

retail FOR LEASE



Towne Center Market Place | 4649 - 4725 Independence Blvd., Virginia Beach, VA

PHASE I (EXISTING): 1,297-2,400 SF AVAILABLE

- 13,000 sq. ft. renovated retail development, including: AT&T, Lendmark Financial, Ideal Image, Nail Salon, Supercuts, Cox, Charles Schwab & Velocity Urgent Care
- Brand new Office Depot located along Columbus Dr.

PHASE II (UNDER CONSTRUCTION): FULLY LEASED

- 130,000 sq. ft. new Wegman's (grocery anchor) with 2-story parking garage
- Wegman's is a New York-based grocer with a strong following because of its wide selection of groceries and ready-to-eat food

PHASE III (PROPOSED): UP TO 47,675 SF AVAILABLE

- Building E has 1,200 - 19,200 sf available
- Building F has 1,200 - 10,875 sf available
- Building G has 1,200 - 17,600 sf available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	5,171	129,710	303,965
Avg HH Income	\$59,908	\$63,734	\$64,779
Households	6,366	50,944	114,534

PROPERTY FEATURES:

- **New & Existing Retail Development** in the centrally located business district of Virginia Beach - second largest MSA in Virginia with 2M POP
- **Busiest Intersection in Virginia Beach** - Traffic Counts of over 43K along Virginia Beach Blvd. & over 62K along Independence Blvd.
- **Adjacent to Town Center**, a mixed use project with over 900 residences and hotels. as well as Pembroke Mall.



Troy Parker
o: 757.222.0111
m: 757.407.9499
troy@parkerburnell.com

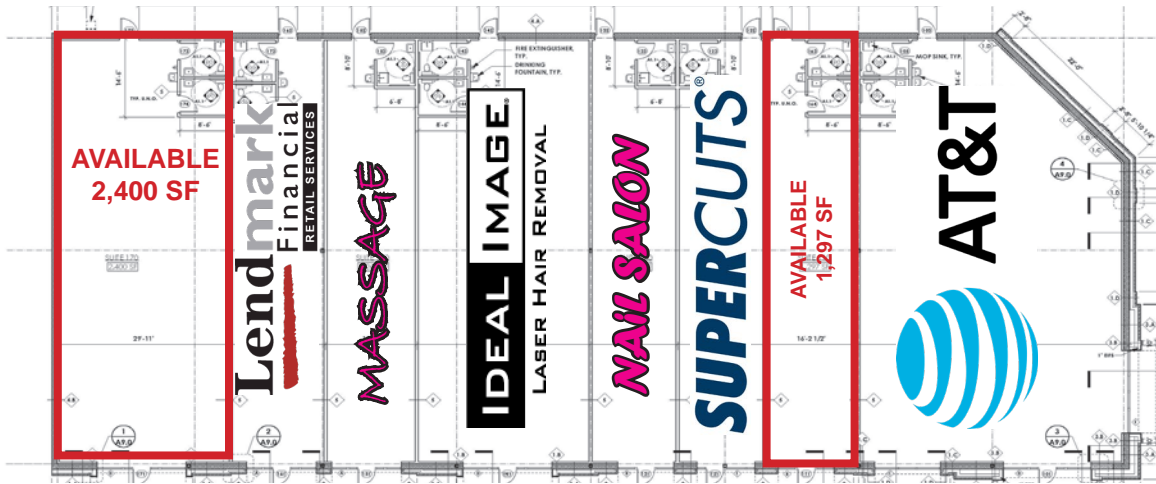
Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com

Kristen Huber
o: 757.222.0111
m: 757.714.2341
kristen@parkerburnell.com

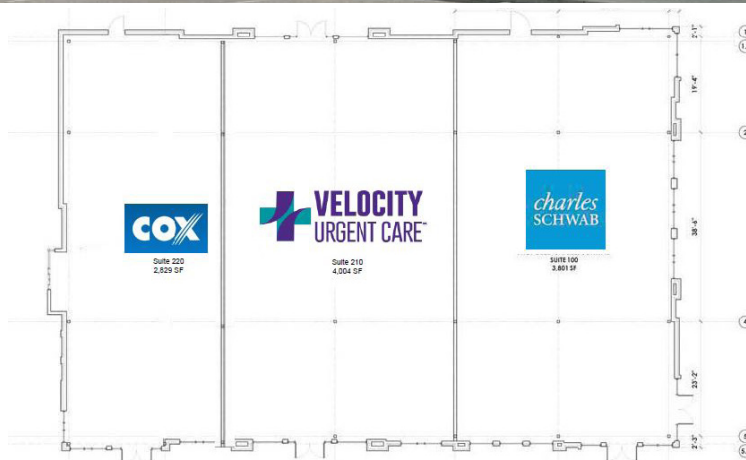
DEVELOPED BY:



PHASE I (EXISTING) - BUILDING A: 1,297 - 2,400 SF AVAILABLE



BUILDING C: FULLY LEASED



PHASE II (UNDER CONSTRUCTION) - RENDERINGS



PHASE III (PROPOSED) - RENDERINGS



PHASE II (PROPOSED) - RENDERINGS



PHASE II (PROPOSED) - RENDERINGS



VIEW OF ENTRY AT VIRGINIA BEACH BOULEVARD



VIEW OF ENTRY AT COLUMBUS STREET

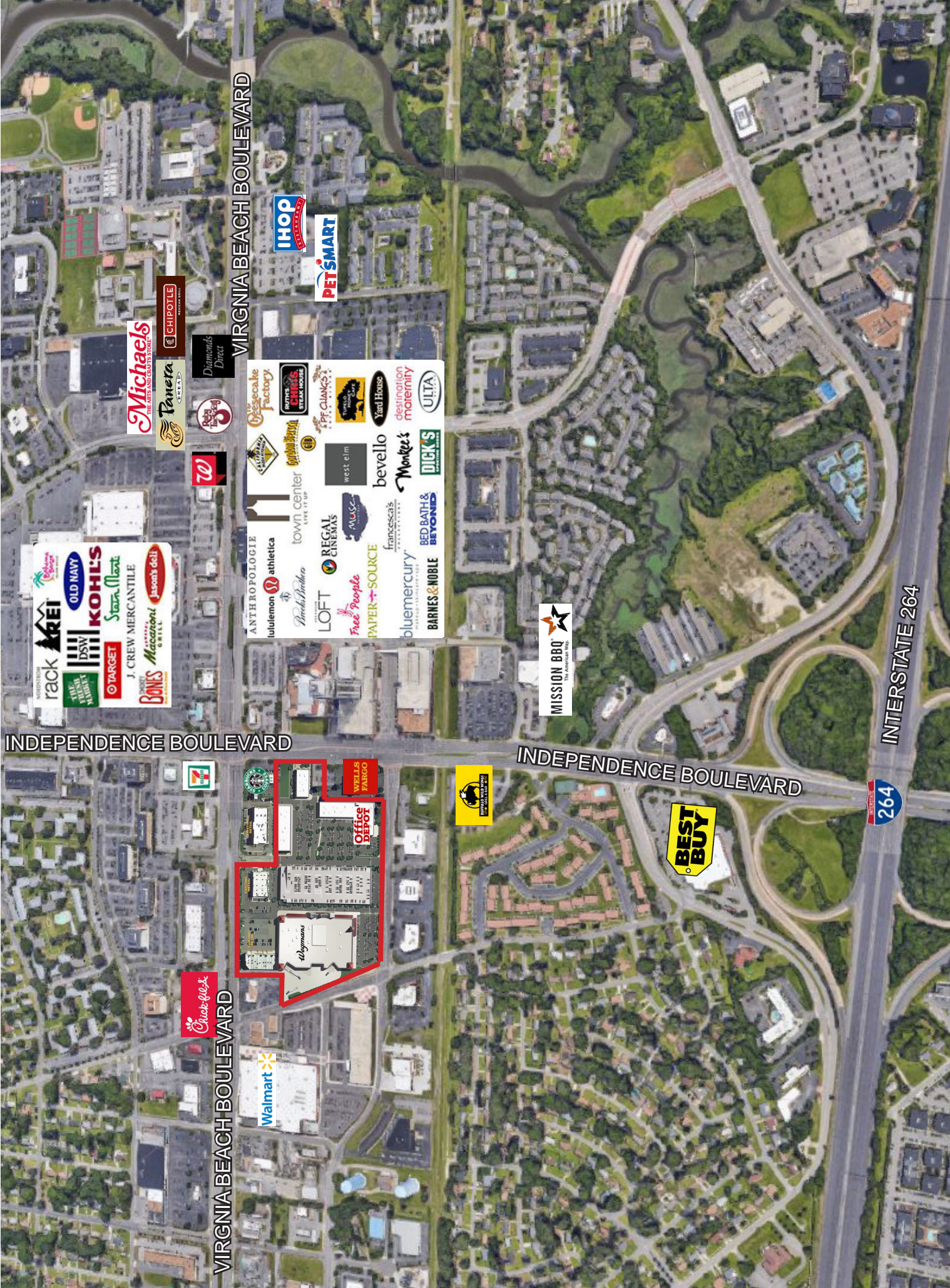


VIEW OF BUILDINGS "G" & "H" LOOKING SOUTHWEST AND PARKING DECK BEYOND

SITE PLAN



THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES. THE LAYOUT AND SIZES OF AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.



INDEPENDENCE BOULEVARD

VIRGINIA BEACH BOULEVARD

INTERSTATE 264

rack
 OLD NAVY
 KOHL'S
 J. CREW MERCANTILE
 BONNES
 Maccaroni
 JASON'S DELI
 TARGET
 PSY
 STEVE MONTI
 MICHAEL'S

Chipotle
 Panera
 Diamonds Direct
 5
 W

Anthropologie
 lululemon
 Anthropologie
 town center
 REGAL CINEMAS
 LOFT
 Free People
 PAPER SOURCE
 bluemercury
 BARNES & NOBLE
 West Elm
 bevello
 Monkey's
 DICK'S
 BED BATH & BEYOND
 francesca's
 destination maternity
 ULTA
 YARD HOUSE
 PPF QUANCO
 KITCHEN & BATH WORLD
 BASKETBALL FACTORY
 CLOUTIER'S
 TOWN CENTER

Chick-fil-A
 Walmart
 Wyman's
 Office DEPOT
 WELLS FARGO

