



VICTORY CROSSING

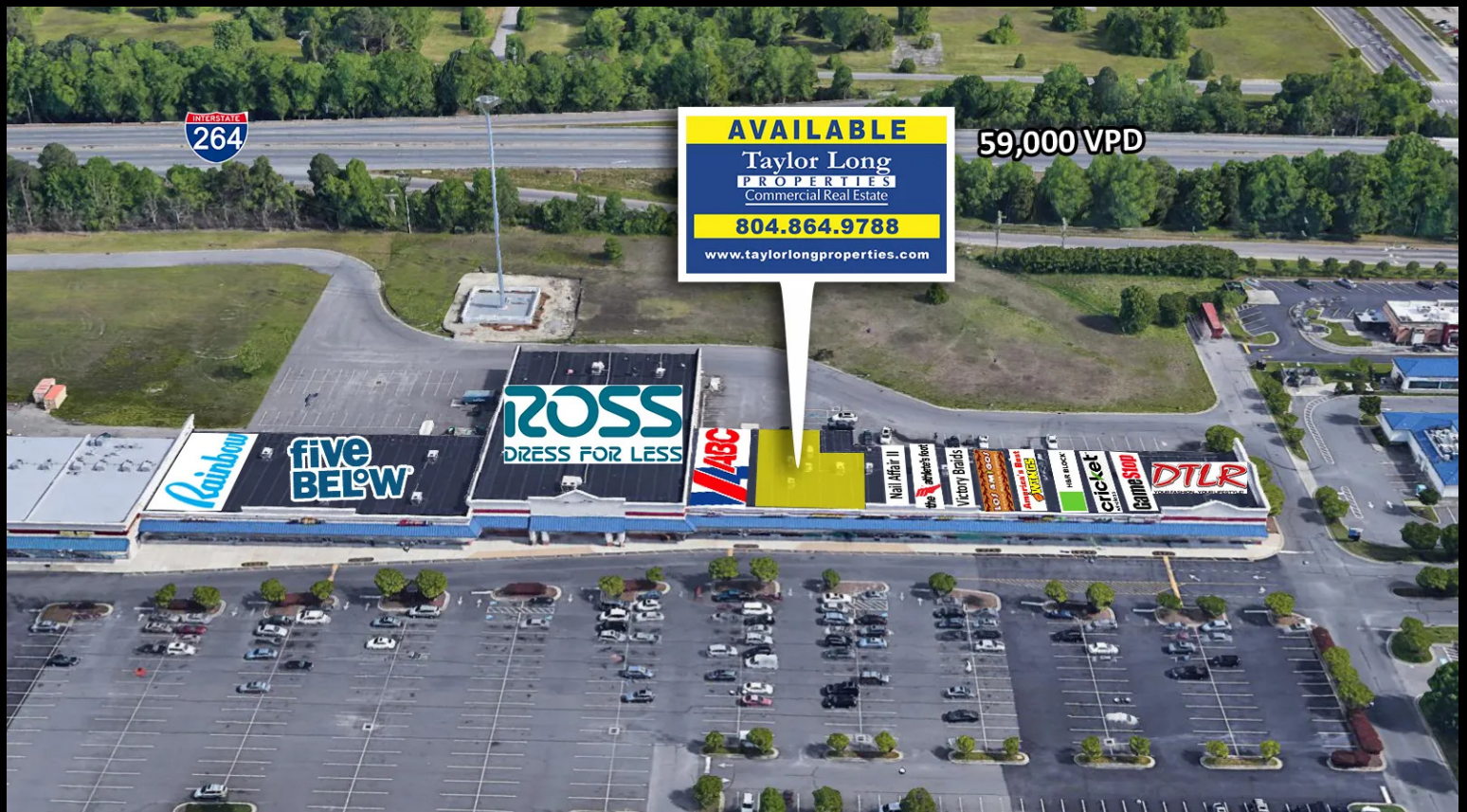
4020 VICTORY BOULEVARD | PORTSMOUTH, VA 23701

FEATURES

- **JOIN OUR NEWEST TENANTS: ROSS DRESS FOR LESS, FIVE BELOW & DTLR!**
- 3,000 - 6,500 SF Available at Victory Crossing Shopping Center
- New Casino (Rivers Casino Portsmouth) now directly adjacent to shopping center
- Located in Portsmouth's vibrant Retail Hub
- Pylon space available on Victory Blvd and Airline Blvd
- High street visibility on Victory Blvd and I-264
- Superior ingress and egress
- Easy interstate access near heavy day time traffic generators including Tidewater Community College and Norfolk Naval Shipyards

Space Type	Retail Property For Lease
Available Space	3,000 - 6,500 SF
Lease Rate	\$20 SF/yr (NNN)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,657	79,356	154,067
Average HH Income	\$52,560	\$53,263	\$61,255
59,000 VPD	Victory Blvd		



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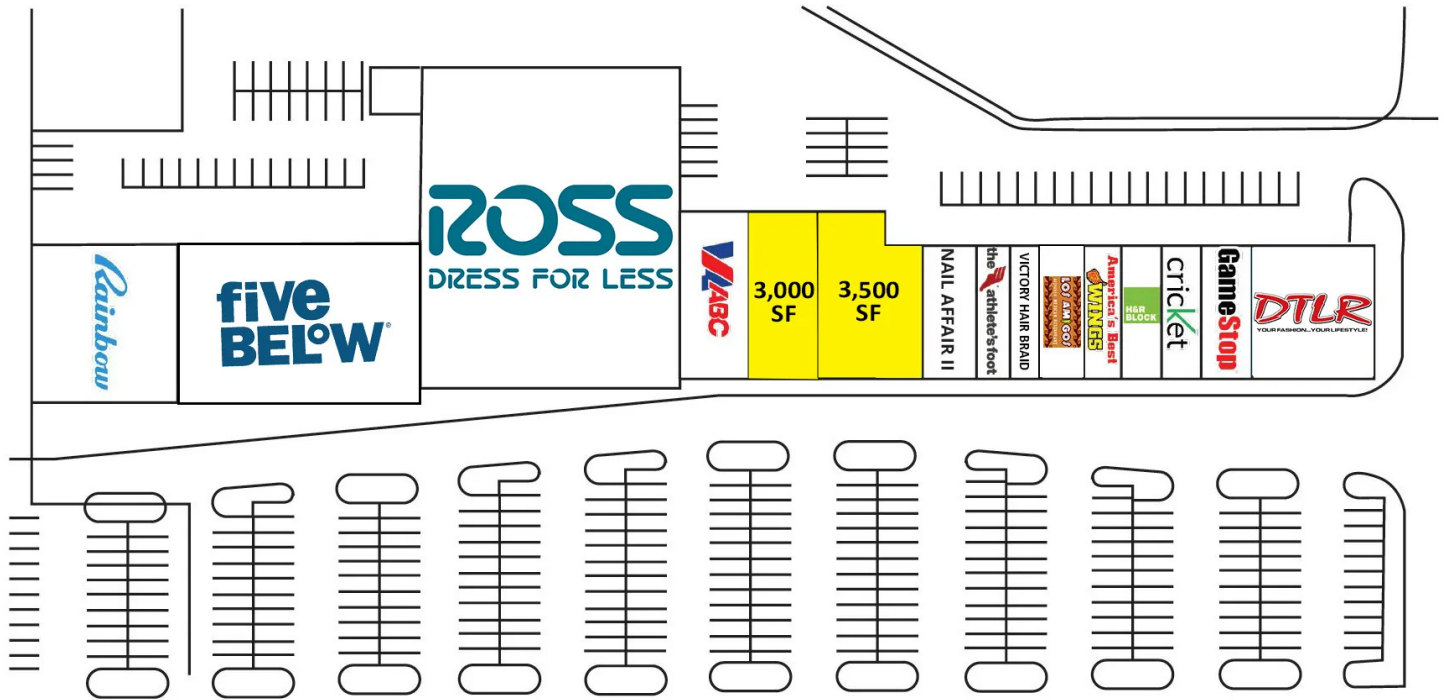
CoStar
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Top Firm Award



Taylor Long
PROPERTIES
Commercial Real Estate



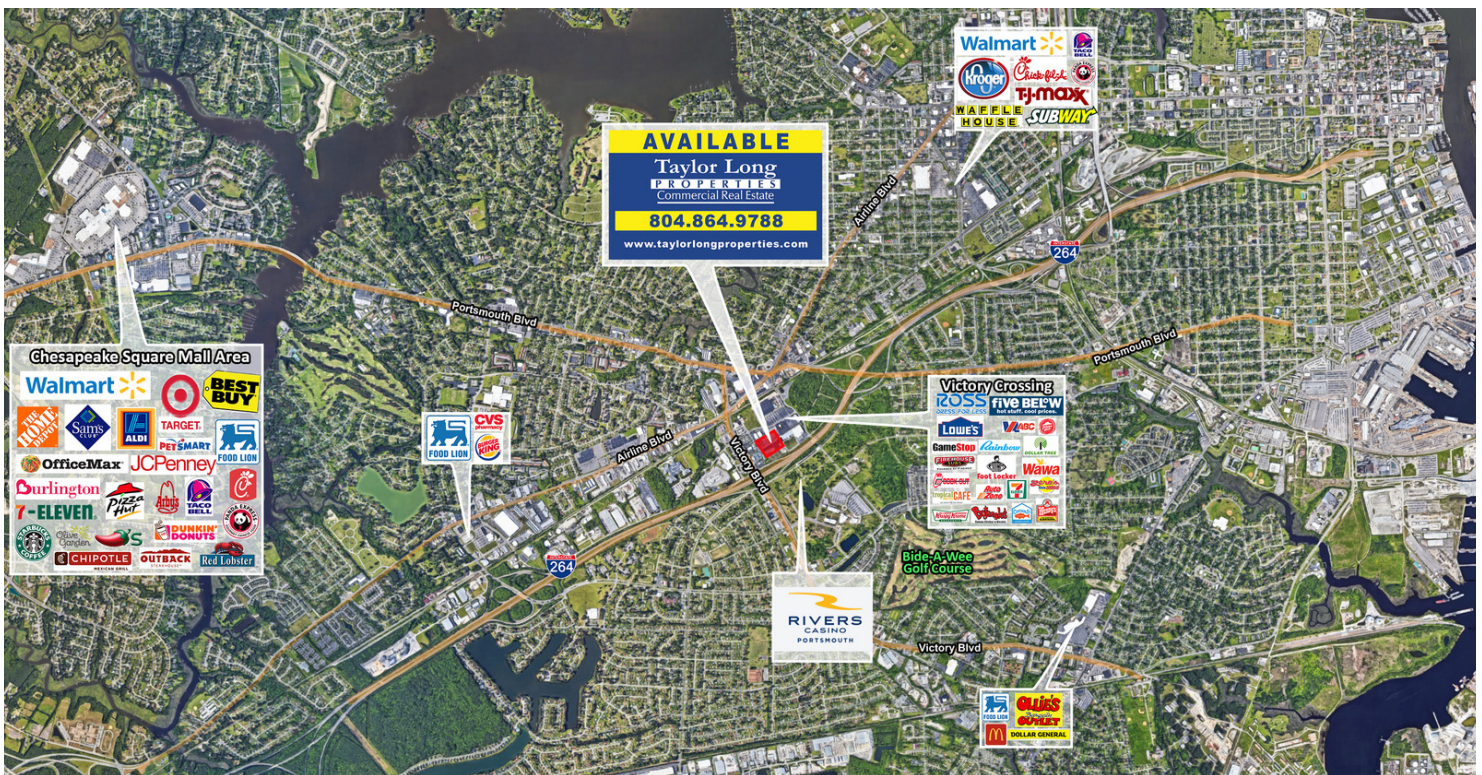
SITE PLAN



Unit Number	Tenant	Square Footage
1	DTLR	4,800 SF
2	Game Stop	1,800 SF
3	Cricket Wireless	1,600 SF
4	H&R Block	1,400 SF
5	America's Best Wings	1,600 SF
6	Los Amigos Restaurant	2,800 SF
7	Victory Hair Braids	1,200 SF
8	Athlete's Foot	2,000 SF
9	Nail Affair II	1,600 SF
10	AVAILABLE	3,000 - 6,500 SF
11	AVAILABLE	3,000 - 6,500 SF
12	ABC Store	3,500 SF
13	Ross Dress for Less	25,000 SF
14 - 15	Five Below	12,000 SF
16	Rainbow Apparel	7,000 SF

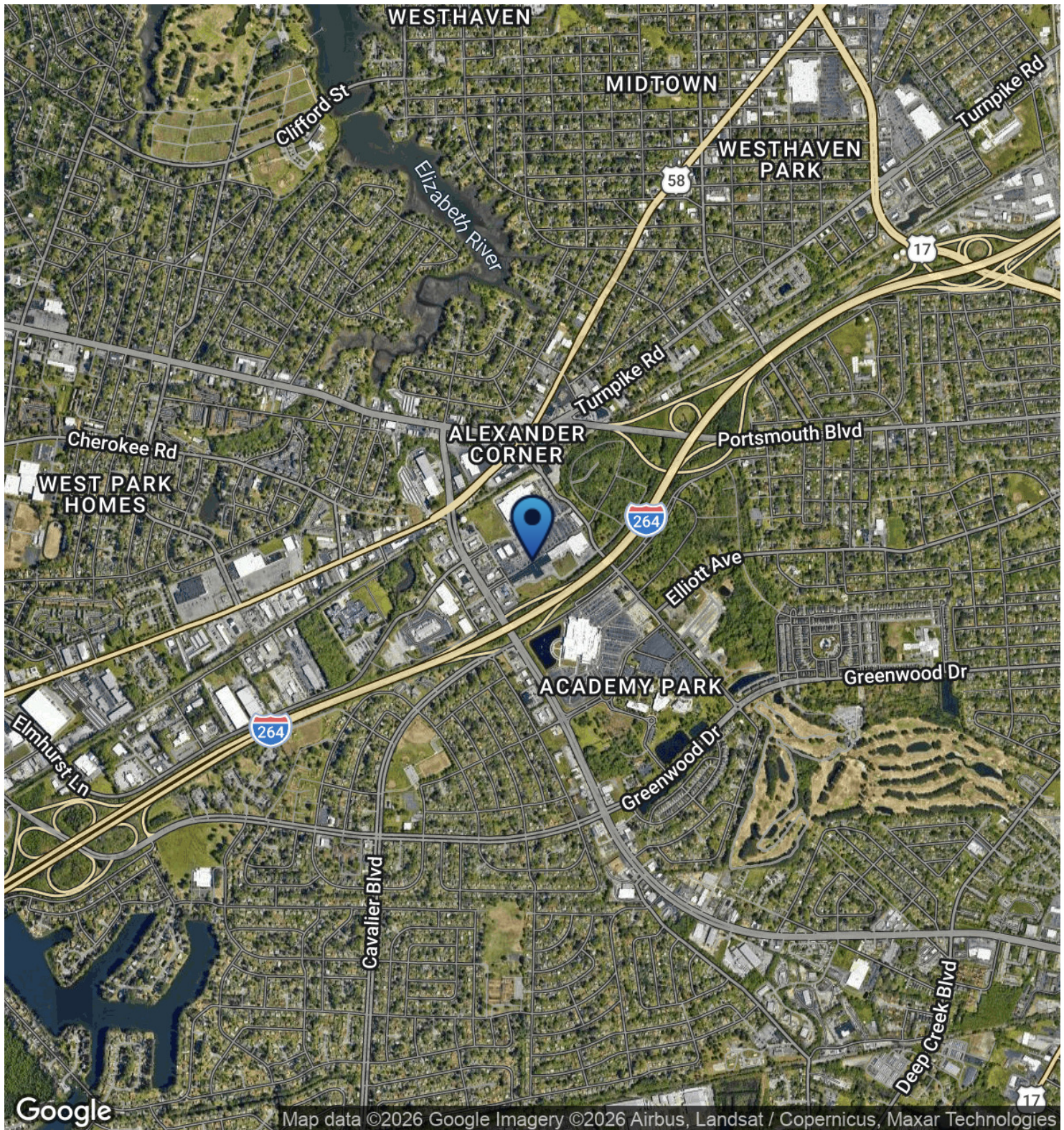


AERIALS





LOCATION MAP

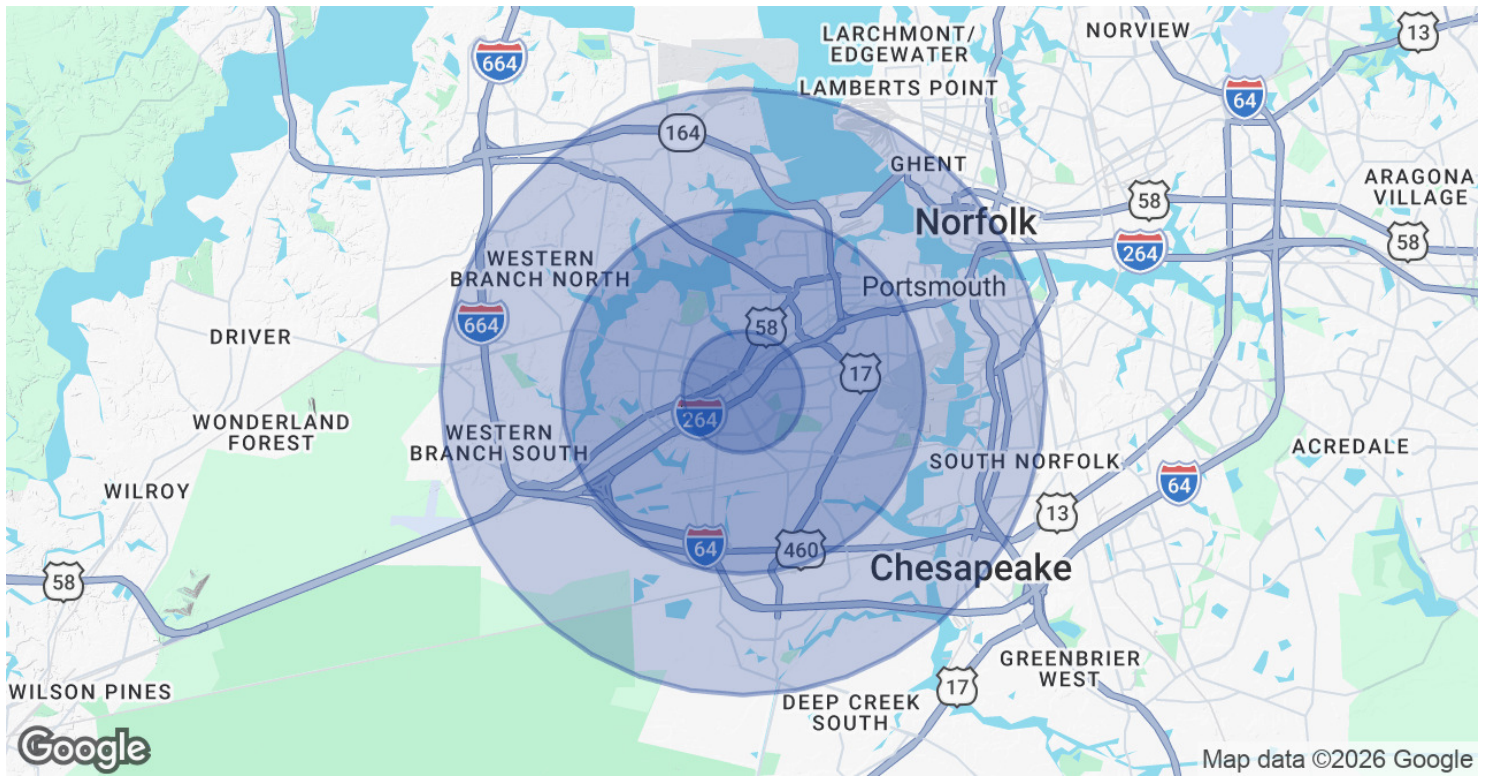


Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,657	79,356	154,067
Average Age	39.1	36.9	36.9
Average Age (Male)	36.7	33.4	34.0
Average Age (Female)	40.1	38.6	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,666	30,670	58,767
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$52,560	\$53,263	\$61,255
Average House Value	\$177,338	\$207,118	\$247,687

2020 American Community Survey (ACS)