

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



TOWN CENTER STATION

116 SOUTH INDEPENDENCE BLVD.
VIRGINIA BEACH, VA 23462

FOR MORE INFORMATION, PLEASE CONTACT:

MARTIN MURDEN
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PROPERTY SUMMARY

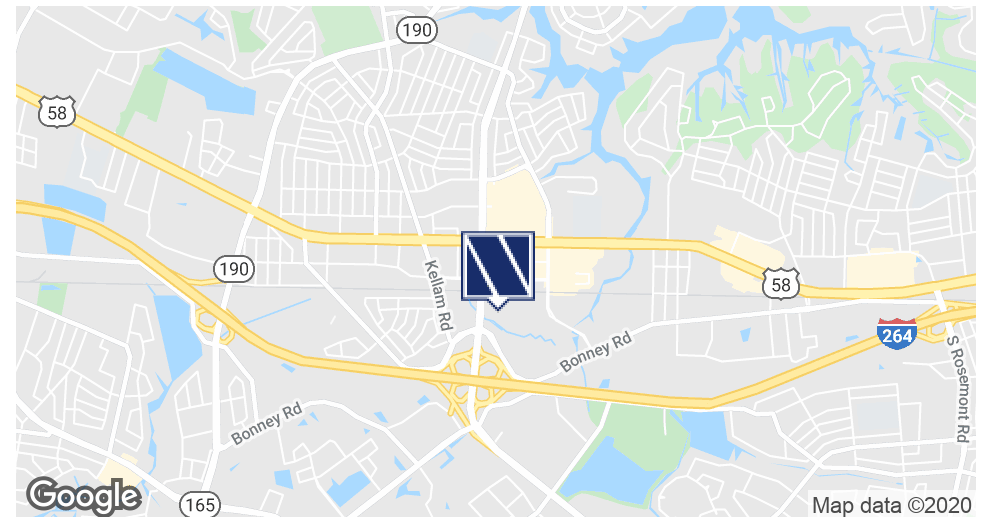
TOWN CENTER STATION | VIRGINIA BEACH, VA 23462



PROPERTY DESCRIPTION

Adjacent to Virginia Beach Town Center. Major tenants include DXL Destination XL, Empire Beauty School and Mission BBQ. Surrounding Retailer's include Best Buy, Walmart, Wegmans, Pembroke Mall, Men's Wearhouse, Ulta, and many more.

SPACES	LEASE RATE	SPACE SIZE		
Unit 104-105	Negotiable	4,981 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	6,070	48,505	116,082	
Total Population	14,539	124,023	306,498	
Average HH Income	\$60,921	\$70,776	\$74,249	



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

PROPERTY SUMMARY | 2

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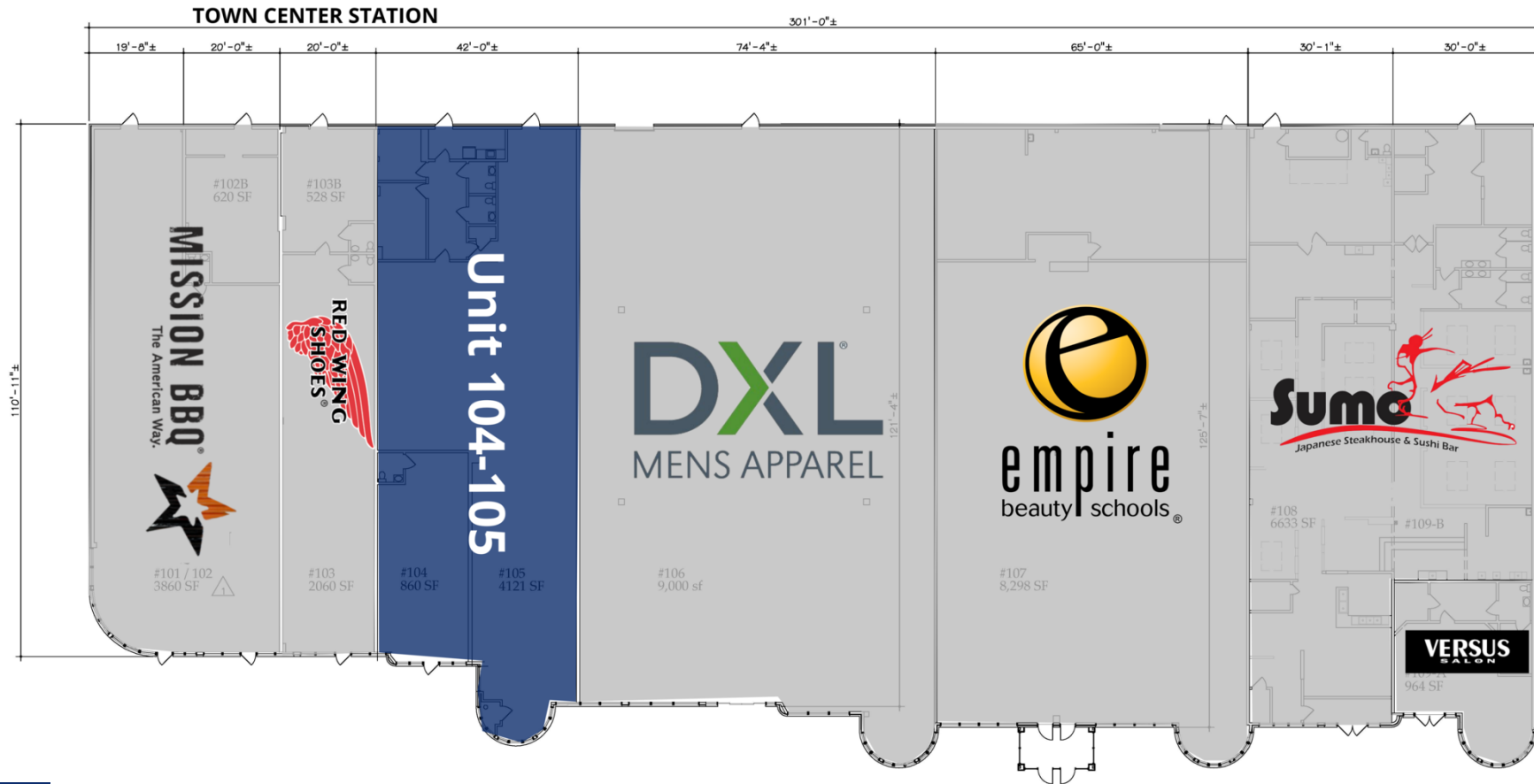
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SITE PLAN

116 SOUTH INDEPENDENCE BLVD., VIRGINIA BEACH, VA 23462



LEGEND

Available

Unavailable

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SITE PLAN | 3

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

VACANCY OVERVIEW



116 SOUTH INDEPENDENCE BLVD., VIRGINIA BEACH, VA 23462

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,981 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 104-105	Available	4,981 SF	NNN

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AREA RETAIL

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Pembroke Mall

THE FRESH MARKET, TARGET, NORDSTROM rack, KOHL'S, OLD NAVY, J.CREW, CVS, REI, Sport Clips, DSW, claire's, Macaroni GRILL, BONES, SUNTRUST, Jason's deli, Walgreens

Town Center

Yard House, WESTIN HOTELS & RESORTS, The Cheesecake Factory, REGAL, BED BATH & BEYOND, ULTA BEAUTY, BARNES & NOBLE, PF. CHANG'S, Funny Bone, KEAGANS, TACO BELL, lululemon, athletica, california pizza kitchens, COLD STONE CREAMERY, Hilton Garden Inn, ANTHROPOLOGIST, BB&T, KOWNE BANK, Saffron

Town Center Station

MISSION BBQ The American Way, RED WING SHOES, DXL DESTINATIONXL, empire beauty schools, Sumo, VERSUS SALON

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AREA RETAIL | 5

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS | 6

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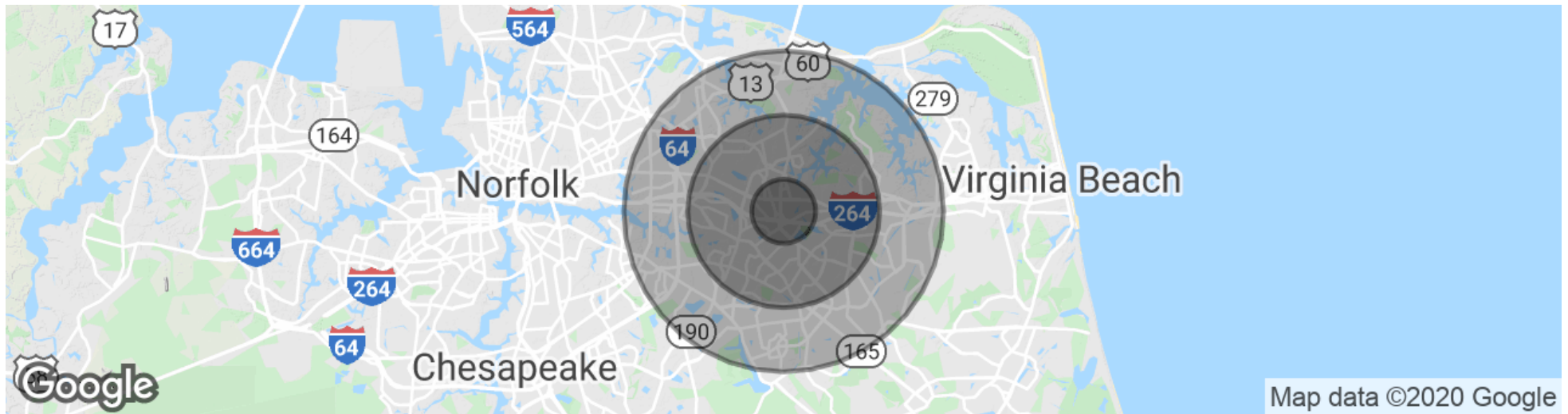
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,539	124,023	306,498
Average age	33.7	35.9	35.5
Average age (Male)	33.1	35.0	34.3
Average age (Female)	34.4	37.1	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,070	48,505	116,082
# of persons per HH	2.4	2.6	2.6
Average HH income	\$60,921	\$70,776	\$74,249
Average house value	\$226,645	\$275,013	\$284,760

* Demographic data derived from 2010 US Census

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