



PROPERTY OVERVIEW

AREA MAP

Strategically located in the Harbour View section of northern Suffolk, **Hampton Roads Crossing** is a 98,225 SF retail center anchored by Kroger Marketplace. Co-tenants include Petco, Michaels, Ross Dress for Less, ULTA, DSW and Five Below.

- Convenient access from I-664 and the Western Freeway
- Mixed use property with over 1,000 residences
- **AVAILABLE: 1,300 SF**



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	11,431	53,598	91,669
Average HH Income:	\$62,765	\$71,966	\$73,284
Traffic Count:	21,000 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

(757) 490-3141

cwerkheiser@pembrokerealty.com

Pembroke Realty Group

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com

1011 University Boulevard

± 1,300 SF AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

(757) 490-3141

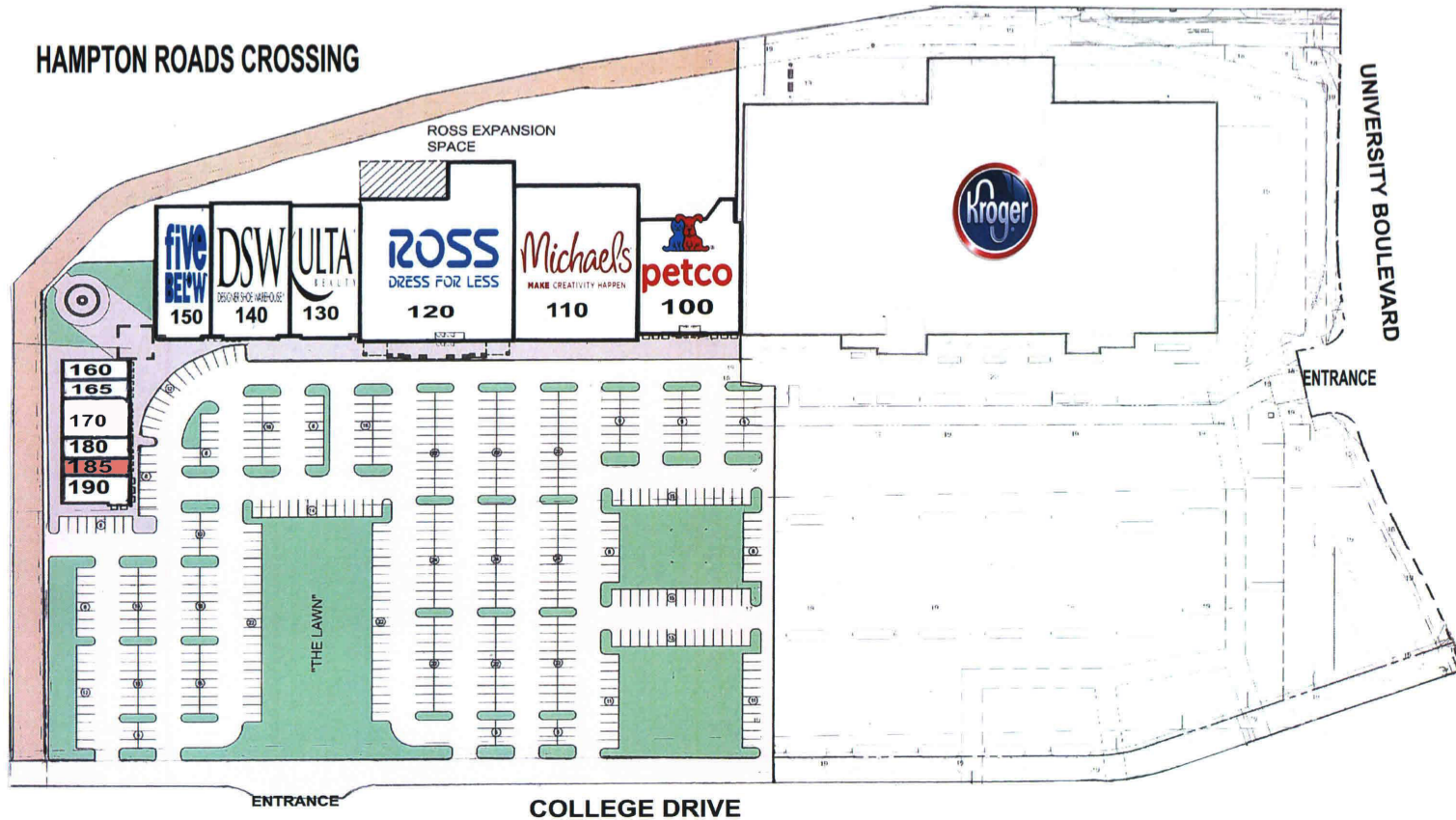
cwerkheiser@pembrokerealty.com

Pembroke Realty Group

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com



<u>SUITE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>TENANT</u>
100	Petco	160	Great Clips
110	Michaels	165	Lavish Nails
120	Ross Dress for Less	170	Tobacco + Vape
130	Ulta	180	Sprint
140	DSW	185	AVAILABLE (1,300 SF)
150	Five Below	190	Which Wich

FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

(757) 490-3141

cwerkheiser@pembrokerealty.com

Pembroke Realty Group

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com