

For Lease

Chris Read
Senior Vice President
+1 757 228 1803
chris.read@colliers.com

Jeff Parker, CCIM
Senior Vice President
+1 757 213 8121
jeff.parker@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Lynnhaven East | North Mall Shops | Anchor Space Available

2701 North Mall Road | Virginia Beach, Virginia, 23452

Property Highlights

- Most visible big boxes in Lynnhaven submarket.
- Large surrounding office inventory, good daytime population.
- Visibility and access to Lynnhaven Parkway as well as easy access to I-264.
- Super regional location.
- Located adjacent to the region's strongest mall, which is anchored by Apple, L.L. Bean, Dick's, Barnes & Noble, Macy's, AMC 16 and Dave & Busters.
- Good restaurants and retailers within close proximity.
- New Ownership!



Property Summary | Photos

Property Description

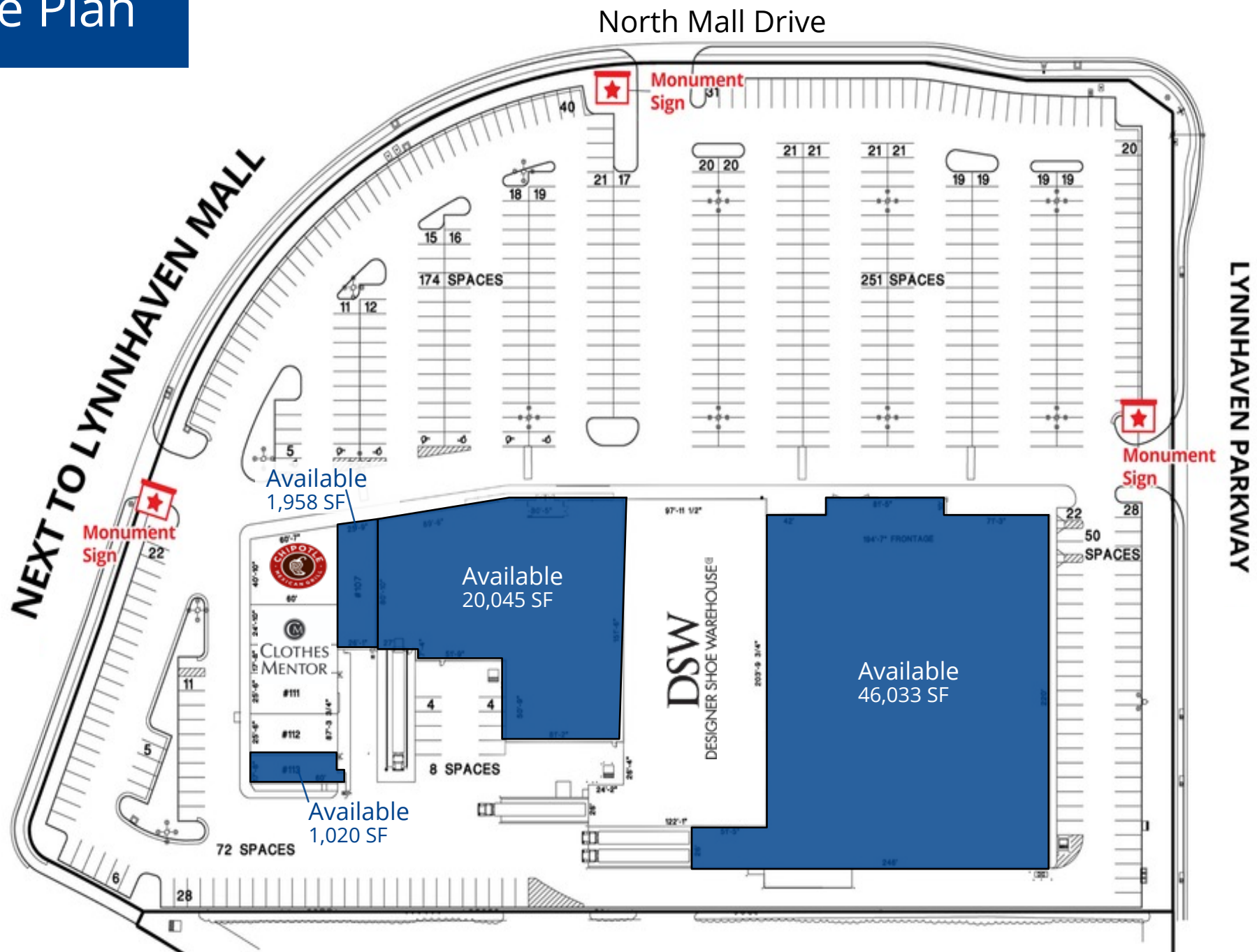
The subject property is located immediately adjacent to Lynnhaven Mall which is the region's strongest mall by sales, current occupancy, and quality of tenants. Additionally, the property has superior access and visibility to Lynnhaven Parkway via the signalized intersection at North Mall Drive, which also provides direct access into Lynnhaven Mall. The Property currently has a former Office Max (20,045 sf), as well as a former Toys R Us (46,033 sf) both with rear dock level loading,

Box Availability:	20,045 SF & 46,033 SF
Shop Space:	Available in various sizes
Lease Rate:	*Contact Agent for pricing
Traffic Counts:	Lynnhaven Parkway- 40,000 AADT S Lynnhaven Parkway - 15,000 AADT

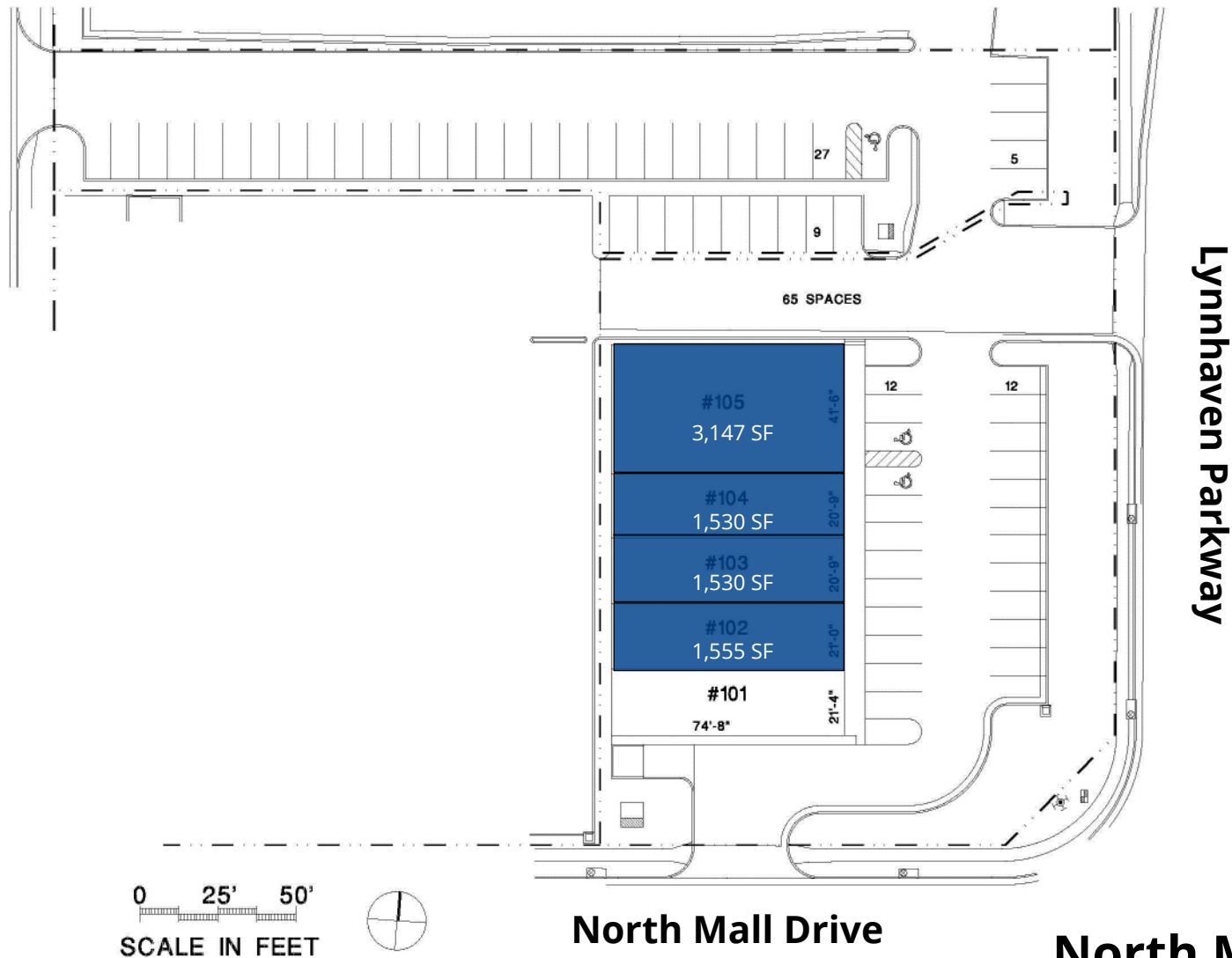
Demographic Facts	1 Mile	3 Miles	5 Miles
Population	7,044	94,941	239,319
Average HH Income	\$87,383	\$88,382	\$103,370
Total Employees	14,976	97,994	239,287



Site Plan



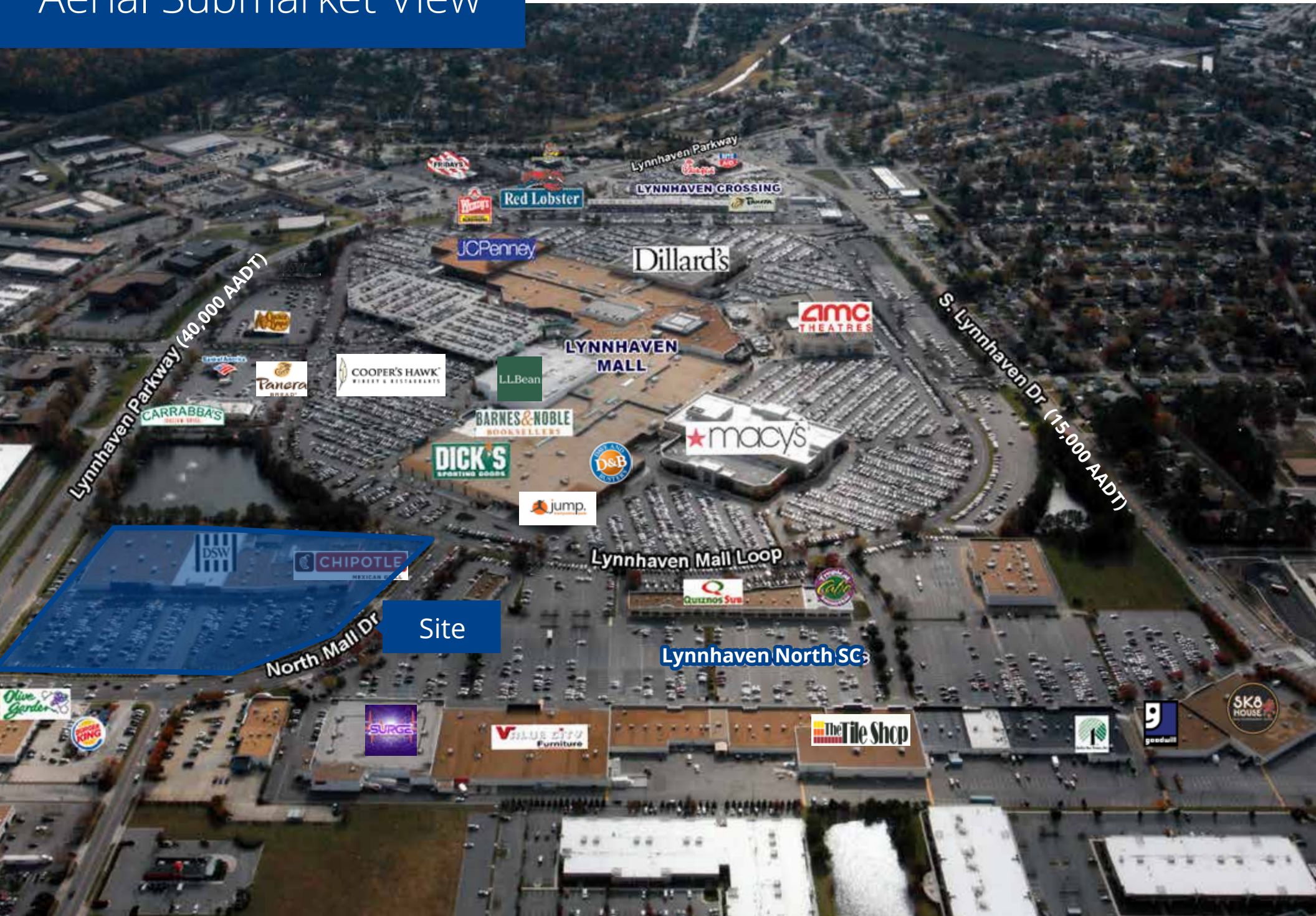
Site Plan



North Mall Shops

2704 NORTH MALL DRIVE, VIRGINIA BEACH, VA

Aerial Submarket View

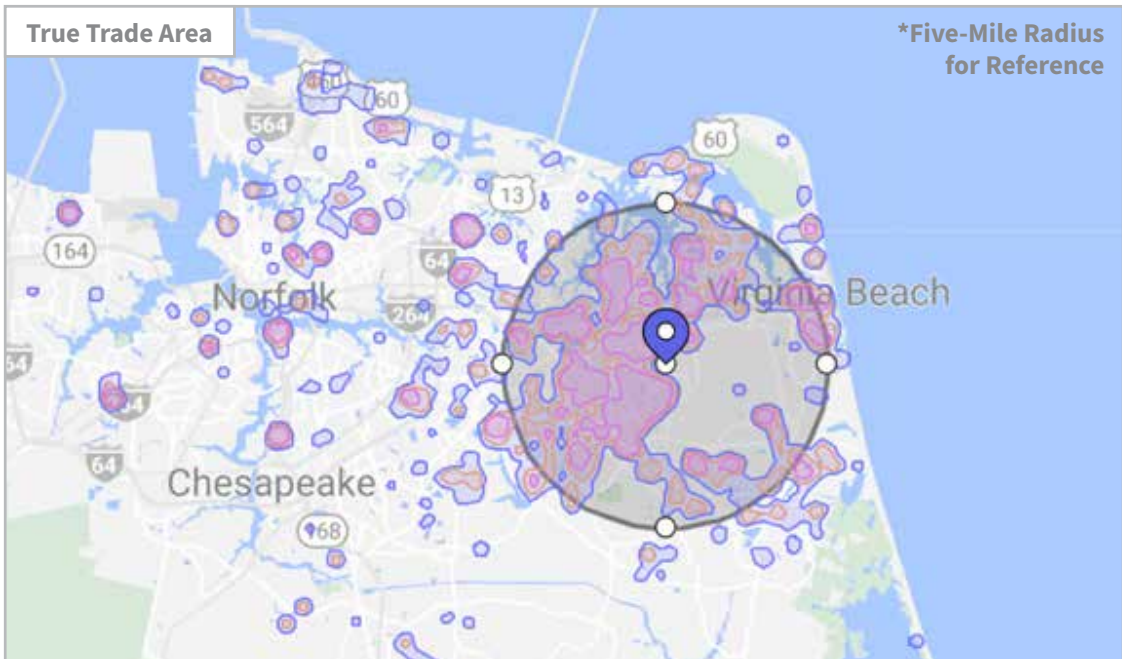




NORTH MALL SHOPS

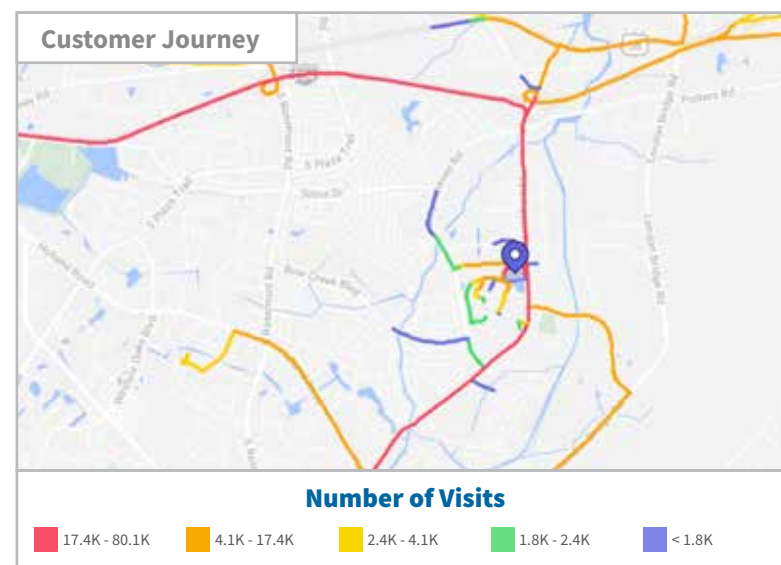
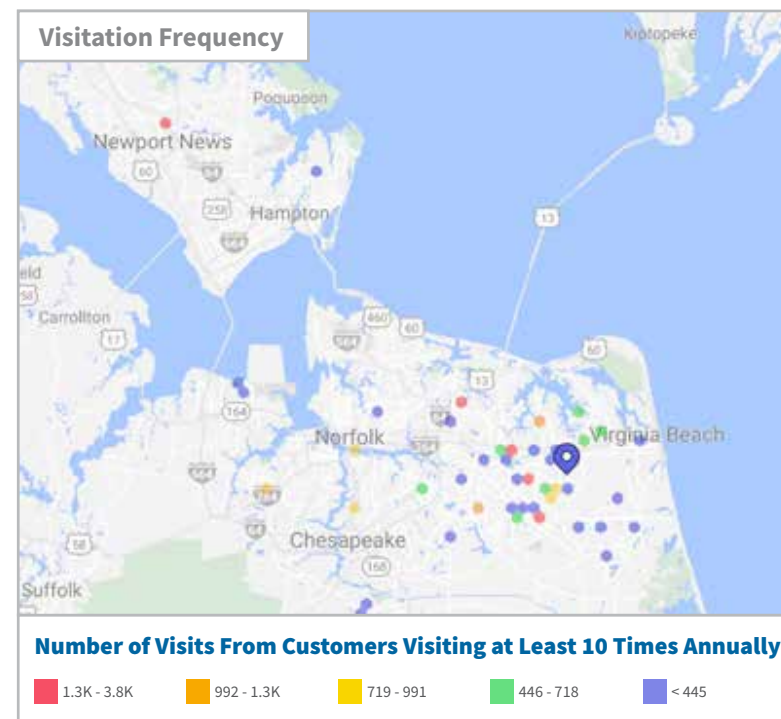
Aerial Submarket View

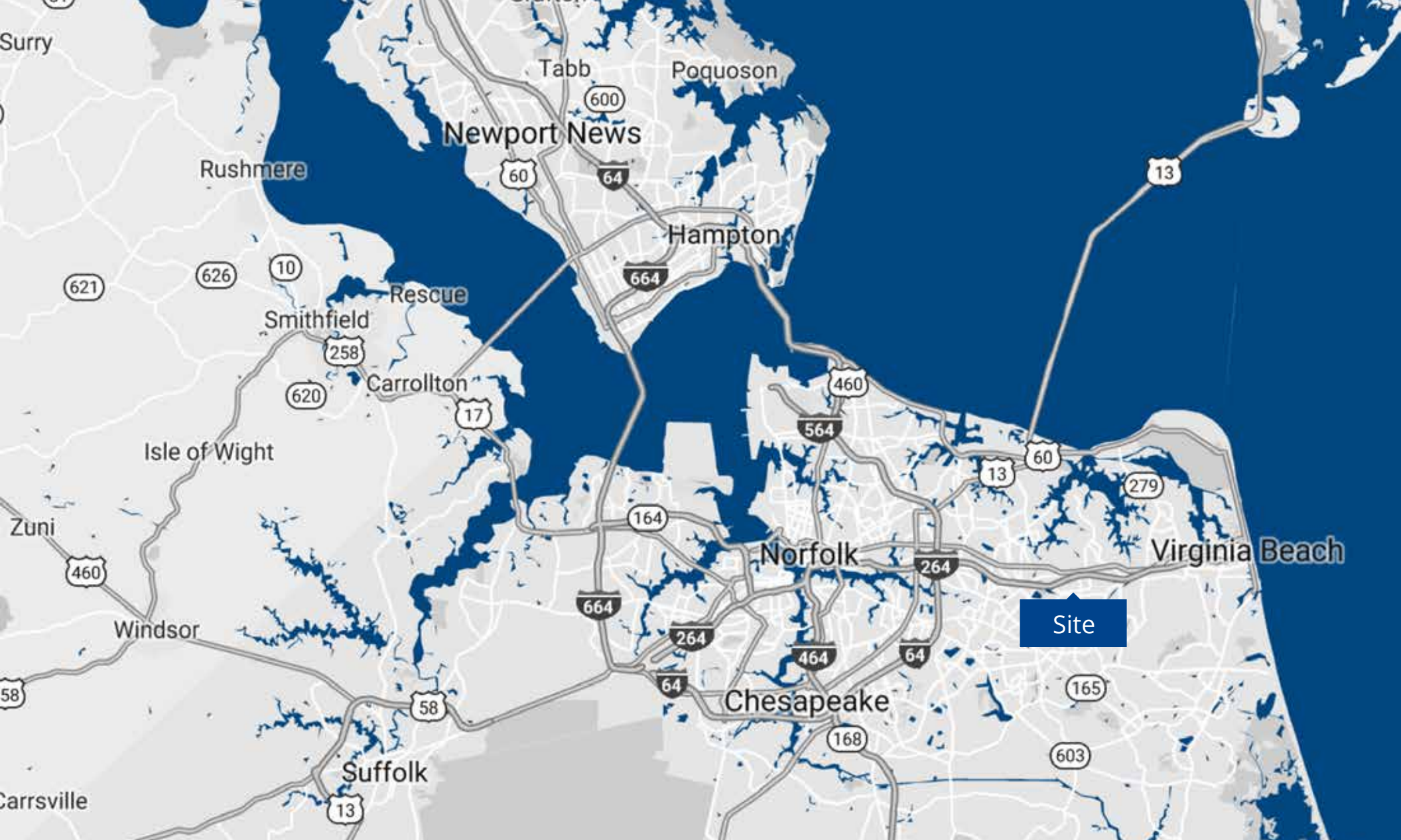
Demographics & Trade Area



Census Profiles Based on Traffic Volume Coming to Shopping Center within 50 Miles

Overview	40% Traffic Vol	60% Traffic Vol	80% Traffic Vol
Population	95,868	207,277	390,802
Trade Area Size	16.86 sq mi	39.88 sq mi	85.69 sq mi
Ethnicity			
White	51,840	117,455	222,264
African American	24,756	48,960	98,297
Hispanic	7,295	16,580	29,027
Asian	6,776	13,689	23,009
Household Income			
Median	\$58,615	\$64,268	\$62,902





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