

PRIME ±55,000 SF RETAIL OPPORTUNITY

ANCHOR BOX ADJACENT TO LYNNHAVEN MALL



S.L. NUSBAUM
REALTY CO. | SINCE 1906



2720 N MALL DRIVE, SUITE 107, VIRGINIA BEACH, VIRGINIA 23452

TYLER JACOBSON

Senior Vice President | Partner

d. 757-640-5435

m. 757-376-0525

tjacobson@slnusbaum.com

PROUD PARTNER



RETAIL ADVISORS

LOCATION MAP

±55,000 SF ANCHOR BOX ADJACENT TO LYNNHAVEN MALL

2720 N Mall Drive, Suite 107, Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO. | SINCE 1906



EXECUTIVE SUMMARY

±55,000 SF ANCHOR BOX ADJACENT TO LYNNHAVEN MALL

2720 N Mall Drive, Suite 107, Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO. | SINCE 1906

PROPERTY OVERVIEW

The ±55,045 SF former Value City space at 2720 North Mall Drive presents a prominent big-box leasing opportunity within the highly sought-after Lynnhaven retail corridor of Virginia Beach. The subject property is nearby Lynnhaven Mall, which is home to 1.3 million sq ft of retail space. The property is its own subdivided parcel located within the Lynnhaven North Shopping Center and has easy access to both North Mall Drive and Lynnhaven Parkway.

OFFERING SUMMARY

Asking Rate	Negotiable
Availability	Immediately
Building Size	55,045 SF
Zoning	B-2

[CLICK HERE FOR PERMITTED B-2 ZONING USES](#)

TRAFFIC COUNTS

Lynnhaven Parkway	37,258 VPD
-------------------	------------

NEARBY RETAILERS INCLUDE



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
2025 Population	9,251	232,440	535,128
2025 Households	3,542	89,315	208,739
Median HH Income	\$73,399	\$76,417	\$89,978

SURROUNDING AREA

±55,000 SF ANCHOR BOX ADJACENT TO LYNNHAVEN MALL

2720 N Mall Drive, Suite 107, Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO. | SINCE 1906



SUBMARKET OVERVIEW

±55,000 SF ANCHOR BOX ADJACENT TO LYNNHAVEN MALL

2720 N Mall Drive, Suite 107, Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO. | SINCE 1906



The city of Virginia Beach supports business growth with a range of incentives for new and expanding companies.

Adjacent to the West Oceana Corporate Park, the Lynnhaven Opportunity Zone has the **region's largest shopping mall**, and hosts businesses like STIHL, Hermes Abrasives, IMS Gear, and more.

Why Virginia Beach?

[CLICK HERE TO LEARN MORE](#)



Low Cost of Doing Business

Competitive real estate, utilities, and taxes in a pro-business environment

1.8 

Metro population
(million)
Virginia Beach



Top-Tier Workforce

Job-ready workforce including advanced manufacturing training



Built-in Market Access

Reach a large and diverse consumer base within a dynamic business corridor



Exceptional Quality of Life

A coastal community with an affordable lifestyle that attracts and retains top talent



Global Connectivity

Access to U.S. and international markets through a leading deep-water port and multimodal transportation network

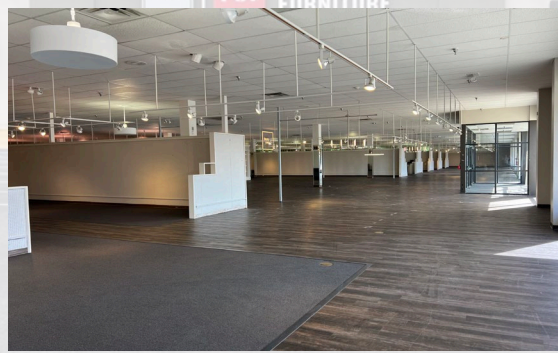
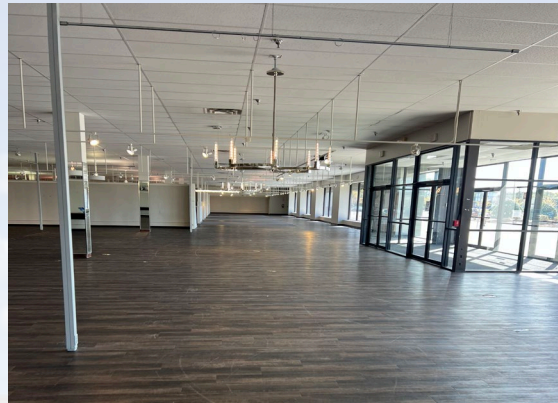
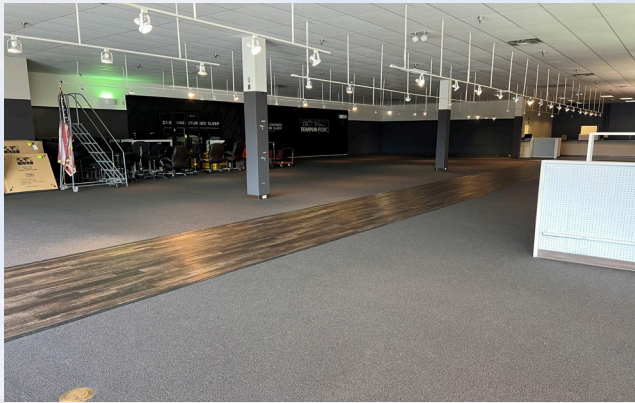
ADDITIONAL PHOTOS

±55,000 SF ANCHOR BOX ADJACENT TO LYNNHAVEN MALL

2720 N Mall Drive, Suite 107, Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO. | SINCE 1906



CONTACT INFORMATION

±55,000 SF ANCHOR BOX ADJACENT TO LYNNHAVEN MALL

2720 N Mall Drive, Suite 107, Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO.



TYLER JACOBSON
Senior Vice President,
Partner
d. 757-640-5435
m. 757-376-0525
tjacobson@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[**CLICK HERE TO LEARN MORE**](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PROUD PARTNER
XTEAM
RETAIL ADVISORS