

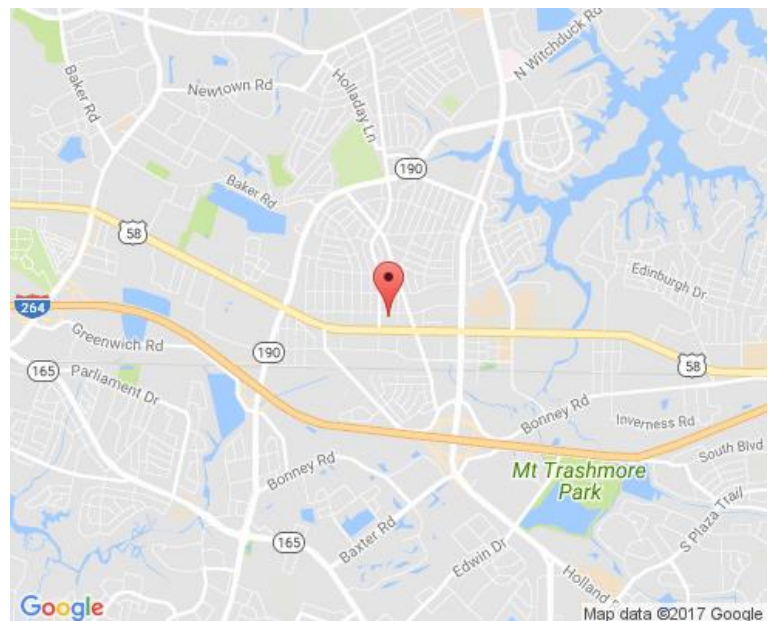


### PROPERTY OVERVIEW

### AREA MAP

Located near the Virginia Beach Central Business District, Aragona Village Shopping Center is a neighborhood retail strip center ideal for prime office, service and retail shops.

- Frontage on Virginia Beach Boulevard, a major east/west artery
- Excellent visibility at the intersection of Virginia Beach Boulevard and Aragona Boulevard
- Close access to I-264/64
- Suites sizes 1,000 SF and up



### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	13,945	120,953	296,520
Average HH Income:	\$61,628	\$73,612	\$74,839
Traffic Count:	±44,000 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

**ERIC BUCKLEW**

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**Pembroke Commercial Realty**

4460 Corporation Lane, Suite 300

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# 4848 Virginia Beach Boulevard

± 3,600 SF AVAILABLE



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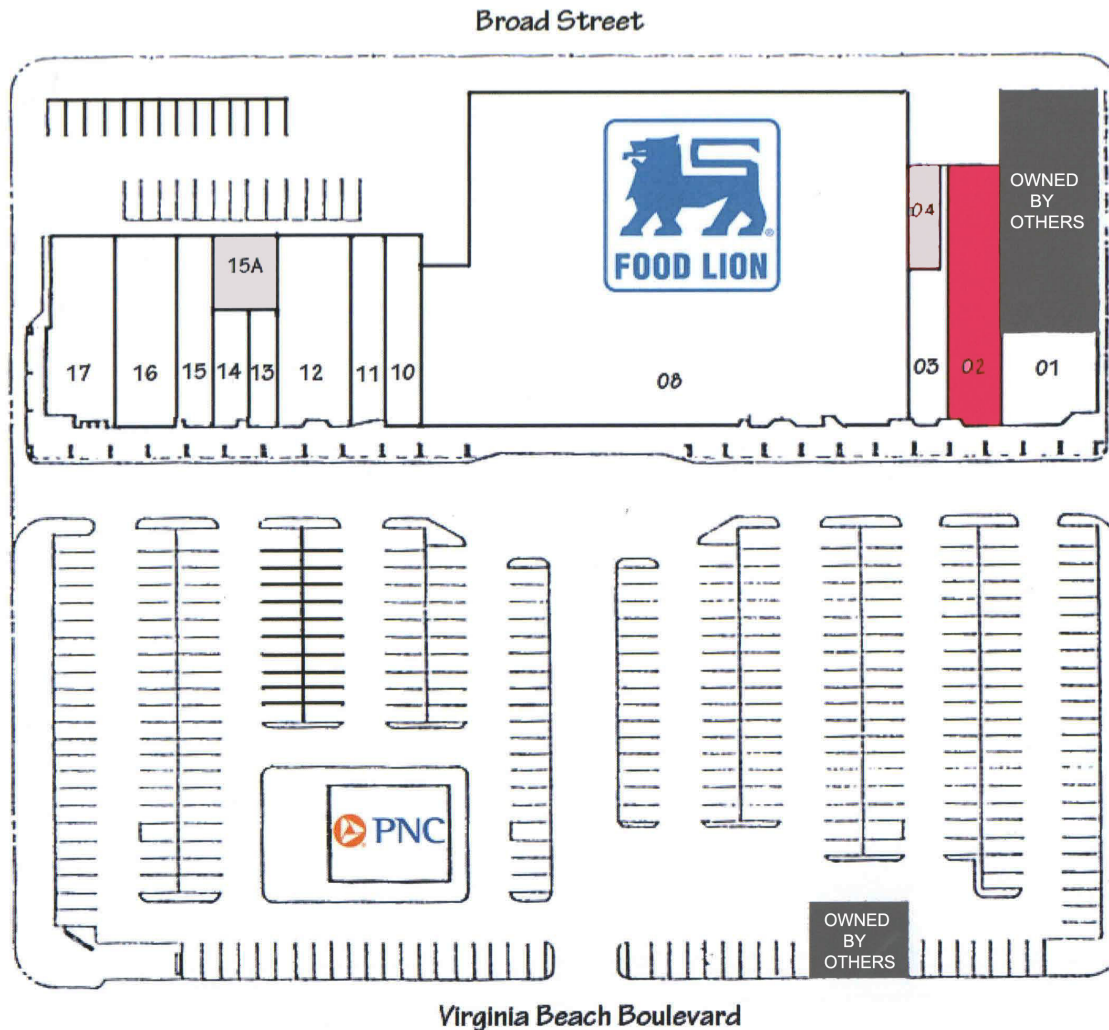
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## Aragona Village Shopping Center



### Tenant Directory

- 01 Sunrise Pizzeria
- 02 AVAILABLE (3,600 SF)**
- 03 Beauty & Hair Discount
- 04 Storage (1,100 SF)
- 08 Food Lion
- 10 Jolly Frog
- 11 China Town
- 12 Kim's Hapkido
- 13 The Braid Lounge
- 14 Angel Nails
- 15 Associated Services
- 15A Storage (1,235 SF)
- 16 El Parian Mexican
- 17 Jackson-Hewitt

PNC Bank

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