

RETAIL PROPERTY FOR LEASE

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325



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

Presented By:

Chris Arney
Sales & Leasing Associate
757.472.2648
chris@katsias.com

John Katsias
President
757.490.3585
jk@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.472.2648 | www.katsias.com

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325

EXECUTIVE SUMMARY

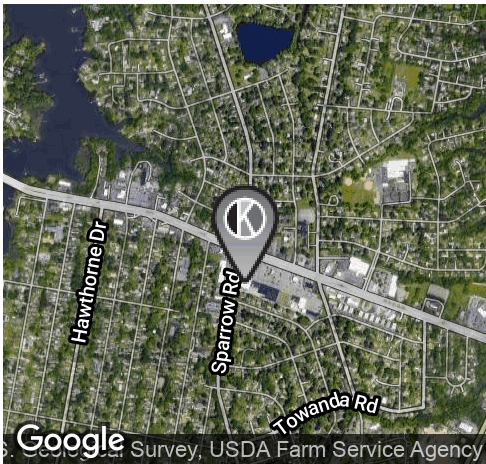


OFFERING SUMMARY

Available SF: 1,097 - 43,817 SF
Lease Rate: \$6.00 - 15.00 SF/yr (NNN)
Building Size: 123,752 SF

PROPERTY HIGHLIGHTS

- Located near the intersection of Indian River Road and South Military Highway with quick access to I-64, I-264 and I-464
- Anchored by Fresenius Kidney Care, Family Dollar and Advanced Auto
- Approximately 31,000 vehicles per day



DEMOGRAPHICS	1 Mile	3 Miles	10 Miles
Total Households:	4,540	35,554	324,878
Total Population:	11,537	96,818	883,002
Average HH Income:	\$65,624	\$61,192	\$67,459

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

Presented By:
Chris Arney | Sales & Leasing Associate **John Katsias | President**
 757.472.2648 757.490.3585
 chris@katsias.com jk@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.472.2648 | www.katsias.com

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.

RETAIL PROPERTY FOR LEASE

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325

RETAILER MAP



Google

Map data ©2021 Imagery ©2021, City of Virginia Beach, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Brokerage with vision. Real estate with results.

Presented By:

Chris Arney | Sales & Leasing Associate
757.472.2648
chris@katsias.com

John Katsias | President
757.490.3585
jk@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.472.2648 | www.katsias.com

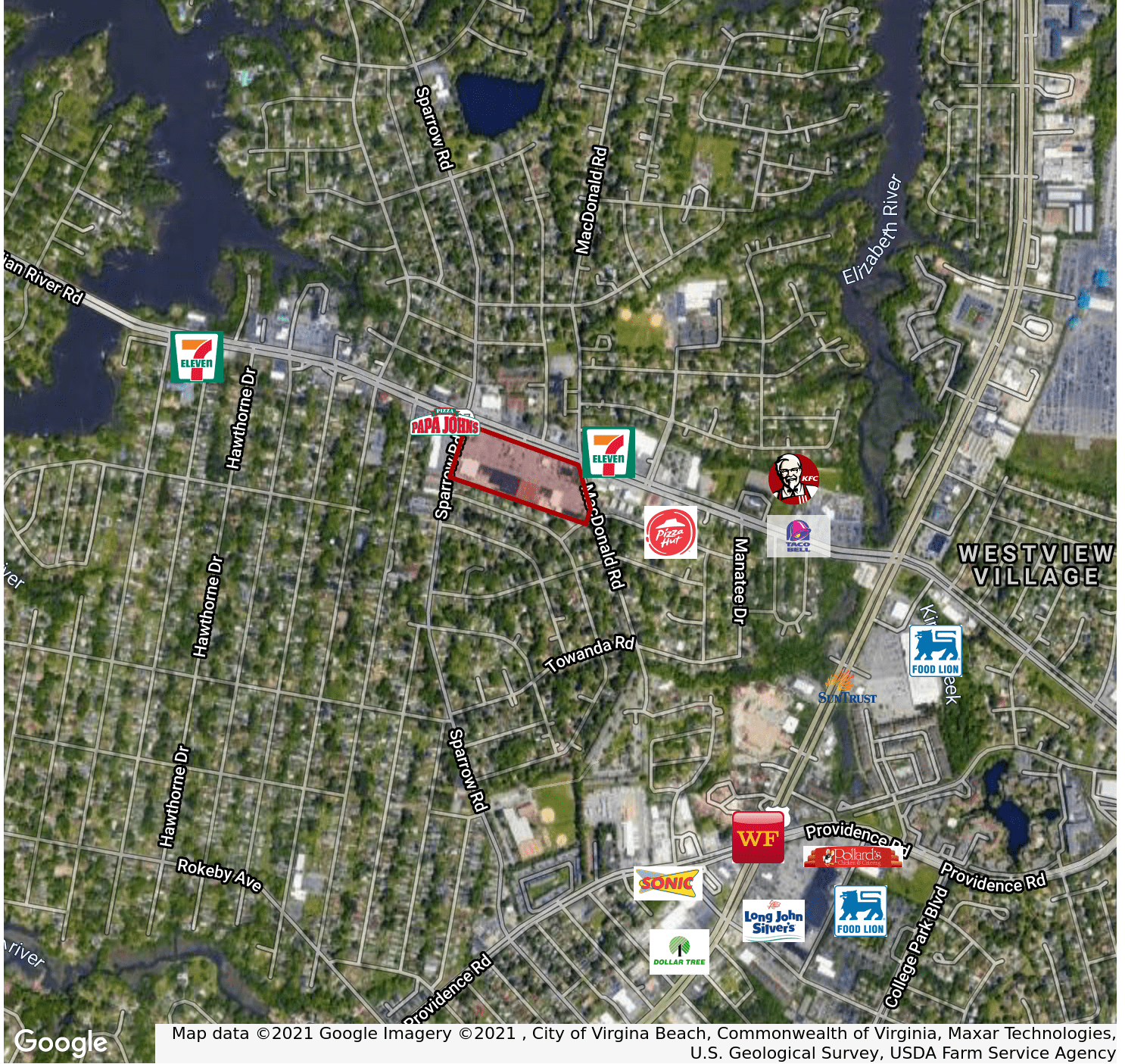
We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should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

RETAIL PROPERTY FOR LEASE

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325

RETAILER MAP



Map data ©2021 Google Imagery ©2021, City of Virginia Beach, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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

Presented By:
Chris Arney | Sales & Leasing Associate **John Katsias | President**
757.472.2648 757.490.3585
chris@katsias.com jk@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.472.2648 | www.katsias.com

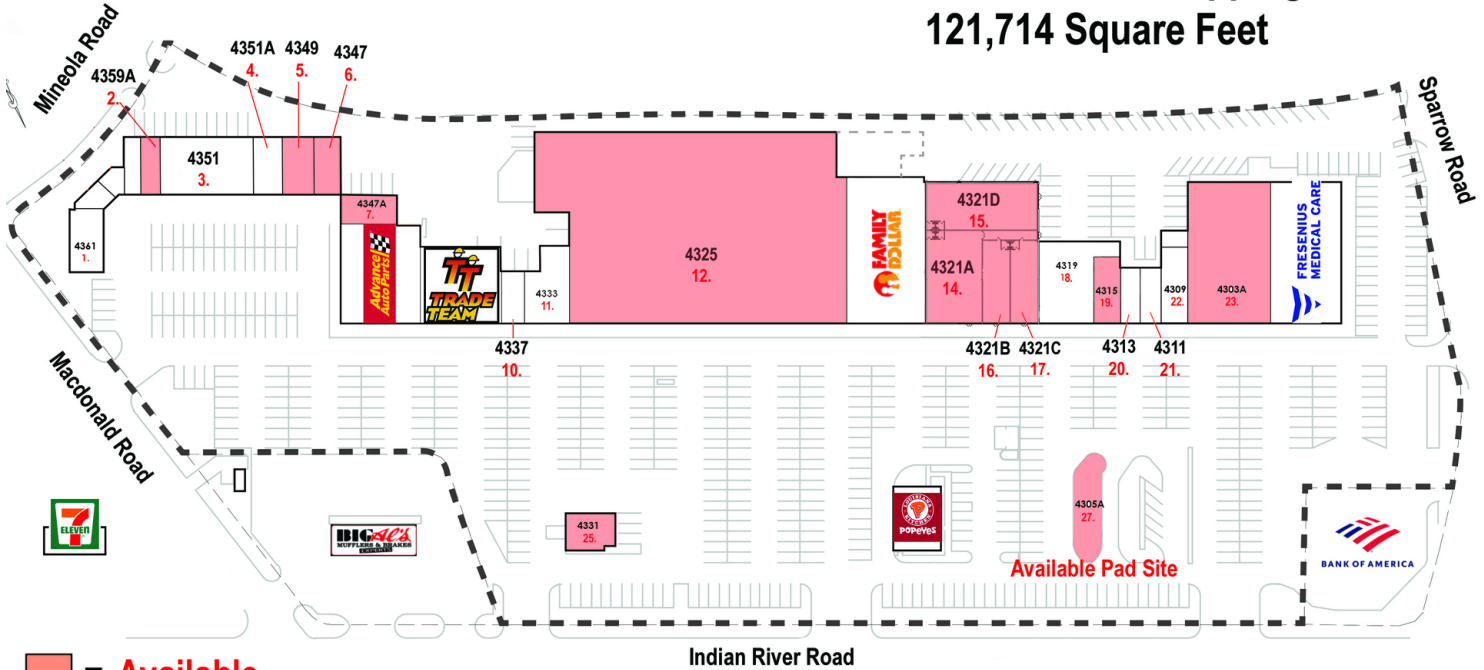
We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should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

INDIAN RIVER SHOPPING CENTER

4303-4361 INDIAN RIVER RD, CHESAPEAKE, VA 23325

SITE PLAN

**Indian River Shopping Center
121,714 Square Feet**



= **Available**

- | | | |
|------------------------------|--------------------------------|-------------------------------|
| 1. Families United 3,667 SF | 11. NY Variety 2,587 SF | 21. Andy's Barber Shop 703 SF |
| 2. Available 800 SF | 12. Available 43,818 SF | 22. Top Nails 1,843 SF |
| 3. Island Jerk Hut 2,409 SF | 13. Family Dollar 8,982 SF | 23. Available 9,235 SF |
| 4. Senora Angels 1,272 SF | 14. Available 4,023 SF | 24. Fresenius 7,730SF |
| 5. Available 1,240 SF | 15. Available 4,037 SF | 25. Available 2,000 SF |
| 6. Available 1,263 SF | 16. Available 1,752 SF | 26. Popeye's 2,300 SF |
| 7. Available 1,098 SF | 17. Available 1,772 SF | 27. Available Pad Site |
| 8. Advance Auto 6,976 SF | 18. B&M Laundry 3,965 SF | |
| 9. Trade Team USA 3,707 SF | 19. Available 1,189 SF | |
| 10. No. 1 Chinese 982 SF | 20. Hair 20 Studio 893 SF | |