



RETAIL PROPERTY FOR LEASE

LARKSPUR SQUARE

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



LARKSPUR SQUARE

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

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	32,160 SF

AVAILABLE SPACES

Suite 4712	1,500 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

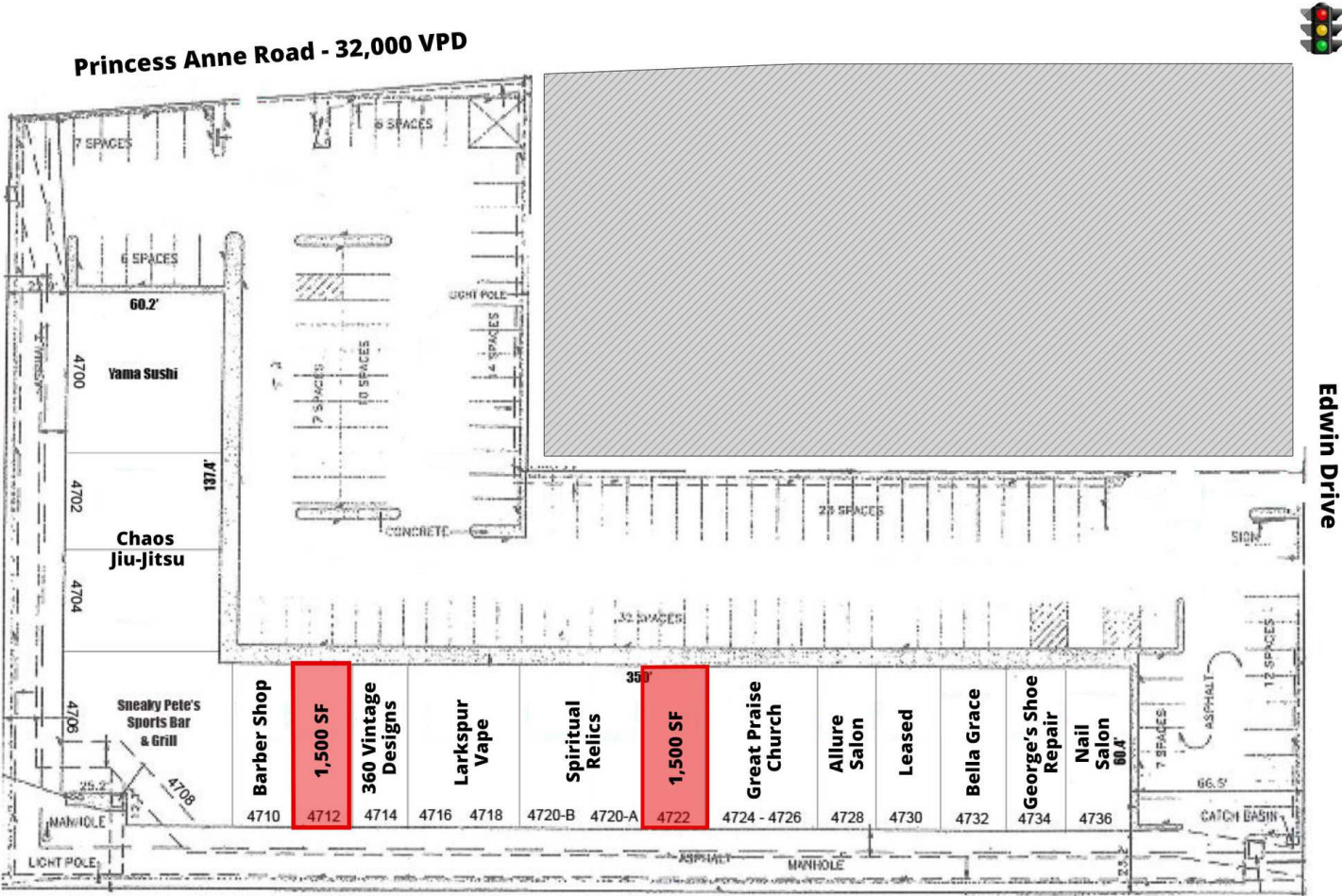
- 32,000 VPD
- Nearby Retailers include Harris Teeter, Petco, Marshall's, Dunkin Donuts, Wendy's, and CVS
- Centrally located in the heart of Hampton Roads
- 5-min drive to Town Center, I-264 and Mount Trashmore

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

LARKSPUR SQUARE

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

SITE PLAN

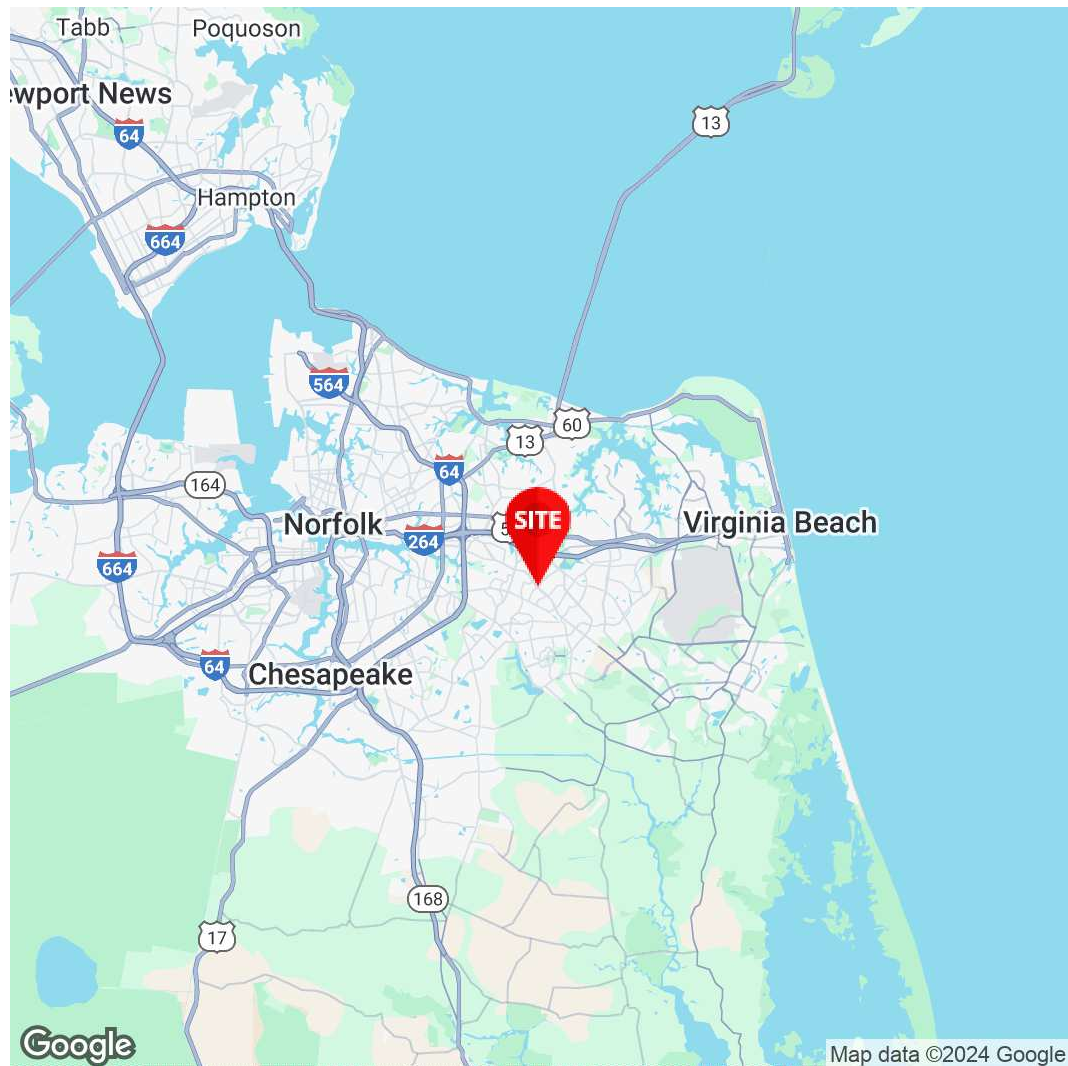


LARKSPUR SQUARE

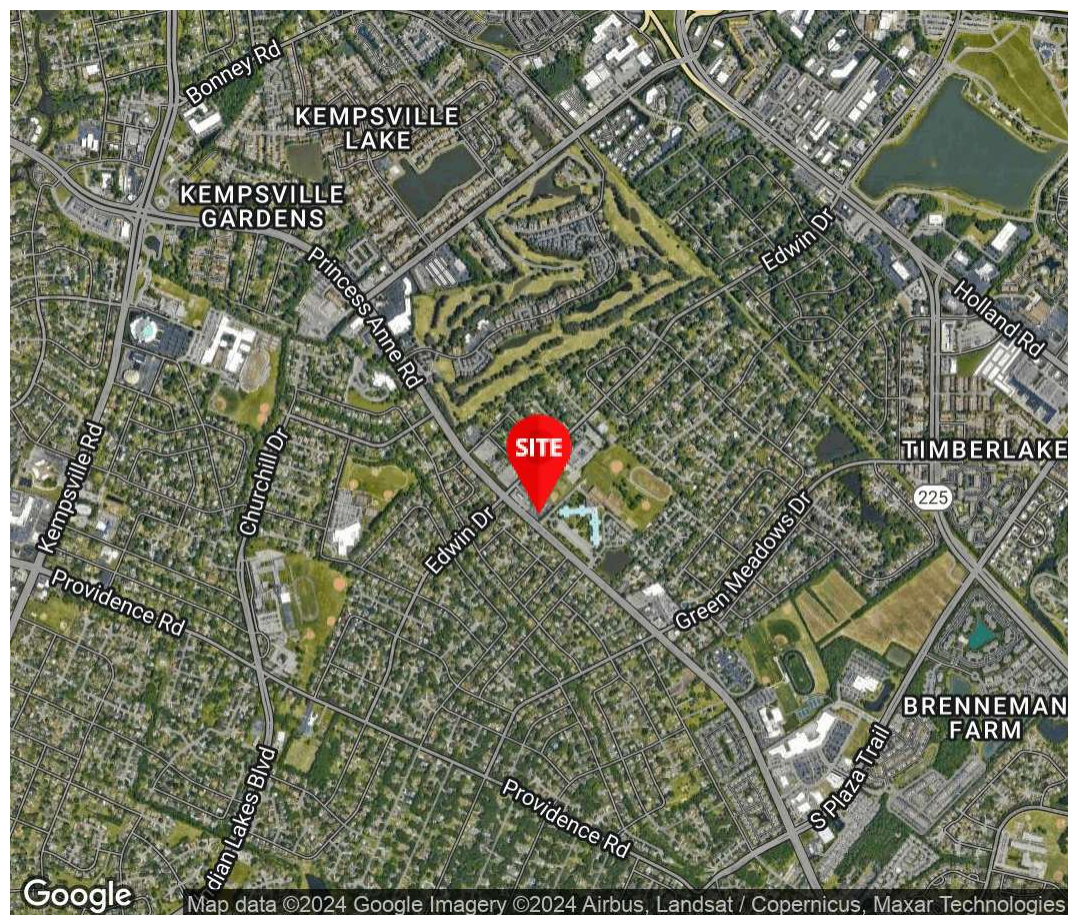
4700-4736 PRINCESS ANNE ROAD, VIRGINIA BEACH, VA 23462

RETAILER MAP





Elizabeth C. Paasch
 AVP, Office Leasing And
 Sales
 757.333.4322
 Epaasch@Divaris.Com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.