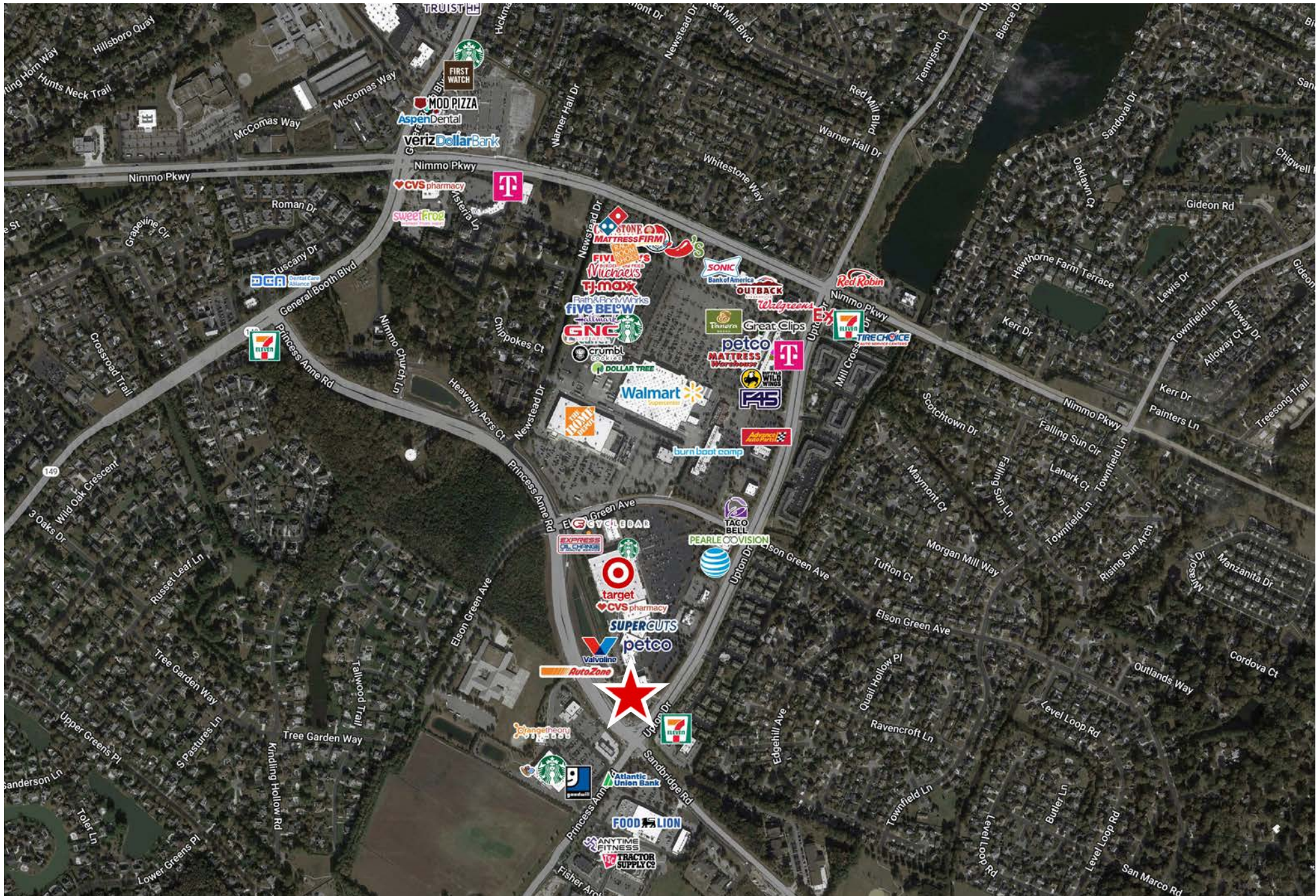
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