

FOR LEASE

LOEHMANN'S PLAZA SHOPPING CENTER

3980-4040 Virginia Beach Blvd. | Virginia Beach, VA 23452



S.L. NUSBAUM
REALTY CO.



PIERCE JACOBSON

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PROPERTY SUMMARY

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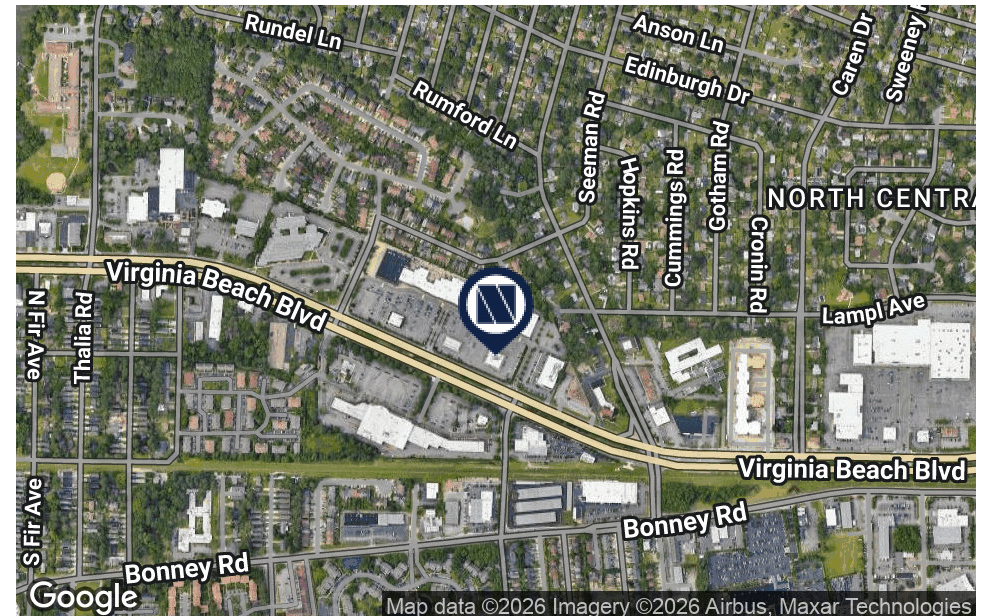


PROPERTY DESCRIPTION

Loehmann's Plaza features West Marine, 2nd & Charles, Dollar Tree, Applebee's, HobbyTown USA, 5.11 Tactical, Verizon Wireless, and more. The center is just east of Pembroke Square and Virginia Beach Town Center.

SPACES	LEASE RATE	SPACE SIZE
Unit 12	Contact Agent	4,200 SF
Unit 30	Contact Agent	14,085 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,132	47,917	113,594
Total Population	14,611	118,882	286,935
Average HH Income	\$97,964	\$103,562	\$107,787



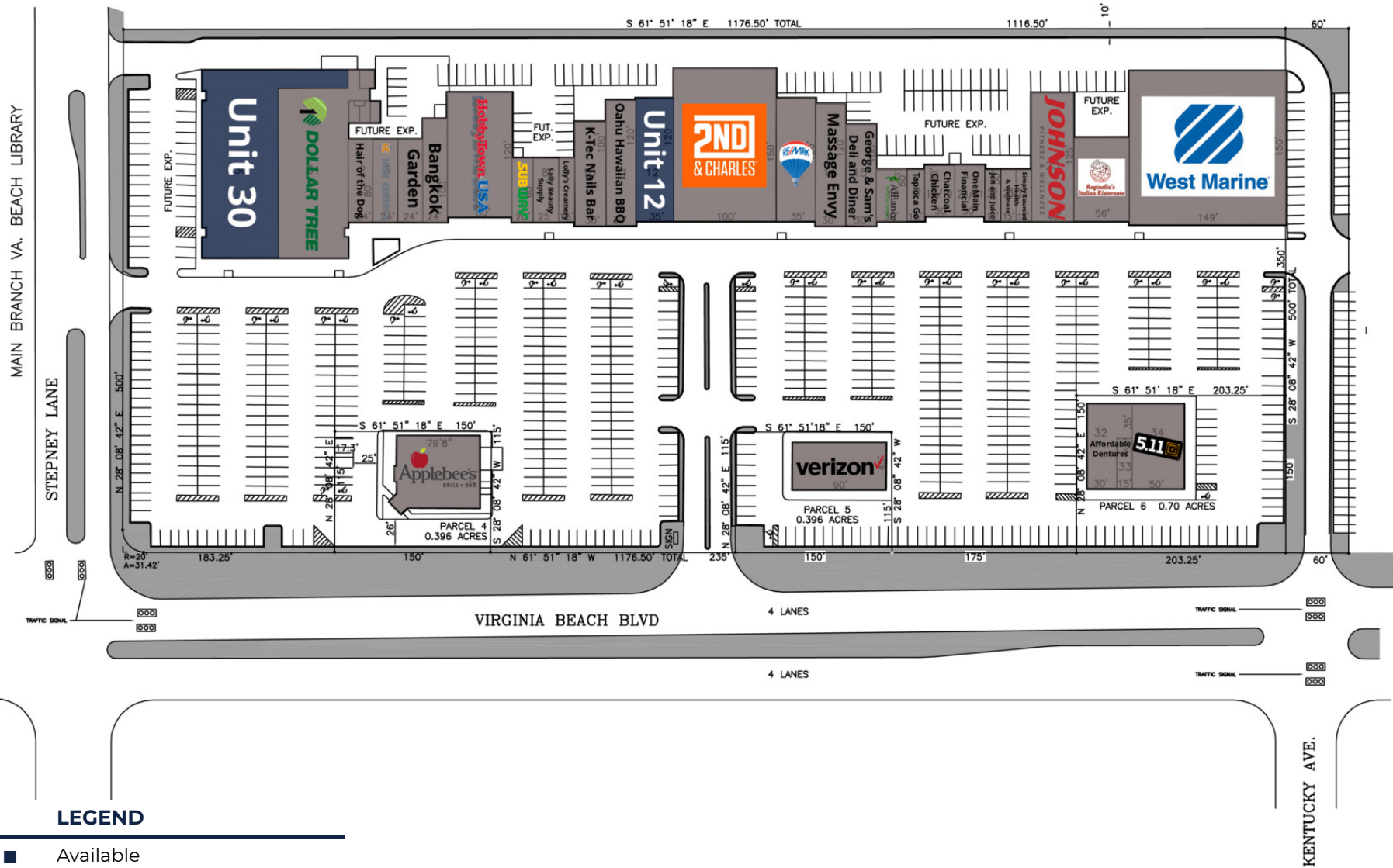
SITE PLAN

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LEGEND

- Available
- Unavailable

VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,200 - 14,085 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ Unit 12	Available	4,200 SF	NNN
■ Unit 30	Available	14,085 SF	NNN

AREA RETAIL

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ADDITIONAL PHOTOS

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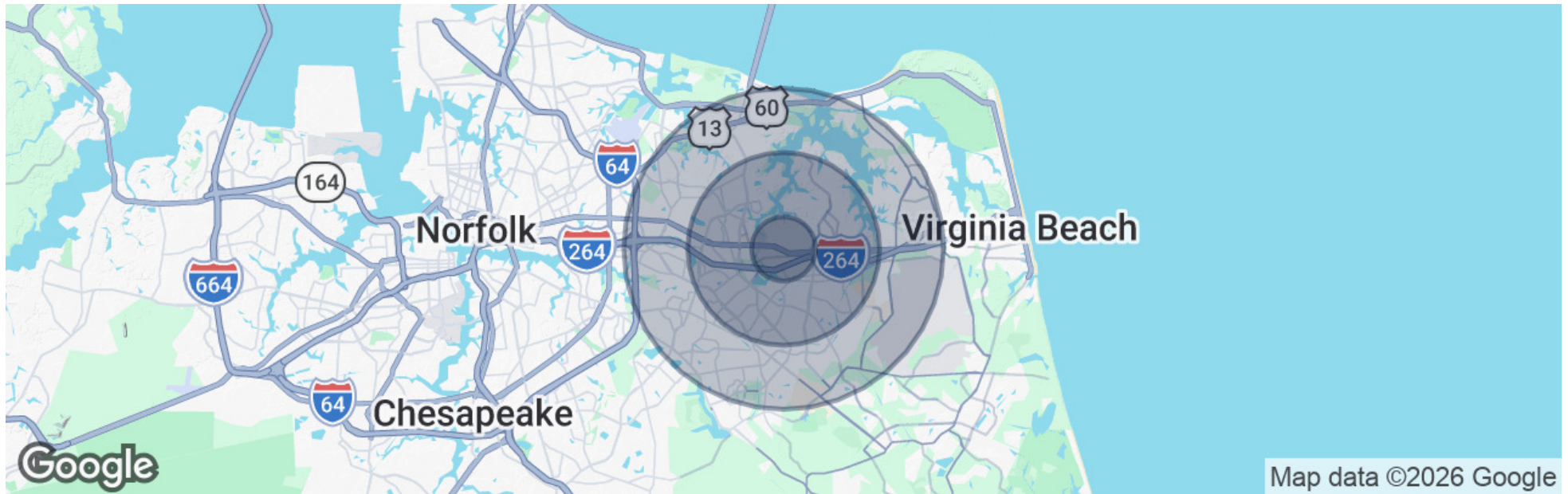
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,611	118,882	286,935
Average Age	36.9	37.8	38.4
Average Age (Male)	36.9	36.7	37.3
Average Age (Female)	37.0	39.1	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,132	47,917	113,594
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$97,964	\$103,562	\$107,787
Average House Value	\$314,496	\$368,452	\$380,396

2023 American Community Survey (ACS)

CONTACT INFORMATION

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