



HUNTER PAUL COMMERCIAL

REAL ESTATE



7,347 SF AVAILABLE FOR LEASE

4590 Virginia Beach Blvd
Virginia Beach, VA 23462



David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455



HUNTER PAUL COMMERCIAL

REAL ESTATE

Overview

Lease Price: Subject to Offer

**Freestanding Property in
Virginia Beach Town Center**

Square Footage: Approximately 7,347 SF

Lot Size: Approximately 1.12 acres

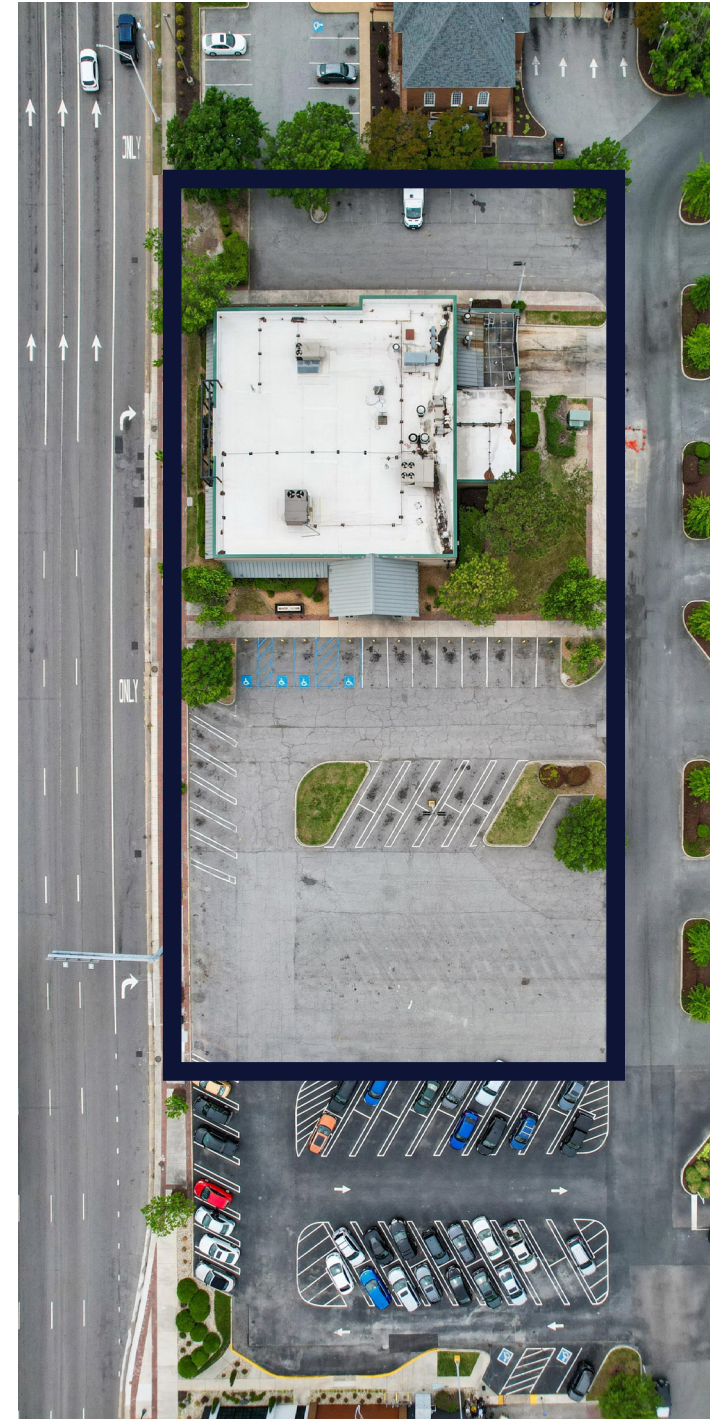
**Lease Structure: Ground Lease or
Ground Rent**

Location: Pembroke Square / Town Center

Adjacent Tenant: Fogo de Chão

Frontage: Virginia Beach Blvd

**Access: I-264 + Independence Blvd + Virginia
Beach Blvd**



David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455

4590 Virginia Beach Blvd, Virginia Beach, VA 23462



HUNTER PAUL COMMERCIAL

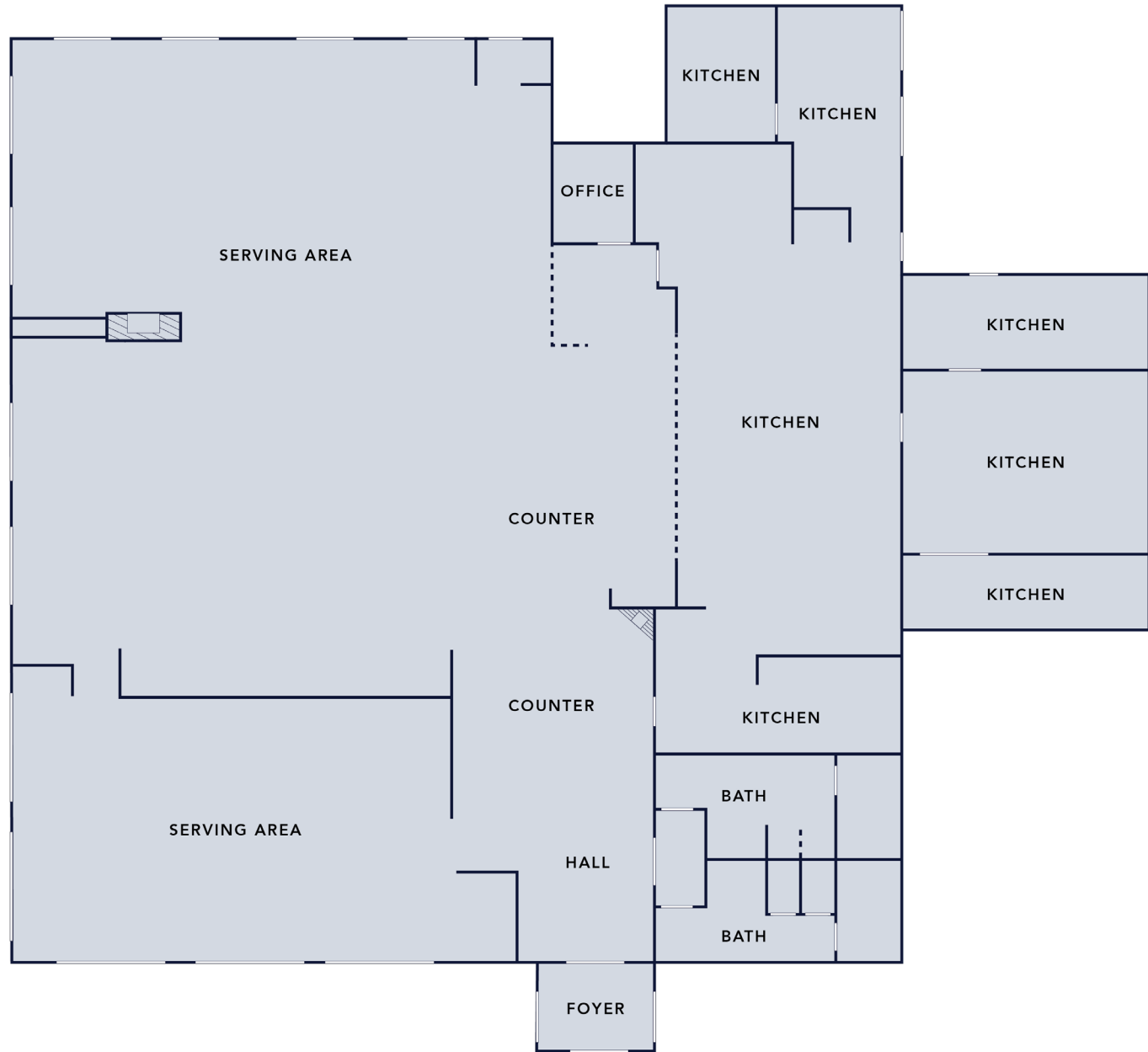
REAL ESTATE

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455

Floor Plan





HUNTER PAUL COMMERCIAL

REAL ESTATE

Submarket Overview

Town Center, Virginia Beach, VA

Virginia Beach Town Center is widely recognized as the **premier business district** in Hampton Roads, offering an unmatched combination of **visibility, accessibility, and prestige**. Serving as the de facto downtown of Virginia Beach, Town Center has evolved into one of the region's most prominent mixed-use destinations, attracting a diverse mix of corporate headquarters, professional service firms, financial institutions, technology companies, healthcare providers, and hospitality operators.

Spanning approximately 17 to 24 city blocks, the district encompasses more than **one million square feet of Class A office space**, over **450,000 square feet of retail**, and approximately **162,000 square feet dedicated to entertainment and cultural attractions**. Complementing its commercial offerings are more than **800 residential units**, **two full-service hotels** with over 500 guestrooms, and more than 4,000 parking spaces, creating a true live-work-play environment at the heart of Virginia Beach.

What distinguishes Town Center is its vibrant urban atmosphere. Employees, residents, and visitors enjoy a walkable setting filled with award-winning restaurants, upscale retailers, entertainment venues, luxury housing, and year-round community events. This amenity-rich environment enhances quality of life while providing businesses with a significant advantage in attracting customers, recruiting talent, and retaining employees.

More than 7,000 employees work directly within Town Center, while over 22,000 employees are located within a one-mile radius, creating one of the strongest concentrations of daytime population in Coastal Virginia. The steady influx of professionals, residents, hotel guests, and visitors generates activity well beyond traditional business hours, driving consistent foot traffic throughout the day and evening. As a result, Virginia Beach Town Center **remains one of the most sought-after locations in the region** for office, retail, restaurant, medical, and professional service users seeking a highly visible presence in a thriving business environment.

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455

800

Residential Units
in Town Center

500

Guest Rooms at two
full-service hotels in
Town Center

7,000

Employees work in
Town Center

22,000

Employees work within
a one-mile radius



HUNTER PAUL COMMERCIAL

REAL ESTATE

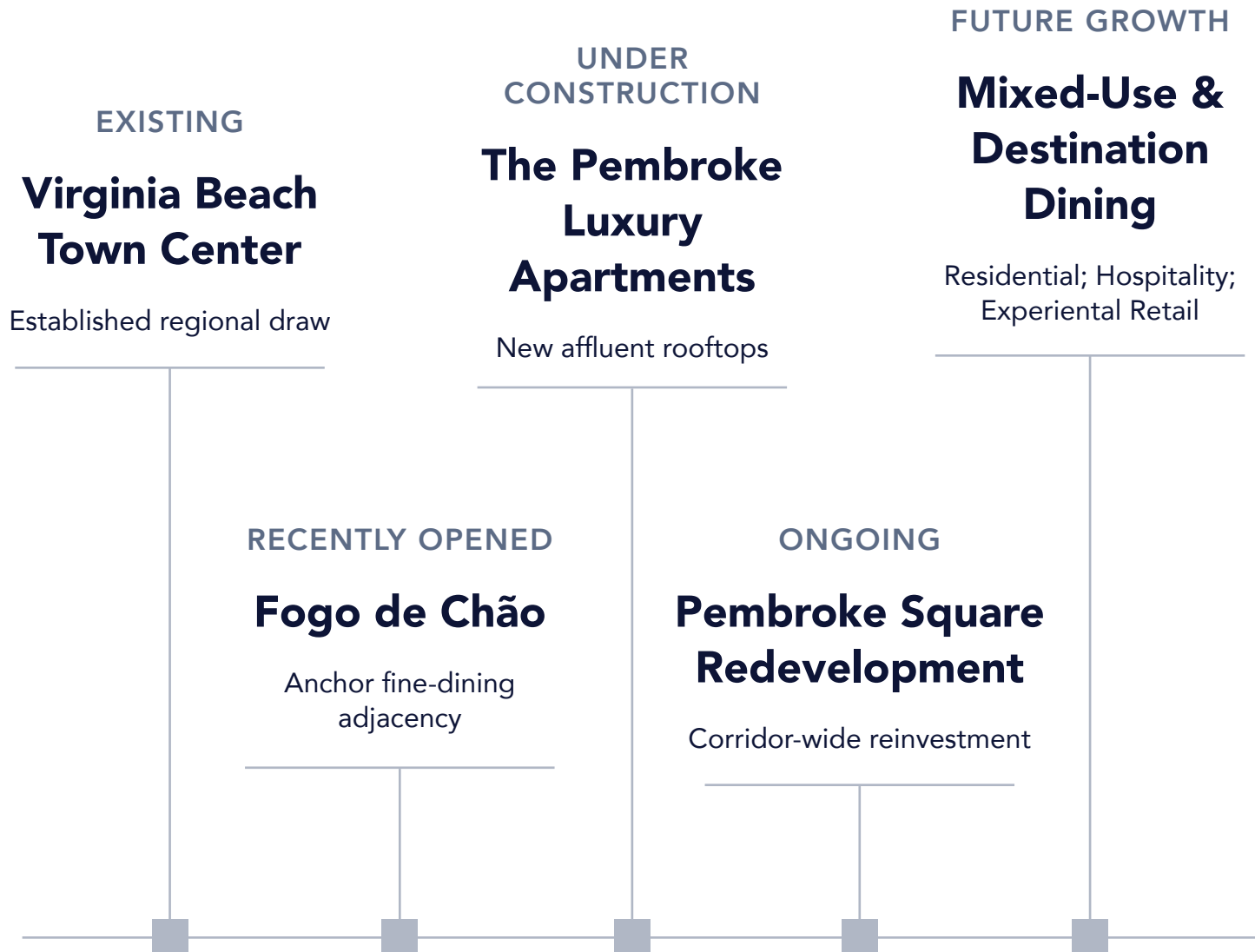
David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455

Development Momentum

Town Center: A distinct mid-transformation into Virginia Beach's premier lifestyle destination.



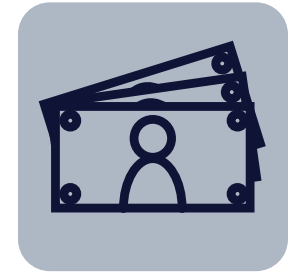


HUNTER PAUL COMMERCIAL

REAL ESTATE

Demographic Summary

2025



Radius	Daytime Population	Total Population	Average Household Income
1 mile	26,250	16,958	\$97,380
3 miles	138,666	133,892	\$105,477
5 miles	307,188	300,558	\$111,608

Why This Site

Luxury
Residential
Growth

Office
Density

Regional
Retail
Destination

Emerging
Luxury Dining
Corridor

Strong
Daytime
Population

David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800
www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455



HUNTER PAUL COMMERCIAL

REAL ESTATE

Interior



David Hunter, CCIM
President & Principal Broker

david@hunterpaulco.com
757-720-4800

www.hunterpaulco.com

3705 Shore Dr Unit 207
Virginia Beach, VA 23455

Hunter Paul Commercial ("HPC") provides all commercial real estate listings, information, and related services "as is." HPC expressly disclaims any warranties or representations, either express or implied, regarding the accuracy, completeness, or suitability of any property, its condition, value, or any related information. Potential buyers, lessees, or other parties should conduct their own due diligence and investigations.

Images have been edited and/or digitally enhanced for marketing purposes. Prospective purchasers or tenants should verify all information independently.

4590 Virginia Beach Blvd, Virginia Beach, VA 23462