



VICTORY CROSSING

4020 VICTORY BOULEVARD | PORTSMOUTH, VA 23701

FEATURES

- **3,500 SF Retail space for lease. Join our newest tenants - Ross Dress for Less & Five Below!**
- **New Casino (Rivers Casino Portsmouth) now directly adjacent to shopping center**
- Located in Portsmouth's vibrant Retail Hub.
- Tenants include *GameStop*, *ABC Store* and more.
- Pylon space available on Victory Blvd and Airline Blvd.
- High street visibility on Victory Blvd and I-264.
- Superior ingress and egress.
- Situated on the corner of Victory Boulevard and Interstate 264
- Easy interstate access near heavy day time traffic generators including *Tidewater Community College* and *Norfolk Naval Shipyards*.

SPACE TYPE	Retail for Lease
AVAILABLE SPACE	3,500 SF Retail
ASKING PRICE	\$20.00 PSF + NNN

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population	10,004	83,077	194,778
Avg HH Income	\$56,202	\$63,347	\$76,043
Daytime Employment	4,934	26,134	121,457
Traffic Count	29,330 VPD on Victory Blvd 67,000 VPD on I-264		

* Detailed demographics upon request



Robert Marshall: 804-437-4323 (m)
robertmarshall@taylorlongproperties.com

Tyler Schleinkofer: 804-904-7010 (m)
tylerschleinkofer@taylorlongproperties.com

Ellen Long: 804-539-7793 (m)
ellenlong@taylorlongproperties.com



Taylor Long
PROPERTIES
Commercial Real Estate



SITE PLAN

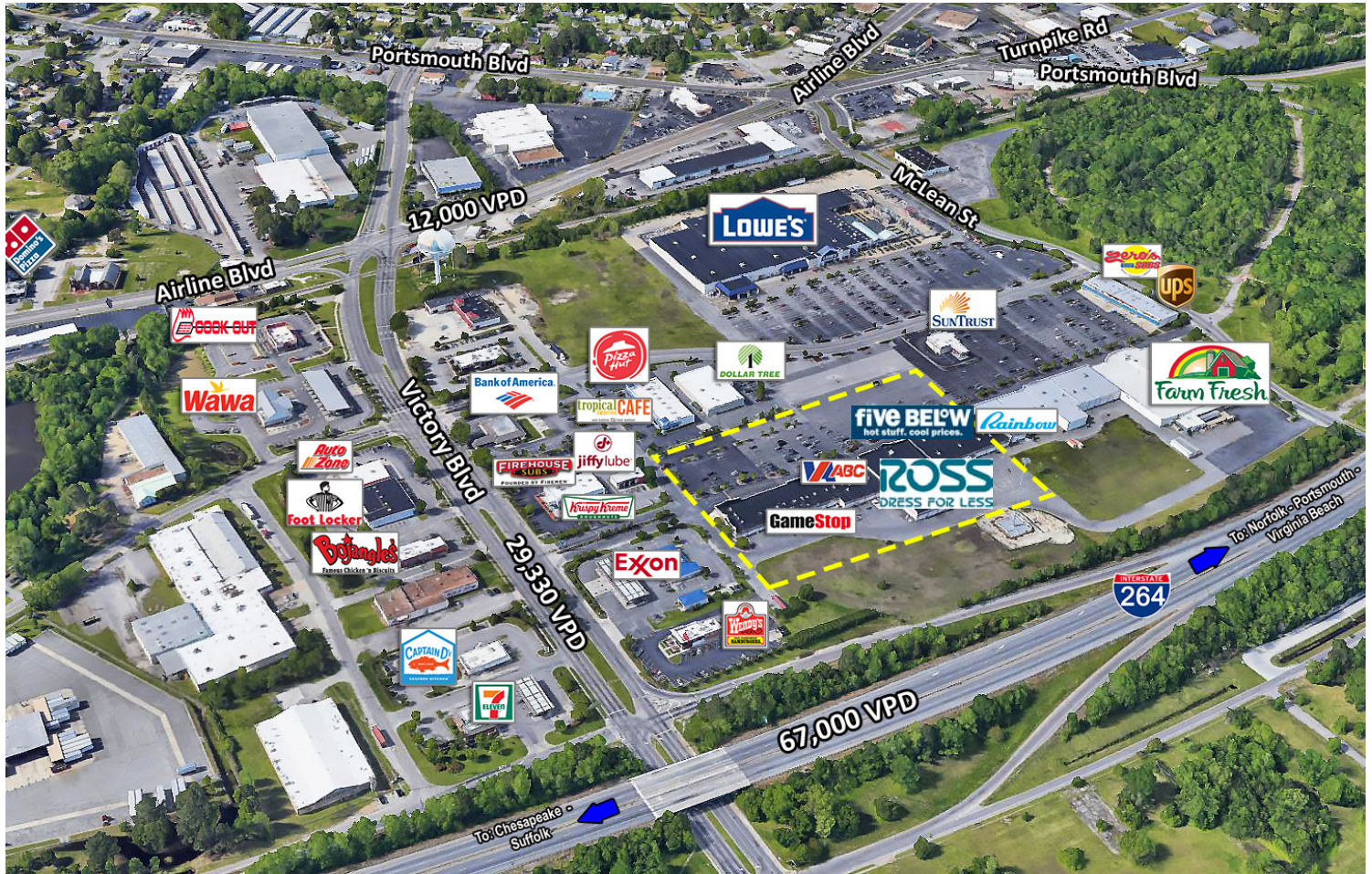


SUITE	TENANT	SF
1	DTLR	4,800
2	Game Stop	1,800
3	Cricket Wireless	1,600
4	H&R Block	1,400
5	America's Best Wings	1,600
6	Los Amigos Restaurant	2,800
7	Victory Hair Braids	1,200
8	Athlete's Foot	2,000
9	Nail Affair II	1,600
10	Pitbull Tobacco	3,000
11	AVAILABLE	3,500
12	ABC Store	3,500
13	ROSS Dress for Less	25,000
14 - 15	Five Below	12,000
16	Rainbow Apparel	7,000

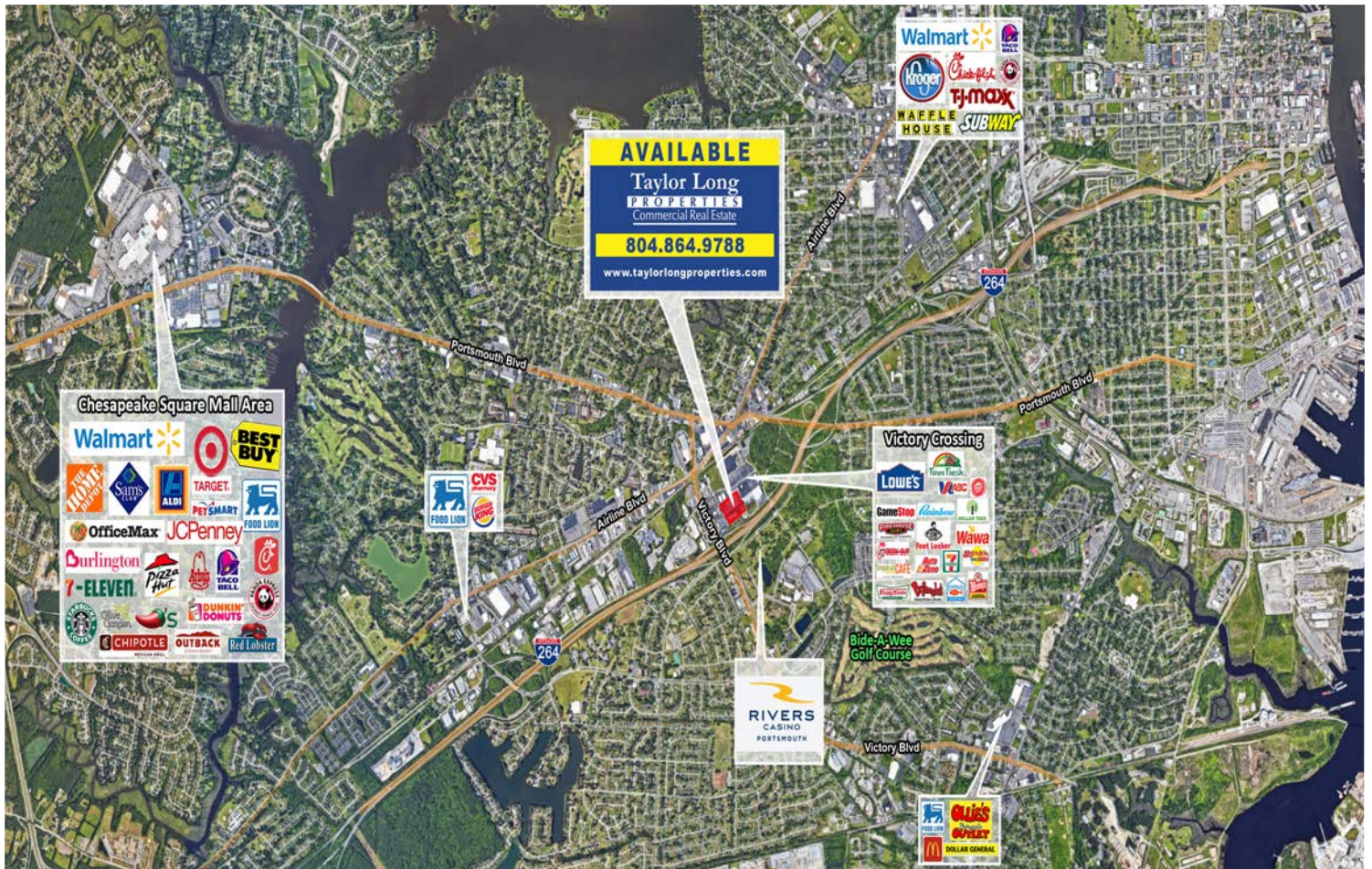




AERIAL



AERIAL



NEW ATTRACTION: Rivers Casino Portsmouth now open!
Located directly adjacent to Victory Crossing



A E R I A L / M A P

