

# Property Available Near Virginia Beach Town Center

**FOR SALE | 4135-4145 Virginia Beach Boulevard, Virginia Beach | VA**

This property is centrally located in the Thalia section of Virginia Beach, just east of the Virginia Beach Town Center and Pembroke Mall. Offered with two possible purchase options to meet buyer needs.

## FEATURES

- Offers vertical building rights and may have assemblage potential.
- Zoning allows for a multi-story building
- Traffic counts of 48,000 VPD on Virginia Beach Boulevard between Independence Boulevard and Rosemont Road.

## OPTION ONE

- +/- 2 Acres Land

## OPTION TWO

- +/- 3 Acres Land and 2 Buildings

## Contact us:

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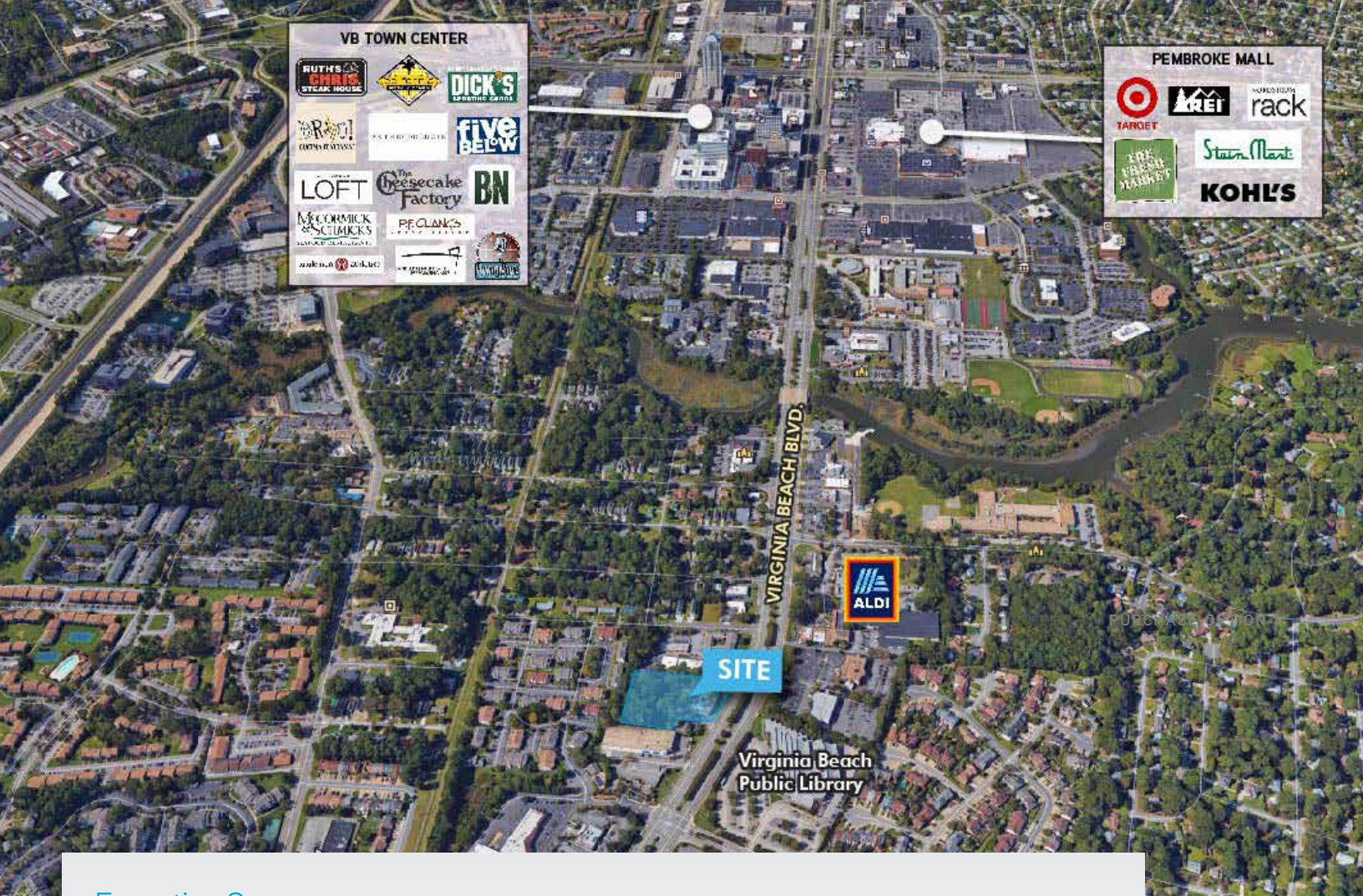
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## Executive Summary

Address	4135-4145 Virginia Beach Boulevard, Virginia Beach, Virginia 23452
Availability	+Up to +/- 3 acres, plus two story building and one story building
Sale Price	+/- 2 acres available, \$3M (Option 1) +/- 3 acres available, \$5M (Option 2)
Zoning	B-2
Area Retailers	Kohl's, REI, Nordstrom Rack, Fresh Market, Sears, Best Buy, Dick's, Michael's Arts & Crafts, Target, Farm Fresh, Harris Teeter, Regal Cinemas, SteinMart, Bed Bath & Beyond, Barnes & Noble, PetSmart, Ulta, The Vitamin Shop, Ann Taylor Loft, Brooks Brothers, Men's Warehouse, The Yard House, The Cheesecake Factory, Ruth's Chris Steakhouse, Off Broadway, Funny Bone Comedy Club, Bravo!, P.F. Changs, California Pizza Kitchen, Sonoma Wine Bar & Bistro, Gordon Biersch Brewery, Macaroni Grill, West Marine, Bahama Breeze, Starbucks and Walmart. <b>Wegmans is coming soon.</b>
Vertical Building Rights	Zoning allows for a multi-story office building
Other	Retention pond on site

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## SITE OPTIONS



### OPTION #1:

+/- 2 acres of land

SALE PRICE: \$3,000,000



### OPTION #2:

+/- 3 acres of land, plus two buildings

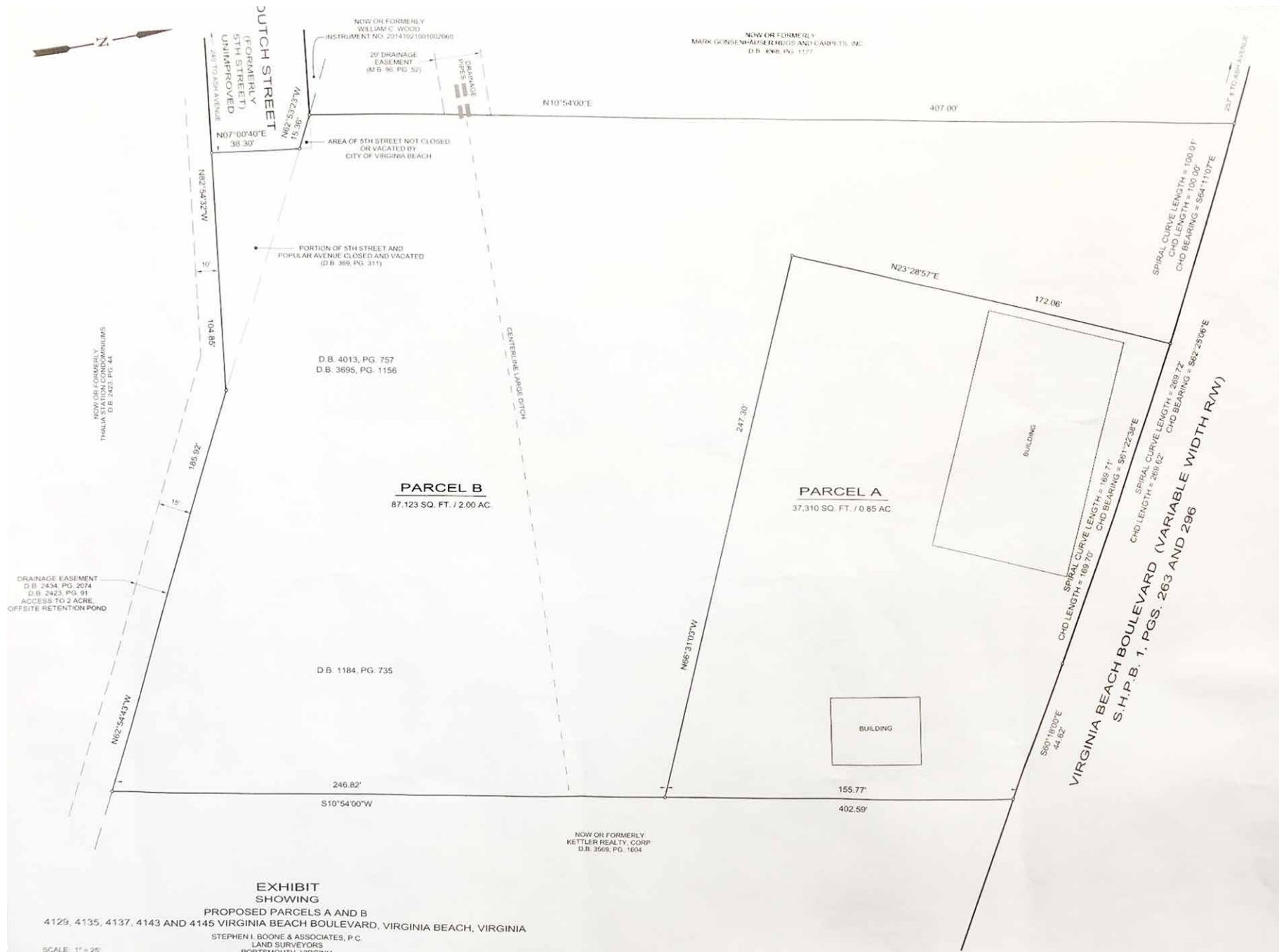
**Building 1 -** 11,220 SF with retail tenants and a full floor apartment upstairs. Tenants are month-to-month

**Building 2 -** Tenants are month-to-month

SALE PRICE: \$5,000,000

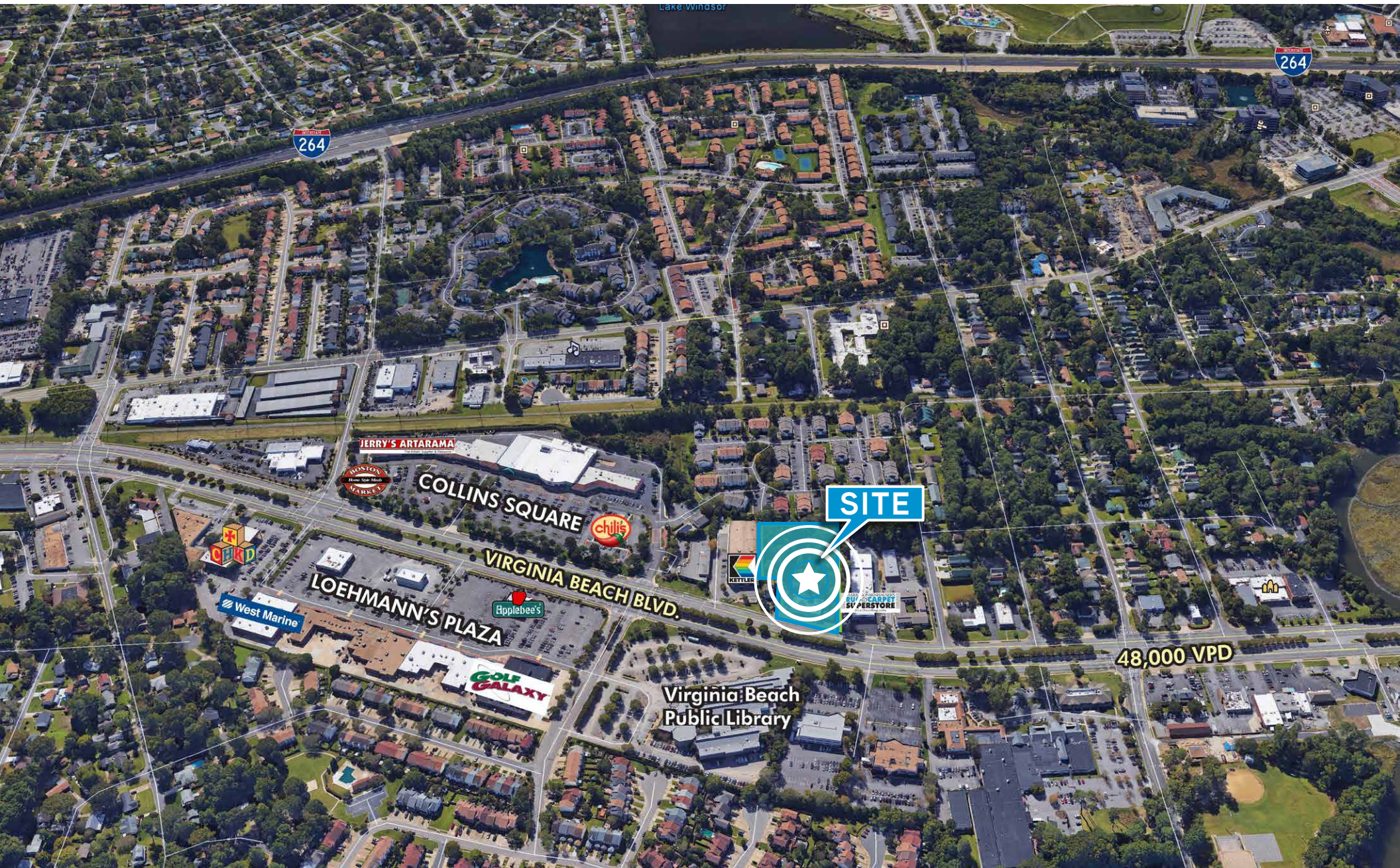


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AERIAL







**Virginia Beach Town Center**  
The Westin, BrooksBrothers, PF Changs,  
Dick's Sporting Goods, Ruth's Chris,  
Yard House, Gordon Biersch, Cheesecake  
Factory, Sandler Performing Arts

**Independence Blvd**

**Pembroke Mall**  
Target KOHL'S  
Stacy's Market sears

**SITE**

**Virginia Beach  
Central Library**

**Thalia  
Collins  
Square**

**Loehmann's  
Plaza**

**Bonney Rd**

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