

A blue speech bubble containing the word "Site" in white text, pointing to a specific storefront in the background image.The text "For Lease" in a large, blue, sans-serif font, overlaid on a white rectangular background.

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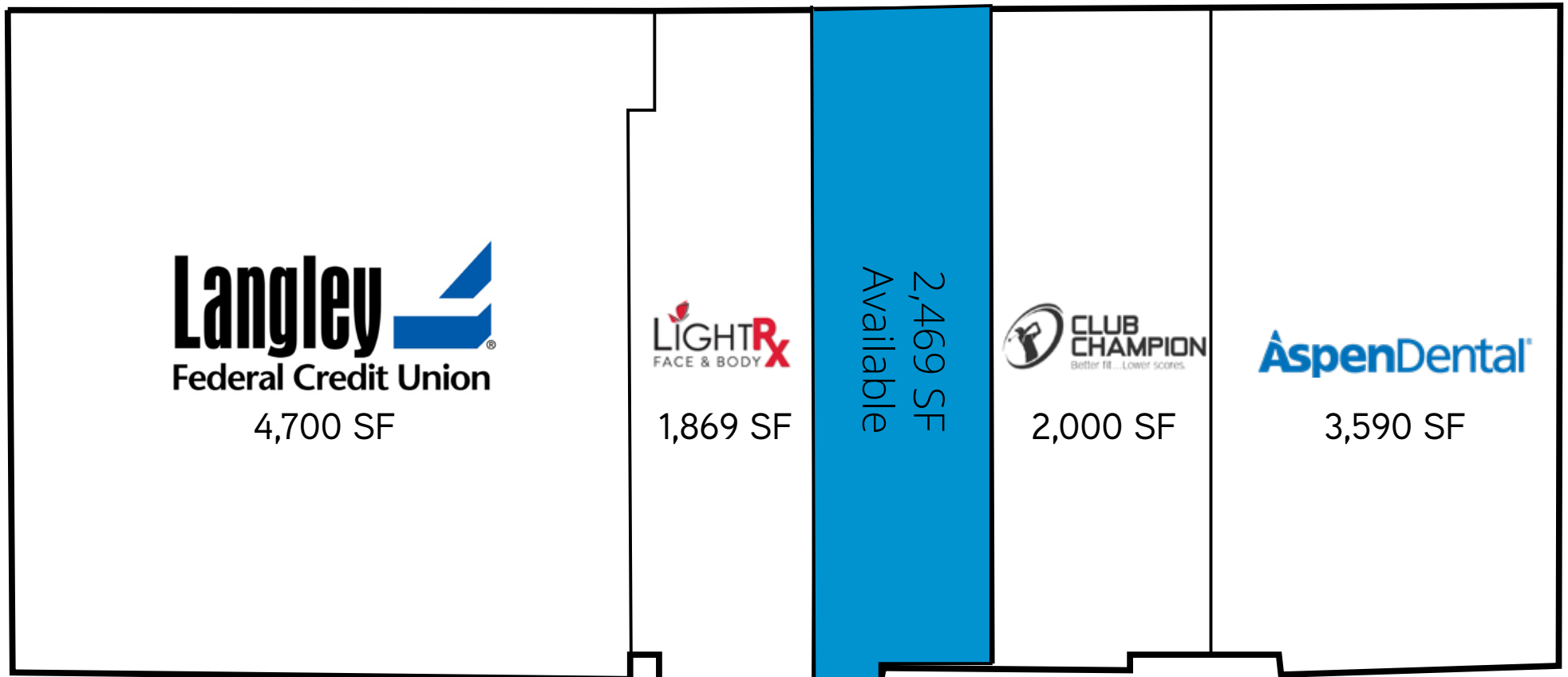
4625 Virginia Beach Blvd., Virginia Beach | VA

Rare Availability in Town Center Crossing!

- 2469 SF space available for lease
- Located in the heart of the highly sought after Virginia Beach Town Center area at one of the busiest intersections in Hampton Roads (Independence Blvd & Virginia Beach Blvd)
- Area retailers include Wegmans, Fresh Market, REI, Nordstrom Rack, Anthropologie, DSW, Ann Taylor LOFT, Target, Lululemon, Pottery Barn, Old Navy
- Area restaurants include P.F. Chang's, Tupelo Honey, California Pizza Kitchen, Cheesecake Factory, Yard House, Ruth's Chris Steakhouse, BRAVO, Shake Shack
- Easy access to I-264
- Traffic Count: Virginia Beach Blvd - 43,000 | Independence Blvd - 75,000

Site Plan | Demographics

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	14,382	128,516	301,962
Total Employees	20,662	69,483	183,634
Average HH Income	\$81,351	\$90,813	\$93,173
Daytime Population	20,671	126,539	294,865



Aerial View



Town Center
Virginia Beach

S Independence Blvd

225

Vitamin Shoppe
STARBUCKS
T-Mobile

Wegmans

AspenDental

Virginia Beach Blvd

CLUB CHAMPION

LIGHTRx
FACE & BODY

Langley
Federal Credit Union



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Pembroke

Stein Mart
KOHL'S
 NORDSTROM rack
REI
OLD NAVY
TARGET
BB&B
 THE FRESH MARKET
 DSW DESIGNER SHOE WAREHOUSE®
GNC LIVE WELL

Site

Town Center Crossing
 AspenDental
 BIRCHMOUNT
 LIGHTRx
 Larqley

CHIPOTLE
 MEDICAL BILL
Michaels
FLOOR & DECOR

SENTARA
 HANNA SHOW
 EUROPEAN WAX CENTER

Walmart

Kellam Rd.

Wegmans

Starbucks
T-Mobile

SUPERCUTS **SUBWAY**
OfficeMax **charter**
at&t **IDEAL IMAGE**
 LASER HAIR REMOVAL

Constitution Dr.

CAVA
 BARNES & NOBLE
 FIVE BEANS
 ULTA
 PETSMART
 IHOP
 REGAL CINEMAS

Independence Blvd S.

Town Center Virginia Beach

P.F. CHANG'S
JPS A. BANK
WESTIN HOTELS & RESORTS
LOFT
Hilton Garden Inn
POTTERY BARN
M
The Cheesecake Factory
Brooks Brothers
lululemon **athletica**
WILLIAMS-SONOMA
california PIZZA KITCHENS
APEX ENTERTAINMENT
Yard House
RUTH'S CHRIS STEAK HOUSE
MCCORMICK & SCHMICKS SEAFOOD RESTAURANTS

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