

RETAIL PROPERTY FOR LEASE

LANGLEY SQUARE SHOPPING CENTER

11-77 W. MERCURY BLVD., HAMPTON, VA 23669



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:

John Katsias

President

757.490.3585

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EXECUTIVE SUMMARY



OFFERING SUMMARY

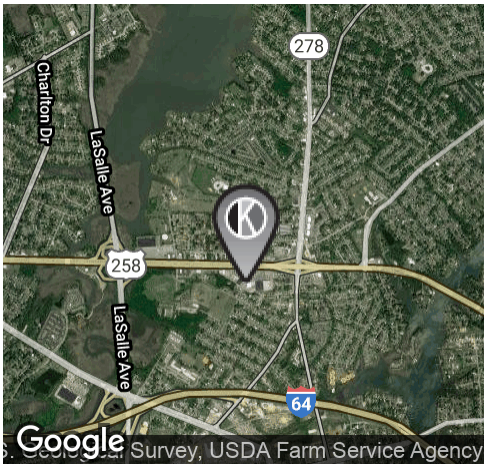
Available SF: 850-1,800 SF

Lease Rate: \$19.00/SF NNN

Building Size: 141,513 SF

PROPERTY HIGHLIGHTS

- Prime access to I-64
- Located in the dense W. Mercury Blvd. corridor near Langley Air Force Base
- Surrounded by a dense residential area, creating excellent exposure and traffic
- 525 free space surfaces
- Traffic Count: 60,000 AADT on W. Mercury Blvd.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,430	30,908	56,755
Total Population:	10,863	81,967	148,588
Average HH Income:	\$45,089	\$55,120	\$57,087



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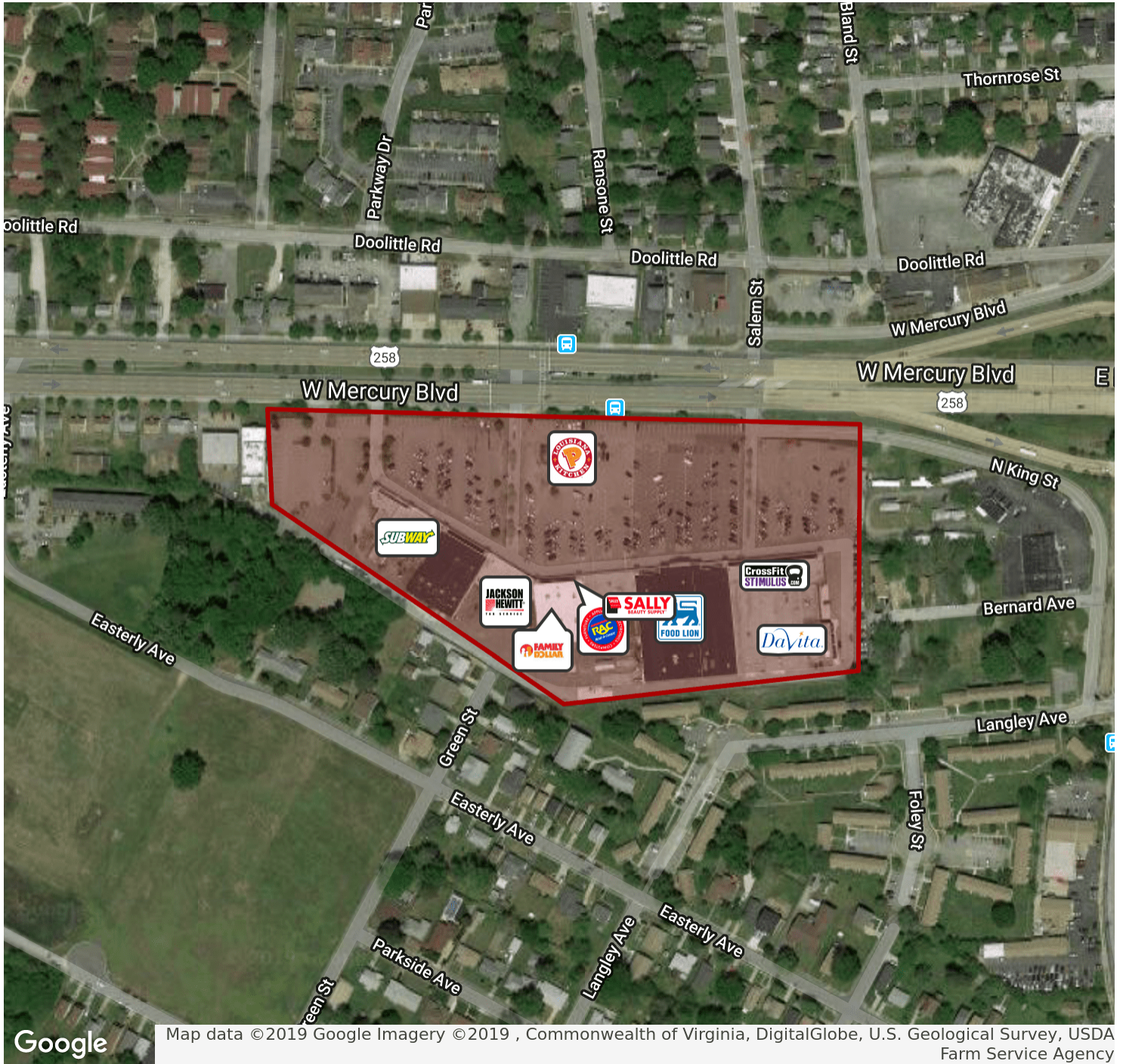
3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

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RETAILER MAP



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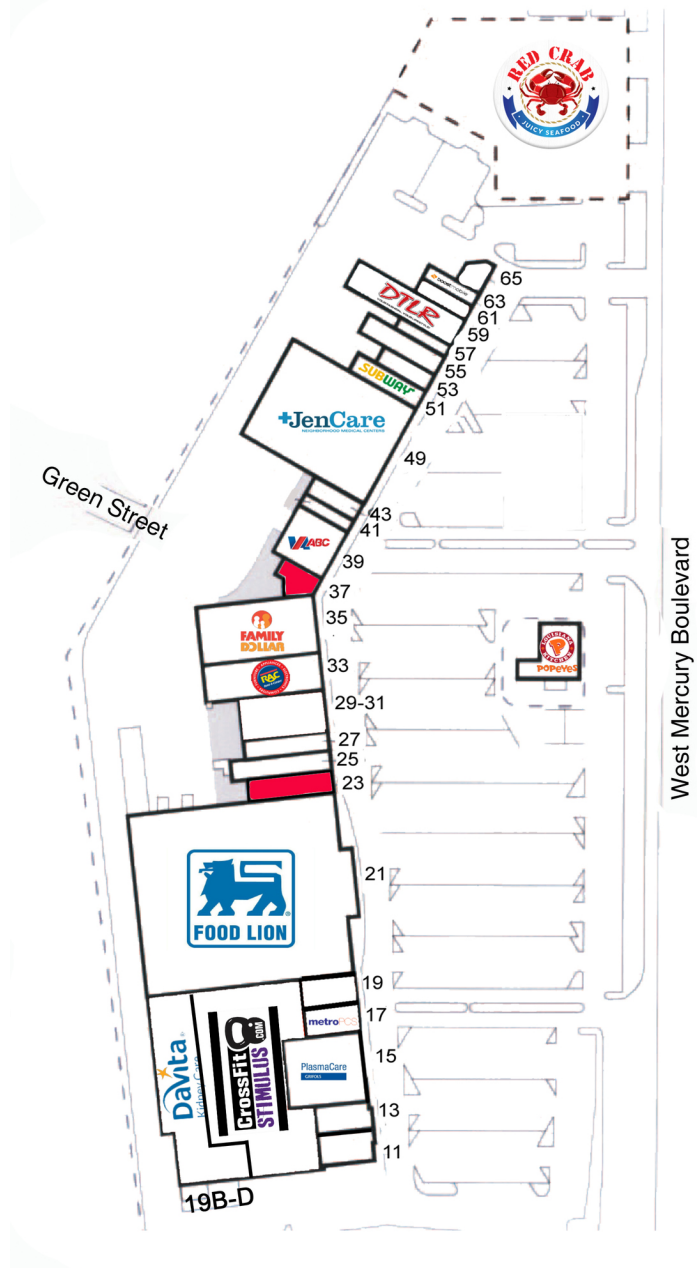
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We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

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AVAILABLE SPACES



Suite	Tenant
77	Red Crab
67	Popeye's
65	iVape Inc
63	Boost Mobile
61	Monica's Hair Salon
59	DTLR
57	Fertitta's
55	Ricco's Pizza
53	Stars Wireless
51	Subway
49	JenCare
43	Good Looks Barber Shop
41	Q Nails
39	ABC
37	AVAILABLE 850 SF
35	Family Dollar
33	Rent-A-Center
29-31	Dream Beauty
27	Hair Care
25	Jerk Sauce
23	AVAILABLE 1,800 SF
21	Food Lion
19	Crossfit Hampton
19B-D	Davita Dialysis
17	Metro PCS
15	Biomat USA
13	Xinnix Ticketing
11	GetReady!

SPACE	LEASE RATE	SIZE (SF)	CAM CHARGE/SF
Suite 23	\$19.00 SF/YR	1,800 SF	\$3.07/SF
Suite 37	\$19.00 SF/YR	850 SF	\$3.07/SF



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