



RETAIL PROPERTY FOR LEASE

LARKSPUR SQUARE

4700-4736 PRINCESS ANNE ROAD, VIRGINIA BEACH, VA 23462



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,500 -3,000 SF
Lease Rate:	\$16 SF/yr (NNN)
Building Size:	32,160 SF

AVAILABLE SPACES

SF

Suite 4702	1,700 SF
Suite 4722	1,500 SF

PROPERTY OVERVIEW

Larkspur Square is located at the corner of Princess Anne Rd. and Edwin Drive within minutes from Virginia Beach Town Center. This retail center in the heart of densely populated Kempsville area of Virginia Beach. Join tenants such as Allure Salon & Spa and Yama Sushi.

PROPERTY HIGHLIGHTS

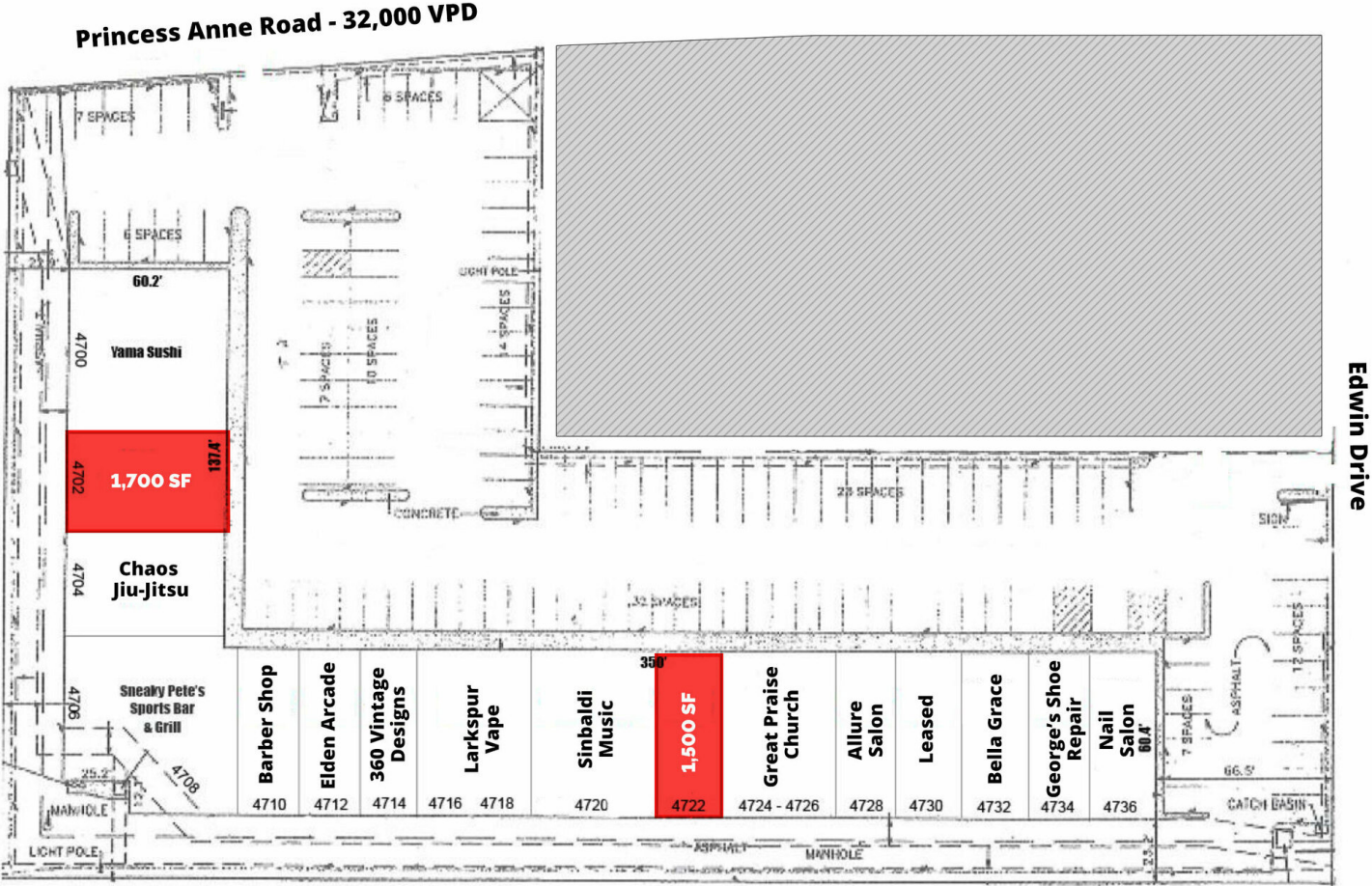
- 32,000 VPD
- Nearby Retailers include Harris Teeter, Petco, Marshall's, Dunkin Donuts, Wendy's, and CVS
- Centrally located in the heart of Hampton Roads
- 5-min drive to Town Center, I-264 and Mount Trashmore

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,311	52,939	115,725
Total Population:	13,443	141,775	311,213
Average HH Income:	\$82,256	\$73,536	\$72,667

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SITE PLAN

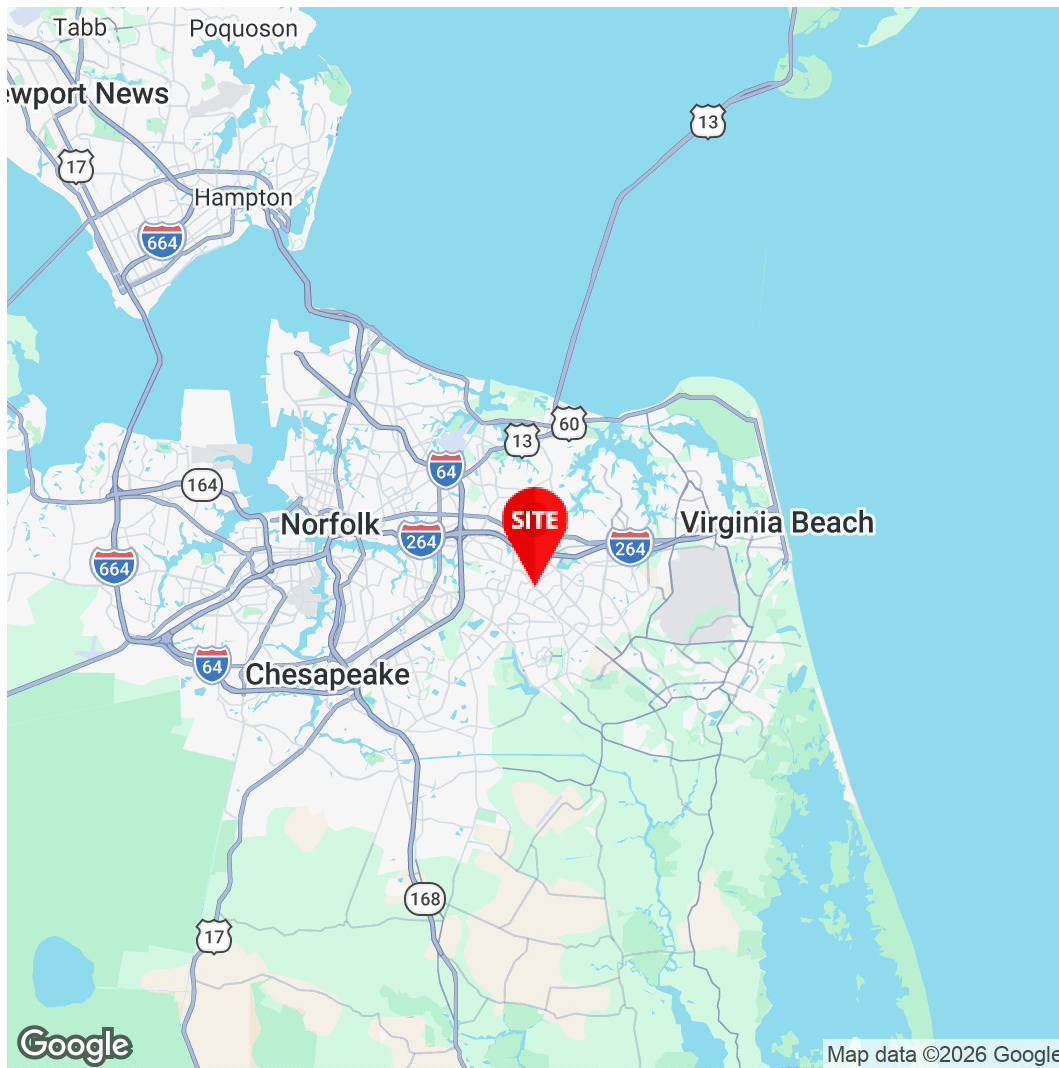


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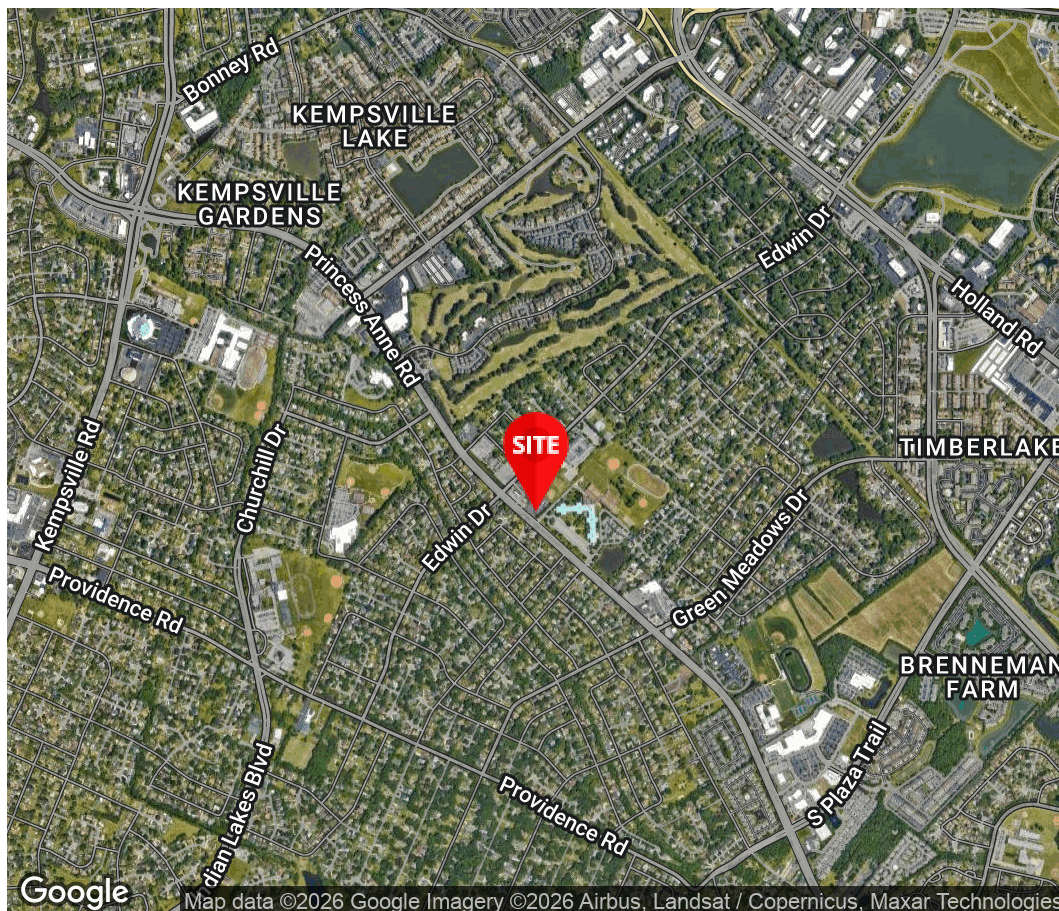
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MARKET AERIAL





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