

J.A.N.A.F. SHOPPING YARD

WHLR

5900 E. Virginia Beach Boulevard
Norfolk, VA 23502

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust

Total Size:
891,281 s.f.

Retail Size:
822,452

Office Size:
68,829

Additional Info:
At 92 Acres, this is Norfolk's largest shopping destination

Exciting assortment of tenants, from national credit retailers to local specialty stores






6-stall TESLA Supercharging Station, library & US Post Office onsite

Well positioned at the heavily trafficked intersection of Virginia Beach Boulevard and Military Highway (75,000 AAWDT combined)

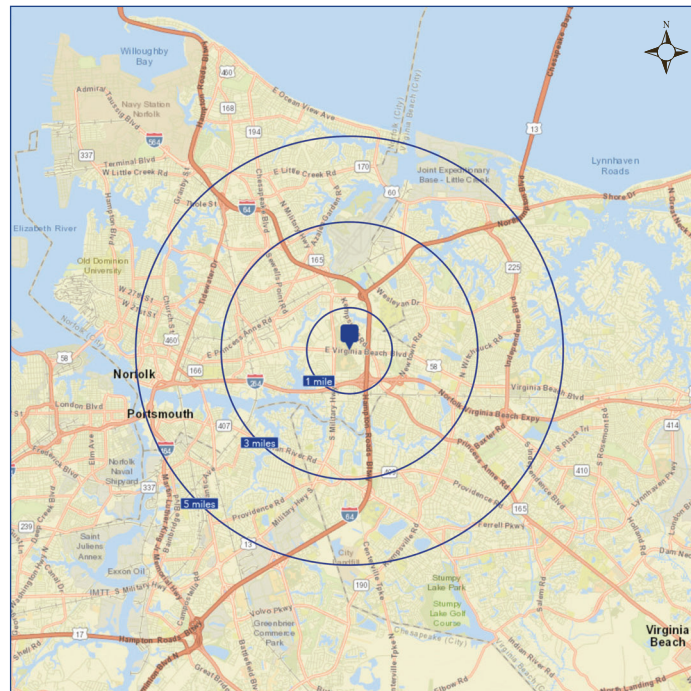
Zoned C-3 Retail

4,629 onsite parking spaces

Demographics*:

	1 Mile	3 Miles	5 Miles
 Population	6,654	96,899	302,387
 Households	2,516	36,528	116,202
 Average Household Income	\$70,522	\$76,088	\$75,886

* Based on 2010 Census & 2020 Estimates



www.wheelerrec.com

Wheeler Real Estate Company • Riversedge North • 2529 Virginia Beach Blvd. • Virginia Beach, VA 23452

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Denbeigh Marchant
mobile - 757.567.2883
denbeigh@whlr.us

Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice. Picture for illustrative purposes only as actual conditions may differ. The photo may have been altered to indicate how improvements may enhance the property.



ANCHOR SPACE OPPORTUNITY - SUITE 20

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17,000 Square Feet

Frontage

97' 5"

Depth

141' 9"

Ceiling Heights

11' 9"

Utilities

Electrical: 600A

Plumbing: 2"

HVAC: 86.5 tons

Zoning

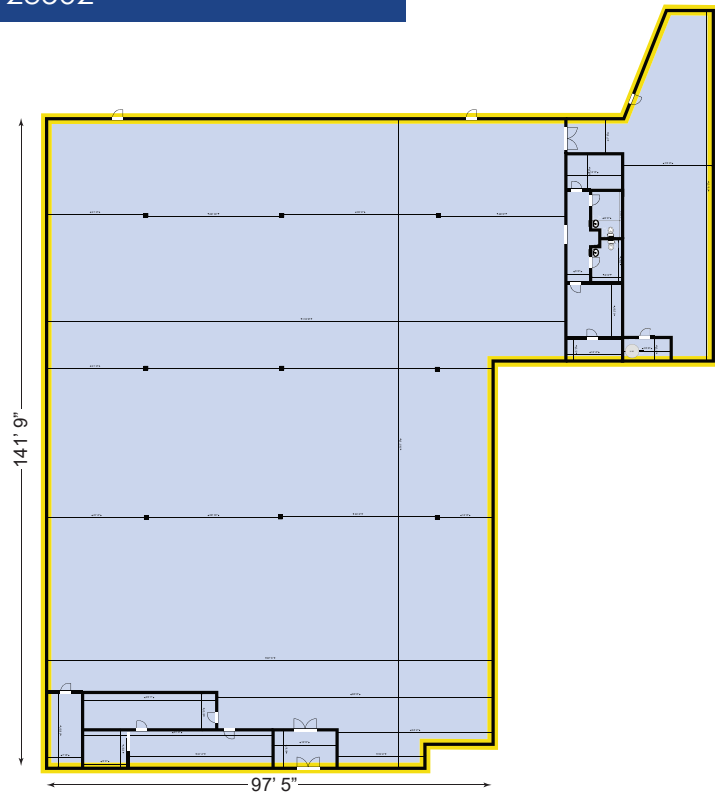
C-3 Retail Center District

Loading Dock

Yes

Sprinklered

Yes



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For More Information:

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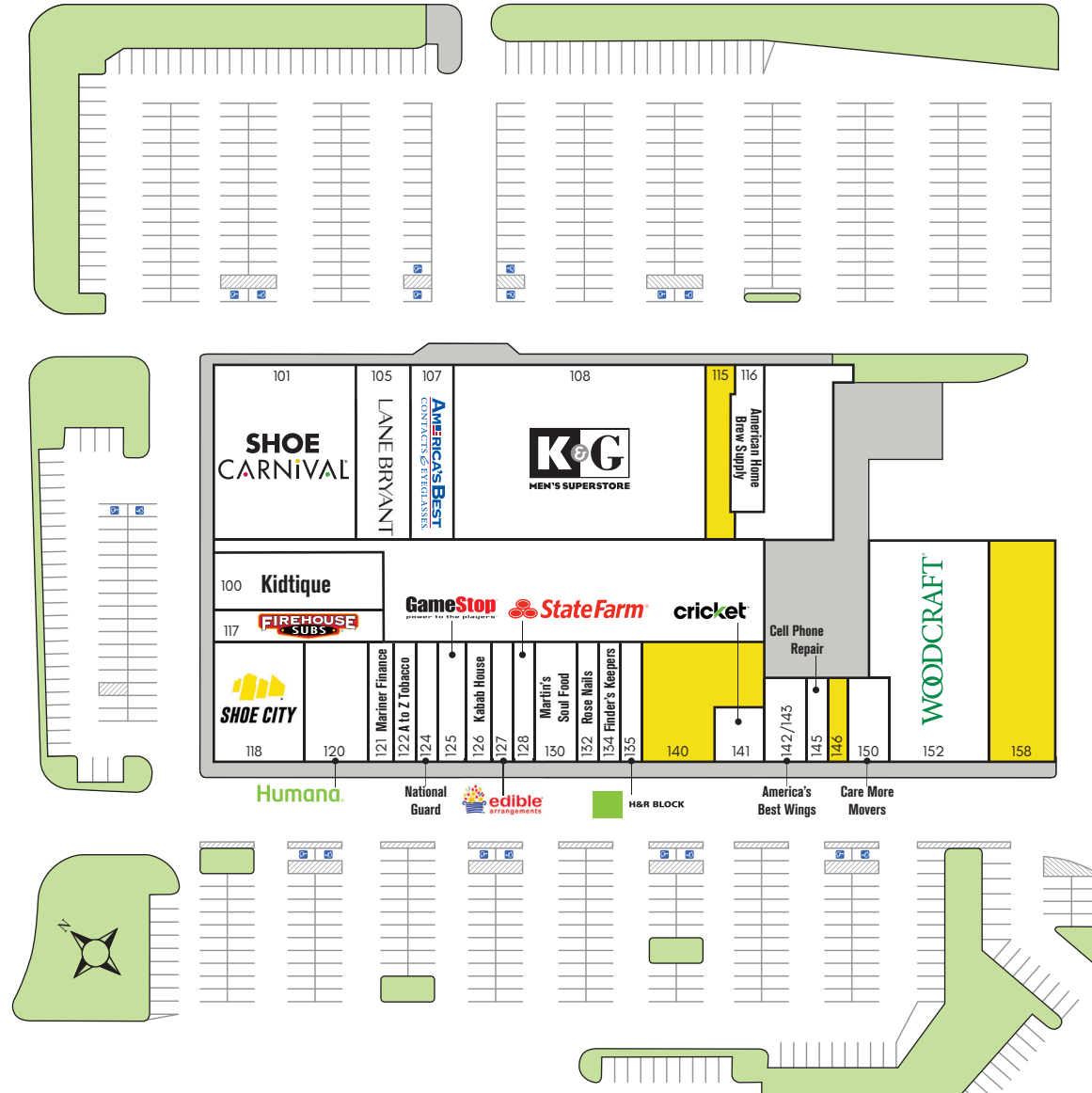


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ALPHA

Suite	Tenants	S.F.
100	Kidtique	5,816
101	Shoe Carnival	12,000
105	Lane Bryant	4,800
107	America's Best Contacts	3,500
108	K & G Men's Superstore	21,360
115	AVAILABLE	2,074
116	American Home Brew Supply	2,298
117	Firehouse Subs	2,814
118	Shoe City	6,197
120	Humana	3,481
121	Mariner Finance	1,700
122	A to Z Tobacco	1,680
124	National Guard	1,275
125	GameStop	1,500
126	Kabab House	1,700
127	Edible Arrangements	1,503
128	State Farm Insurance	1,192
130	Martin's Soul Food	2,202
132	Rose Nails	1,275
134	Finder's Keepers	1,355
135	H & R Block	1,354
140	AVAILABLE - Restaurant Ready	4,913
141	Cricket Wireless	1,244
142/143	America's Best Wings	1,652
145	Cell Phone Repair	846
146	AVAILABLE	855
150	Care More Movers	1,668
152	Woodcraft	11,100
158	AVAILABLE	6,974
TOTAL CENTER SIZE		110,328



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BRAVO

Suite	Tenants	S.F.
200	Northern Tool & Equipment	20,695
800	Panera Bread	4,200
804	Nail Ink	1,400
810	Cox Communications	4,152
812	Qdoba	2,500
814	AVAILABLE	1,500
816	Wings N Things	1,474
818	Navy Federal Credit Union	5,651
TOTAL CENTER SIZE		41,572



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CHARLIE

Suite	Tenants	S.F.
7	AVAILABLE	6,820
8	AVAILABLE	9,391
9	Foot Locker	4,233
10	AVAILABLE - former Hair Salon	2,000
10A	AVAILABLE - Restaurant Ready	1,960
10B	Corridor from Back	212
11	First Klass All-Stars	8,790
12	Furniture Mart	15,000
13	China Wok	1,885
14	QP Nails	1,250
15	Kids Foot Locker	3,125
16	Kool Smiles	10,000
16A	AVAILABLE (Warehouse Space)	2,500
17	TJ Maxx	37,383
19	AVAILABLE	5,000
20	AVAILABLE	17,000
21	Alliance Rehabilitation & Physical Therapy	1,567
22	It's A Wig	2,062
TOTAL CENTER SIZE		130,178
800	J.A.N.A.F. Office Building	37,329



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DELTA

Suite	Tenants	S.F.
31	Drs. Devito & Martin	5,012
34	Hibbett Sports	3,753
35	Orchid Nail Spa	3,450
36	Rainbow Kids	6,000
36A	AVAILABLE (Warehouse Space)	2,000
37	OfficeMax	23,150
39	rue21	7,013
41	It's Fashion	5,000
44	Rojex Jewelry	2,527
46	Olive Ole	8,843
47	CitiTrend	20,858
48	All Star Sports	35,086
50	Rainbow	9,889
51	United States Postal Service	21,213
52	Hair Cuttery	1,500
53	AVAILABLE	2,297
56	Dollar Tree	19,599
57	Beauty Outlet	14,304
58	Gallo Clothing	9,958
62	Big Lots	42,500
63	Boost Mobile	2,535
64	1st Impressions Haircuts	2,500
65A	Cici's Pizza	4,000
65B	VA ABC	3,744
69	AVAILABLE	4,280
70	First Virginia Financial	2,880
71	Sentara PACE	13,892
TOTAL CENTER SIZE		277,783



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ECHO

Suite	Tenants	S.F.
923	Armed Forces Career Center	5,512
923A	Rent-A-Center	4,488
923B	AVAILABLE	3,000
923C	L'etoile Nail & Day Spa	4,000
TOTAL CENTER SIZE		17,000

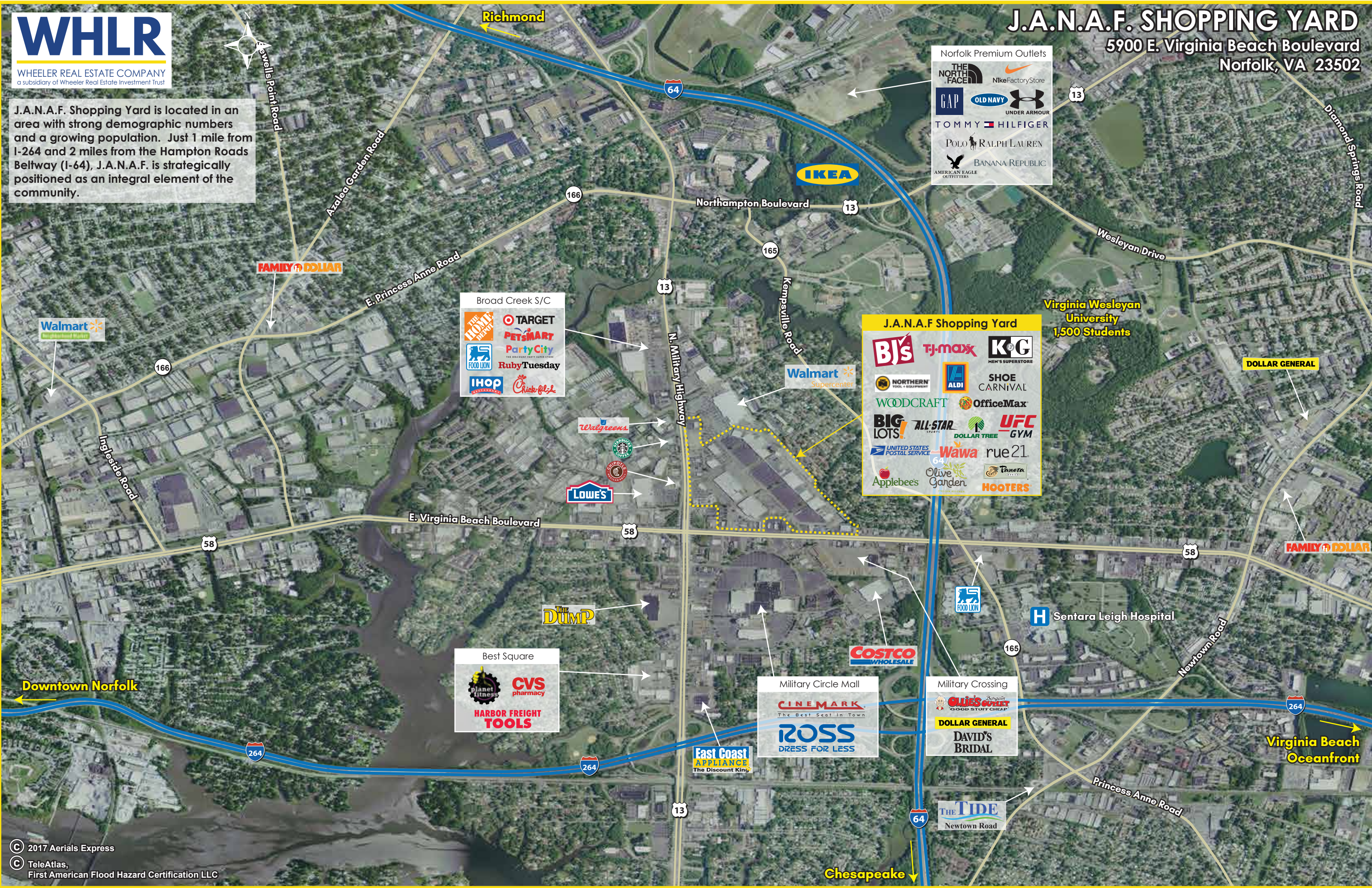
700 J.A.N.A.F. Executive Building 31,500



J.A.N.A.F. Shopping Yard is located in an area with strong demographic numbers and a growing population. Just 1 mile from I-264 and 2 miles from the Hampton Roads Beltway (I-64), J.A.N.A.F. is strategically positioned as an integral element of the community.

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Norfolk Premium Outlets

- THE NORTH FACE
- NikeFactoryStore
- GAP
- OLD NAVY
- UNDER ARMOUR
- TOMMY HILFINGER
- POLO RALPH LAUREN
- AMERICAN EAGLE OUTFITTERS
- BANANA REPUBLIC

Broad Creek S/C

- THE HOME DEPOT
- TARGET
- PETSMART
- Party City
- Ruby Tuesday
- IHOP
- Chick-fil-A

J.A.N.A.F Shopping Yard

- BYS
- TJ-maxx
- K&G
- NORTHERN
- ALDI
- SHOE CARNIVAL
- WOODCRAFT
- OfficeMax
- BIG LOTS!
- ALL-STAR
- DOLLAR TREE
- UFC GYM
- UNITED STATES POSTAL SERVICE
- Wawa
- rue21
- Applebee's
- Olive Garden
- Tanaka
- HOOTERS

Best Square

- planet fitness
- CVS pharmacy
- HARBOR FREIGHT TOOLS

Military Circle Mall

- CINEMARK
- ROSS DRESS FOR LESS

Military Crossing

- QUICKS CURE
- DOLLAR GENERAL
- DAVID'S BRIDAL