



SHOPS AT PENINSULA TOWN CENTER

1631 MERCHANT LN | HAMPTON, VA 23666

FEATURES

- **SHOPS AT PENINSULA TOWN CENTER**
- 4 Retail Spaces Available - ranging from 1,611 SF to 6,565 SF
- 5,803 SF Second Generation Fully Equipped Restaurant Available
- One of the highest trafficked shopping centers in Hampton Roads
- Over 340 existing residential units
- Over 10,000 students at Hampton University and 4,500 students at CNU
- 61,000 VPD on W Mercury Blvd and 23,500 VPD on Coliseum Dr
- 112,139 daytime employees within a 5 mile radius

Space Type	Retail Properties For Lease
Available Space	1,611 - 6,565 SF
Lease Rate	Ask Agent

DEMOGRAPHICS	2 MILES	5 MILES	7 MILES
Total Population	422	3,460	12,536
Average HH Income	\$75,047	\$74,902	\$75,890



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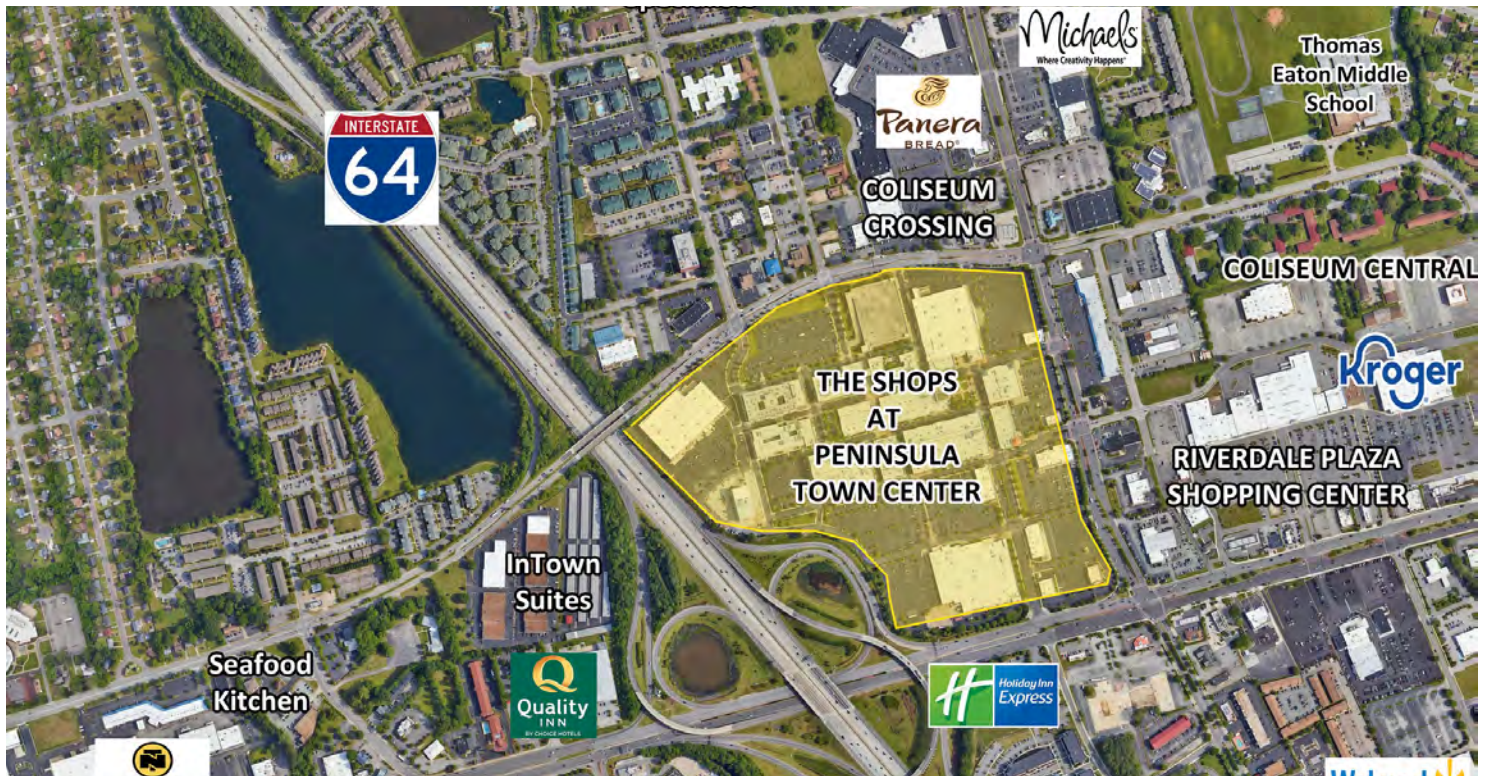
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Taylor Long
PROPERTIES
 Commercial Real Estate



AERIAL / AVAILABILITY



Unit Number	Address	Tenant	Square Footage
E-101-103	1471 Merchant Lane	The Rhythm Room	5,941 SF
E-104	1451 Merchant Lane	Luxura Aesthetic Medical Spa	2,624 SF
E-106	1447 Merchant Lane	AVAILABLE	2,737 SF
E-108	1441 Merchant Lane	Anthony Vince Nail Spa	2,719 SF
E 110-116	1431 Merchant Lane	Phenix Salon Suites	9,820 SF
E 120-122	2380 McMenamin Street	JD Sports	5,123 SF
E-126	2376 McMenamin Street	AVAILABLE	1,715 - 6,565 SF
E-128	2370 McMenamin Street	AVAILABLE	1,611 - 6,565 SF
E-130	2366 McMenamin Street	AVAILABLE	1,620 - 6,565 SF
E-132	2360 McMenamin Street	AVAILABLE	1,619 - 6,565 SF
E-133	2350 McMenamin Street	Zack's Tobacco and Vape	2,106 SF
E 134-135	2330 McMenamin Street	AVAILABLE (Second Gen. Restaurant)	5,803 SF
E-138	5101 Kilgore Avenue	Sushi King	6,112 SF

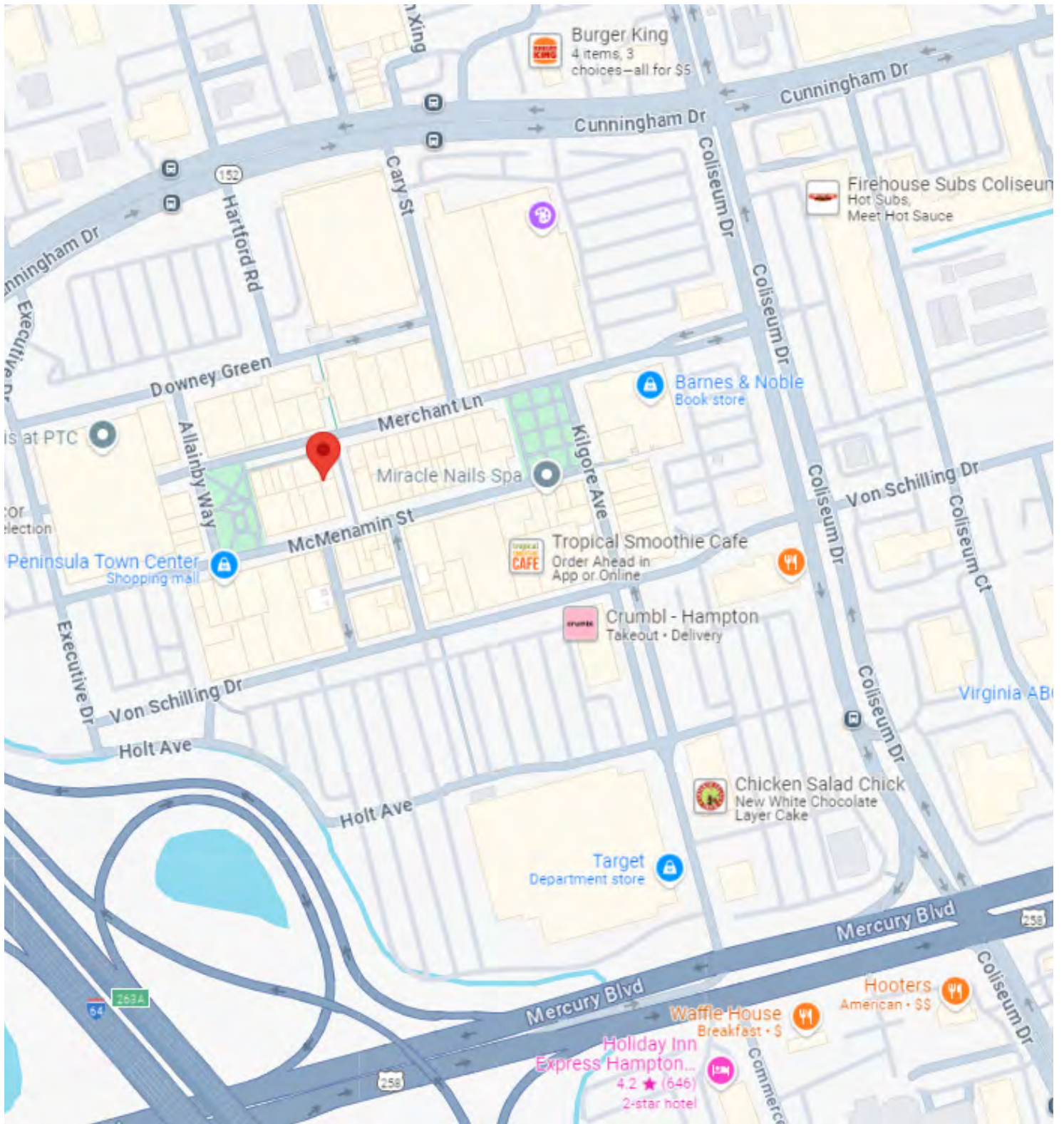


SITE PLAN



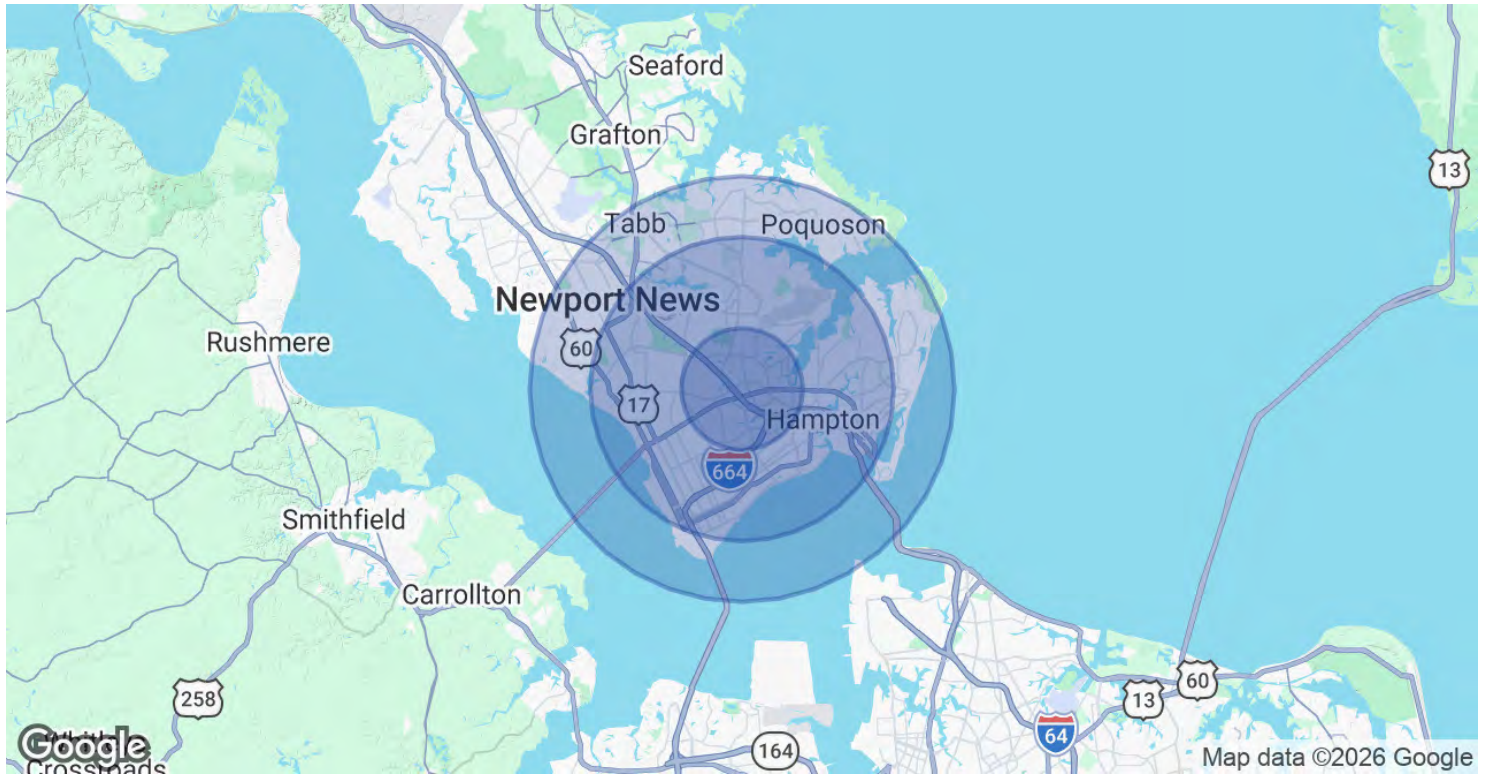


MAP





DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	7 MILES
Total Population	422	3,460	12,536
Average Age	35	36	38
Average Age (Male)	34	35	36
Average Age (Female)	36	38	39
HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	215	1,809	6,575
# of Persons per HH	2	1.9	1.9
Average HH Income	\$75,047	\$74,902	\$75,890
Average House Value	\$4,960	\$108,586	\$193,834

2020 American Community Survey (ACS)