



# LYNNHAVEN NORTH SHOPPING CENTER

Established neighborhood retail destination in the heart of Virginia Beach with convenient access to I-264.

2720-2780 North Mall Drive, Virginia Beach, VA 23452

175,731 SF

TOTAL GLA  
Neighborhood center

2.0M+

ANNUAL VISITORS  
Placer.ai 2024

1,279

PARKING SPACES  
7.4 per 1,000 SF

## MAJOR TENANTS



The Tile Shop



PLATO'S  
CLOSET



VALUE CITY  
FURNITURE



## AVAILABLE OPPORTUNITIES

2720-200  
5,000 SF



**FOR LEASE**

Major incentives for qualified prospects

# PROPERTY HIGHLIGHTS

Lynnhaven North Shopping Center | Virginia Beach, Virginia



AMC AND CENTRAL PLAZA



LARGE-FORMAT STOREFRONT



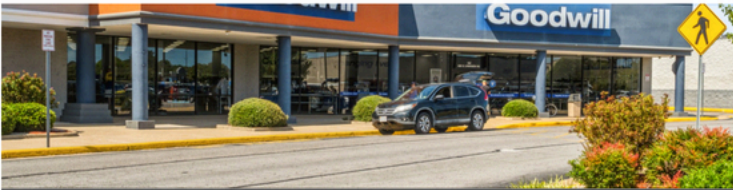
ESTABLISHED TENANT FRONTAGE

## LEASING SUMMARY

| Unit     | Size     | Space Type    | Status    |
|----------|----------|---------------|-----------|
| 2720-200 | 5,000 SF | Inline retail | Available |

## POSITIONING

- Prominent visibility and access along North Mall Road.
- Convenient access to I-264 and key regional arterials.
- Dense, established Virginia Beach residential trade area.
- Strong mix of national retailers, services and entertainment.
- 2.0M+ annual visitors support consistent tenant traffic.



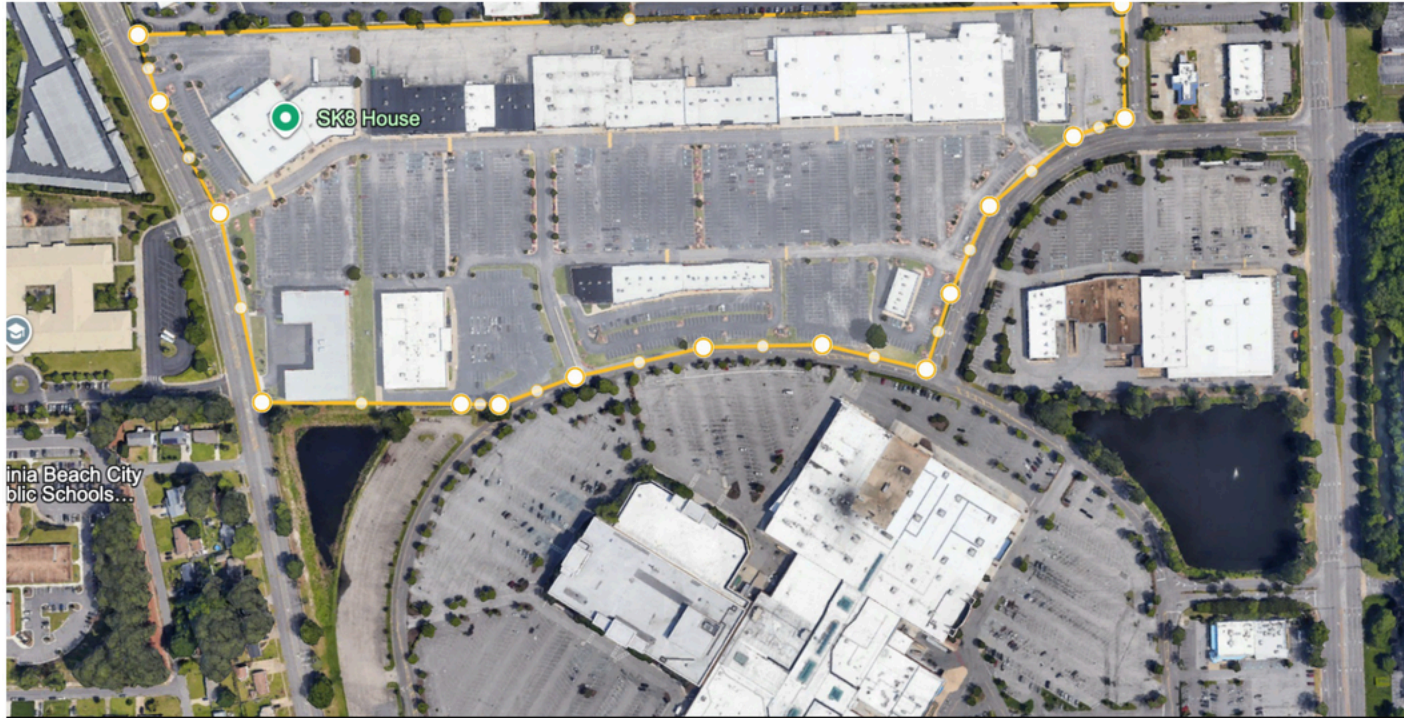
GOODWILL FRONTAGE



STREET-LEVEL RETAIL FRONTAGE

# AREA & ACCESS

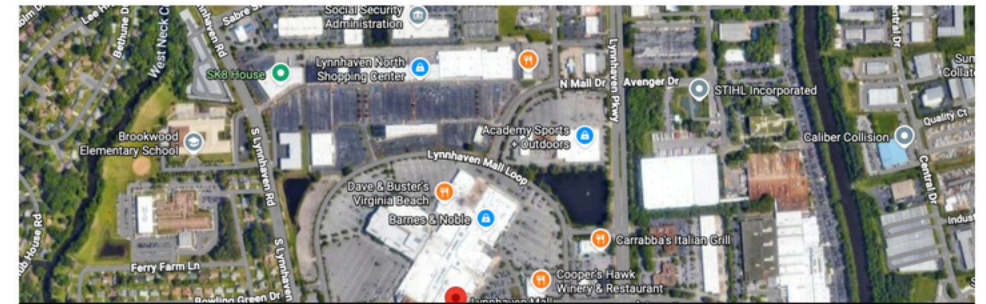
Lynnhaven North Shopping Center | North Mall Road



TOTAL PROPERTY AREA - SUPPLIED DEMARCATION



NORTH MALL ROAD VISIBILITY



REGIONAL RETAIL CORRIDOR - SUPPLIED MAP

## TRAFFIC & REGIONAL ACCESS

**40,000**

N MALL RD VPD  
VDOT 2023

**135,000**

I-264 VPD  
VDOT 2023

**18,000**

WESLEYAN DR VPD  
VDOT 2023

**2.0M+**

ANNUAL VISITORS  
Placer.ai 2024

### STRATEGIC ACCESS ADVANTAGE

Direct access from North Mall Road, with strong connectivity to I-264, Virginia Beach Town Center and regional employment centers.

RADIUS DEMOGRAPHICS

| Metric                         | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------|-----------|-----------|-----------|
| Total population               | 11,781    | 79,474    | 190,350   |
| Population growth (2023-2028)  | 1.1%      | 1.2%      | 1.3%      |
| Median household income        | \$72,082  | \$76,032  | \$81,197  |
| Median age                     | 37.2      | 37.9      | 38.7      |
| Average home value             | \$289,400 | \$307,400 | \$334,100 |
| Average rent - market          | \$1,385   | \$1,485   | \$1,590   |
| Average rent - gross           | \$1,630   | \$1,740   | \$1,870   |
| Crime rate per 1,000 residents | 4.32      | 4.48      | 4.61      |

RACE & ETHNICITY - 5-MILE RADIUS

|             |                                         |       |
|-------------|-----------------------------------------|-------|
| <div></div> | White, Non-Hispanic                     | 58.6% |
| <div></div> | Hispanic / Latino                       | 9.5%  |
| <div></div> | Black or African American, Non-Hispanic | 26.1% |
| <div></div> | Asian, Non-Hispanic                     | 3.8%  |
| <div></div> | Other / Two or More Races               | 2.0%  |

MARKET REACH

| Metric                       | Value        |
|------------------------------|--------------|
| Annual visitors              | 2.0M+        |
| Daytime population - 5 miles | 142,800      |
| Households - 5 miles         | 80,100       |
| Total GLA                    | 175,731 SF   |
| Parking                      | 1,279 spaces |

EDUCATION LEVEL - 5-MILE RADIUS

| Education                      | Population | % of Pop. |
|--------------------------------|------------|-----------|
| No Diploma                     | 13,900     | 6.6%      |
| High School Diploma / GED      | 34,800     | 16.5%     |
| Some College                   | 45,900     | 21.8%     |
| Associate Degree               | 22,300     | 10.6%     |
| Bachelor's Degree              | 61,400     | 29.2%     |
| Graduate / Professional Degree | 33,200     | 15.8%     |

5-MILE MARKET INDICATORS

|                                                                                              |                                                                                  |                                                                               |                                                                                                 |                                                                                  |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <div><div>\$334,100</div><div>AVERAGE HOME VALUE</div><div>Strong housing market</div></div> | <div><div>\$1,590</div><div>MARKET RENT</div><div>\$1,870 gross rent</div></div> | <div><div>4.61</div><div>CRIME RATE</div><div>Per 1,000 residents</div></div> | <div><div>142,800</div><div>DAYTIME POPULATION</div><div>Retail and employment base</div></div> | <div><div>80,100</div><div>HOUSEHOLDS</div><div>Large household base</div></div> |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



## TENANT ROSTER

| UNIT     | TENANT                  | SIZE      |
|----------|-------------------------|-----------|
| 6005-100 | SK8 House               | 27,000 SF |
| 6005-102 | Goodwill                | 13,000 SF |
| 2720-208 | Dollar Tree             | 9,000 SF  |
| 2720-164 | The Tile Shop           | 22,000 SF |
| 2720-196 | New View Grow Supplies  | 3,000 SF  |
| 2720-192 | Kings Bar 2             | 3,500 SF  |
| 2720-188 | Onyx Realty             | 1,250 SF  |
| 2720-140 | T-Shirt Kingdom         | 4,700 SF  |
| 2720-136 | Grit Fitness            | 3,800 SF  |
| 2720-132 | Simpli Natural Wellness | 2,270 SF  |
| 2720-128 | Jazzercise              | 2,000 SF  |
| 2720-124 | Zen Foot Spa            | 2,000 SF  |

| UNIT         | TENANT                   | SIZE     |
|--------------|--------------------------|----------|
| 2720-120     | Legacy Barber Shop       | 2,500 SF |
| 2720-116/112 | Trinity Tattoo           | 5,000 SF |
| 2720-108     | MyEyeDr                  | 3,000 SF |
| 2720-172     | Tobacco USA              | 3,000 SF |
| 2720-168     | Music Go Round           | 3,500 SF |
| 2720-164B    | Plato's Closet           | 9,600 SF |
| 2720-156/160 | Breakfast Bar            | 2,000 SF |
| 2720-152     | Why Weight Trim Clinic   | 1,000 SF |
| 2720-148     | Potts N Paints           | 3,500 SF |
| 2724-101     | Subway                   | 1,250 SF |
| 2724-102/103 | Silver Eagle Coins       | 1,500 SF |
| 2724-104/105 | Superhero Ice Cream Shop | 2,250 SF |

| UNIT         | TENANT                       | SIZE     |
|--------------|------------------------------|----------|
| 2728-101     | Mochi Mochi Donuts           | 1,200 SF |
| 2728-102     | Claw Factory                 | 1,000 SF |
| 2728-103     | America's Best Wings         | 1,000 SF |
| 2728-104/105 | Hair by Skye                 | 2,200 SF |
| 2728-106     | Edible Arrangements          | 1,000 SF |
| 2728-107     | Wellness by TS               | 1,000 SF |
| 2728-108     | Pentapeaks Furniture         | 800 SF   |
| 2728-109/110 | Point of Peace Massage & Spa | 1,600 SF |
| 2728-111     | Pentapeaks Furniture         | 5,575 SF |
| 2728-112     | Luxury Nail & Spa            | 2,897 SF |
| 2728-113     | Tropical Smoothie Cafe       | 2,028 SF |
| 2728-114     | Teriyaki Grill               | 1,526 SF |
| 2728-115/116 | Adam & Eve                   | 3,052 SF |
| 2728-117     | Cholo's Peruvian Restaurant  | 1,713 SF |



NORTH MALL ROAD CORRIDOR



REGIONAL AERIAL



AMC ANCHOR VIEW



LARGE-FORMAT RETAIL



CENTRAL PLAZA



RESTAURANT OUTPARCEL



BUFFALO WILD WINGS FRONTAGE



RETAIL PROMENADE



DOLLAR TREE FRONTAGE

## LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



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