

# FOR LEASE

## LOEHMANN'S PLAZA SHOPPING CENTER

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



**S.L. NUSBAUM**  
REALTY CO.



**PIERCE JACOBSON**

Partner | Shopping Center Leasing  
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# PROPERTY SUMMARY

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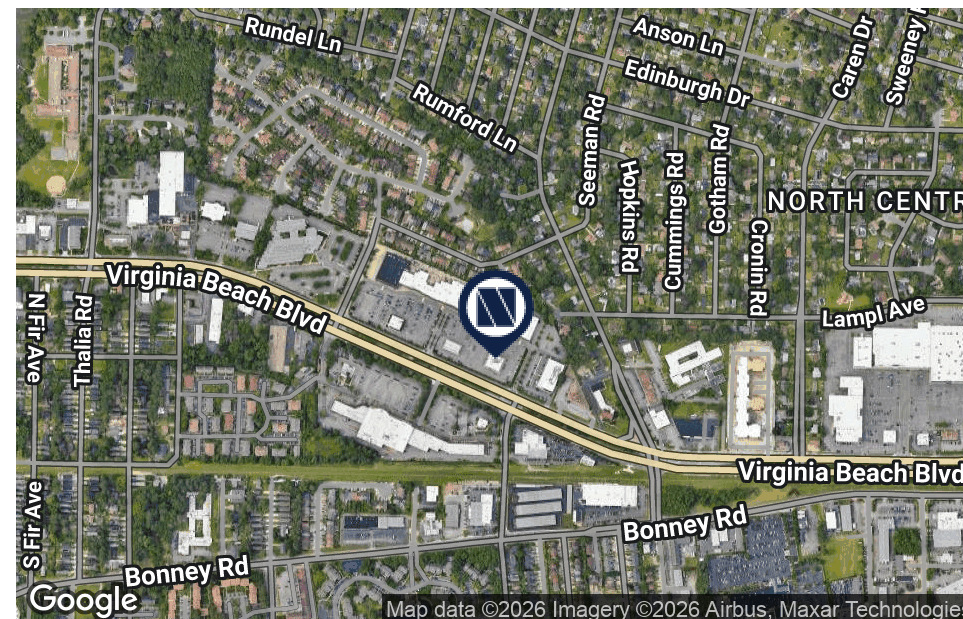


### PROPERTY DESCRIPTION

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 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:	14,085 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

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

# AREA RETAIL

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# ADDITIONAL PHOTOS

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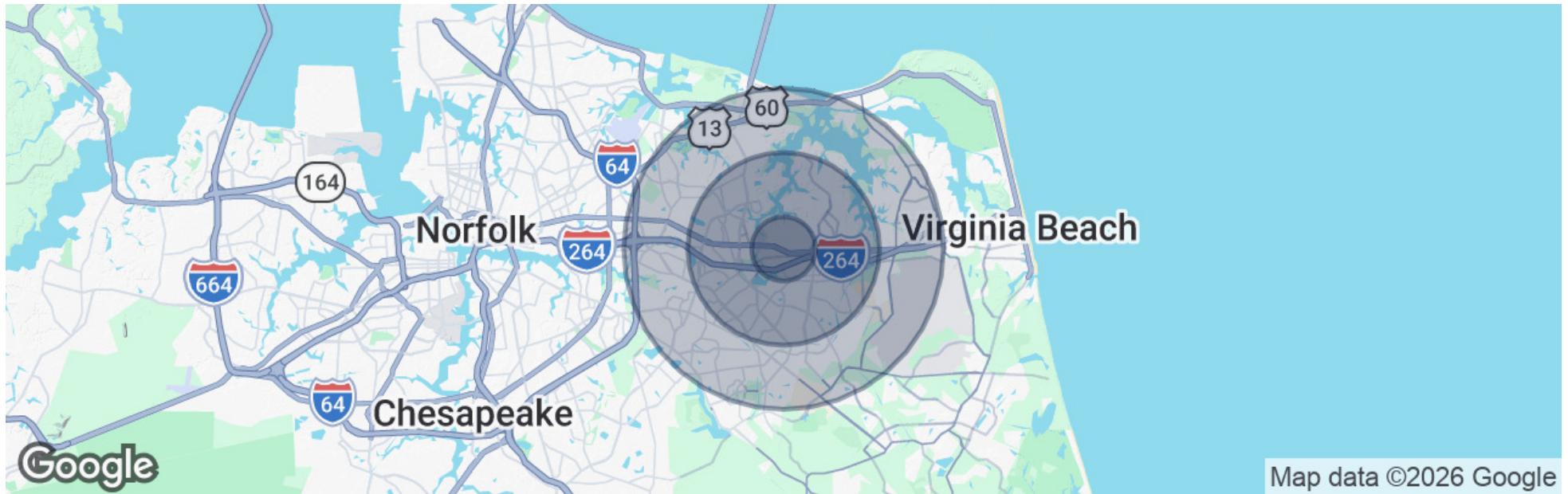
# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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