

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



VICTORY WEST SHOPPING CENTER

2830-2886 AIRLINE BOULEVARD
PORTSMOUTH, VA 23701

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL P. ZARPAS
VICE PRESIDENT

757.640.2235

C. 757.286.1783

MZARPAS@SLNUSBAUM.COM

PROPERTY SUMMARY

2830-2886 AIRLINE BOULEVARD, PORTSMOUTH, VA 23701



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
NNN:	\$1.90 SF/yr
Available SF:	11,219 SF
Traffic Count:	21,010

PROPERTY OVERVIEW

Tenants include Dollar General, LeMans Karting, Unclaimed Freight, Surplus Freight, Atlantis Games and Comics, Atlas Credit Co. and Total Car Care. Located at the corner of Airline Boulevard and City Park Avenue in the centrally-located Victory corridor. Zoned GMU. Located in Portsmouth's Virginia Enterprise Zone.



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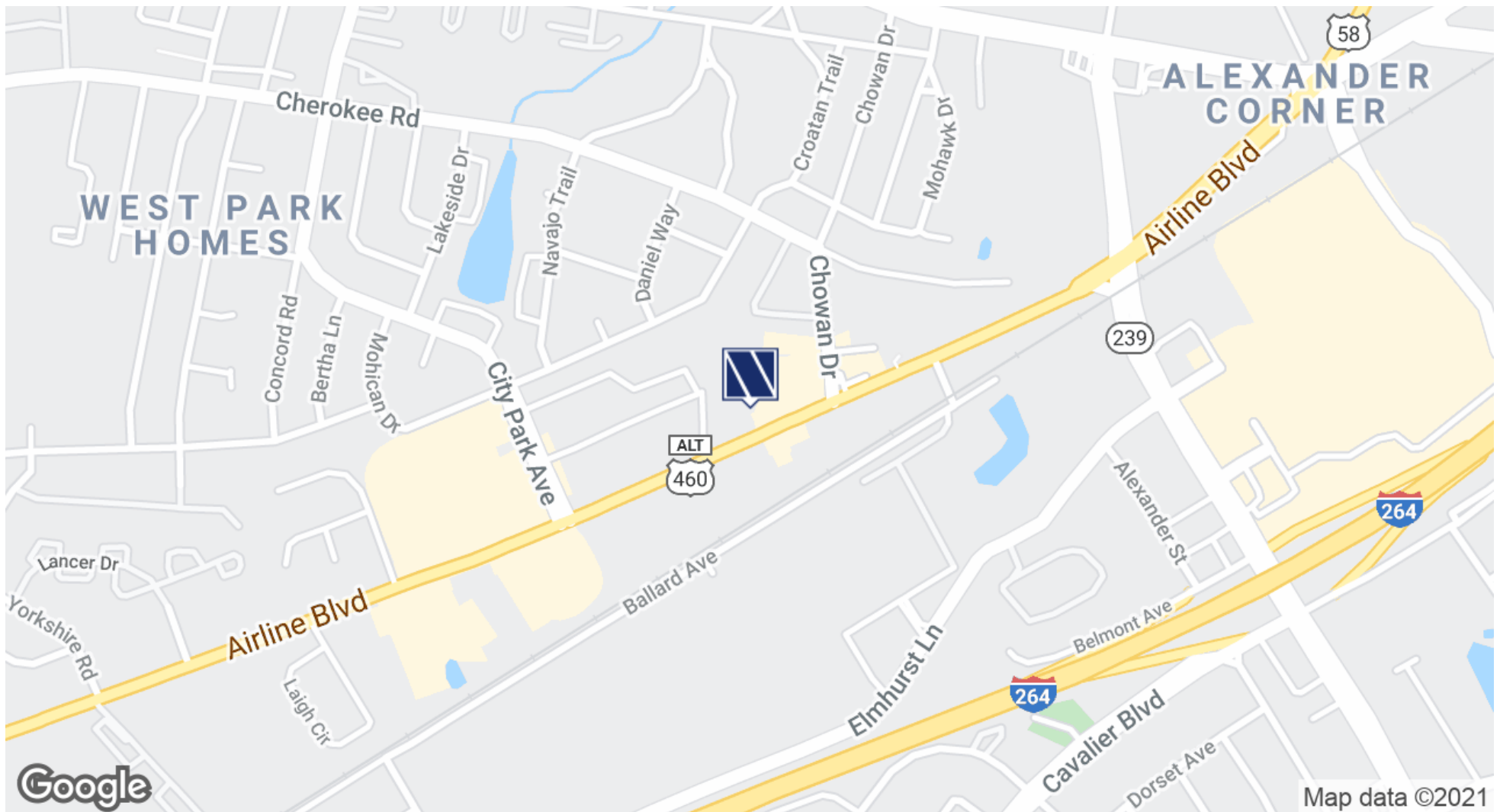
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LOCATION MAP

2830-2886 AIRLINE BOULEVARD, PORTSMOUTH, VA 23701



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

LOCATION MAP | 3

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS | 4

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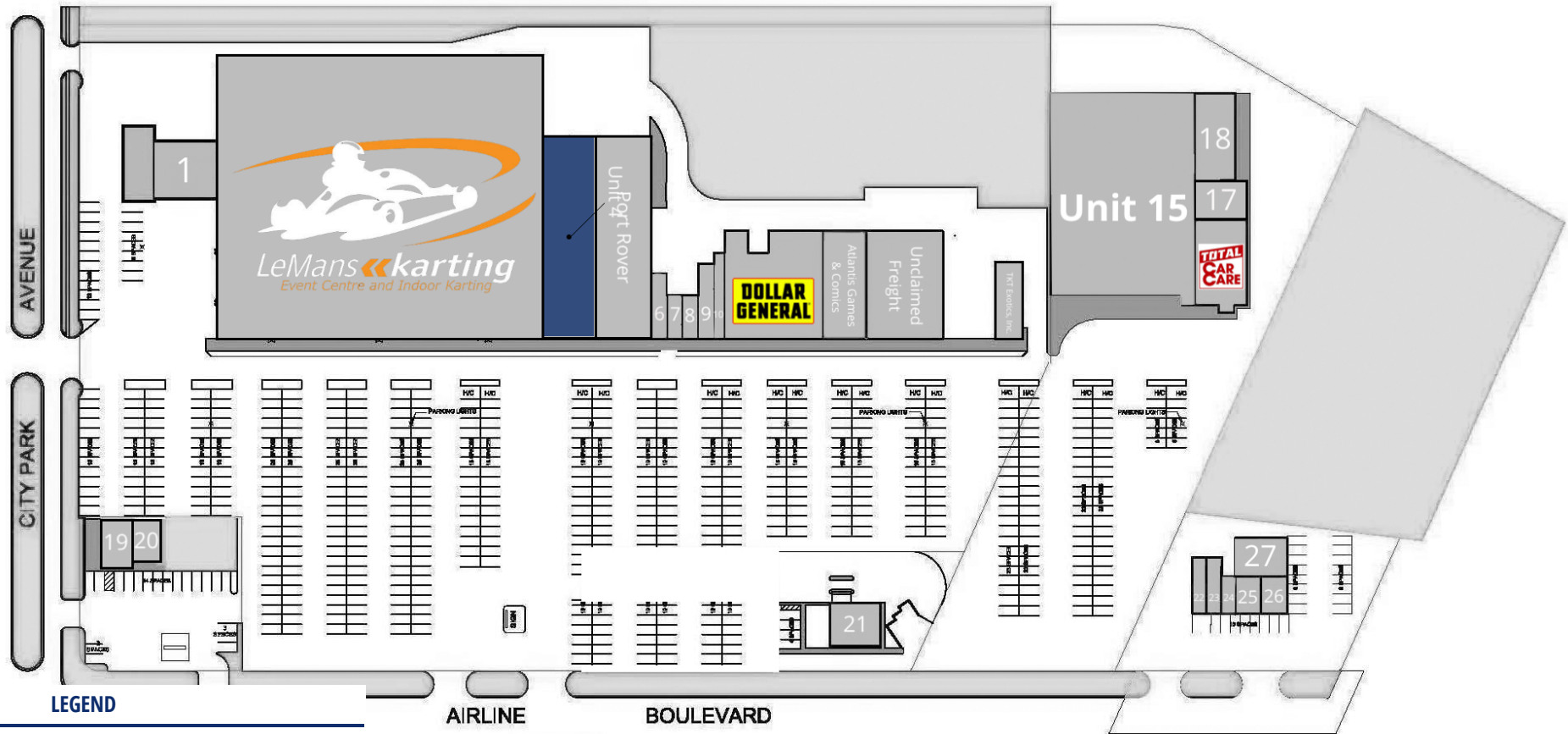
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SITE PLAN

2830-2886 AIRLINE BOULEVARD, PORTSMOUTH, VA 23701



LEGEND

-  Available
-  Unavailable

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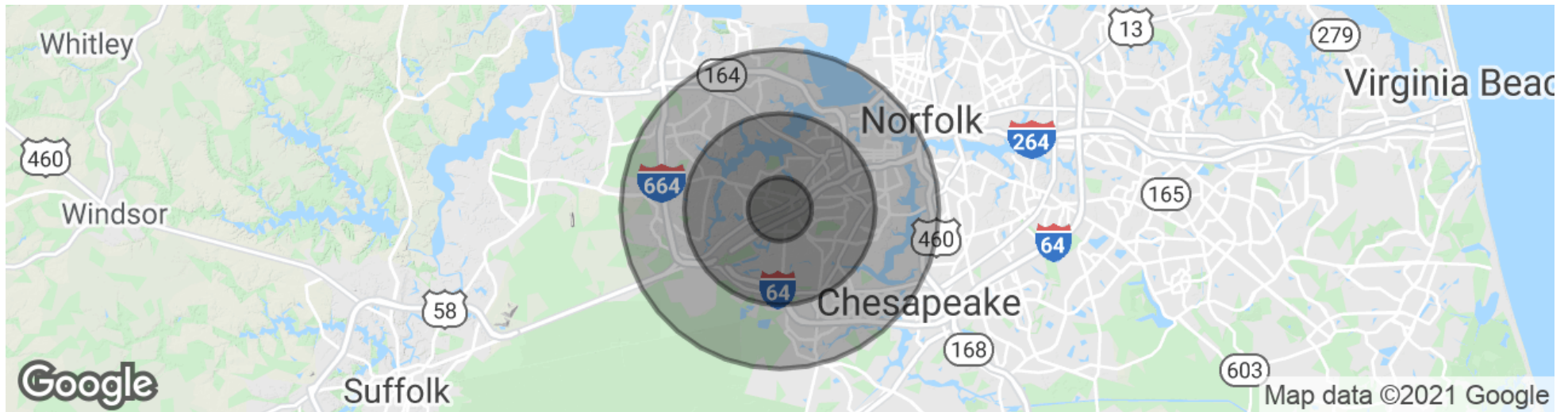
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DEMOGRAPHICS MAP & REPORT



2830-2886 AIRLINE BOULEVARD, PORTSMOUTH, VA 23701



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,978	78,698	154,288
Average Age	38.2	38.4	36.7
Average Age (Male)	36.4	35.3	33.9
Average Age (Female)	40.9	39.9	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,493	29,921	58,901
Average HH Income	\$48,888	\$49,691	\$56,390

* Demographic data derived from CoStar 2019

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CONTACT OWNER/BROKER



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