

# Auburn Place Shoppes

3497 & 3501 Holland Road  
Virginia Beach, VA 23452



**Broker Contact:**

Claudine Usonis  
(757) 486.1000 TTY 711



WINDING WAYS

CLEANERS

the Madison *salon*

AAPEX  
DRIVING SCHOOL

GENTLE DENTAL  
CENTER

DRIVER IMPROVEMENT BEHIND THE WHEEL  
DRIVING LESSONS DRIVER / RE-ED  
AAPEX DRIVING SCHOOL  
Please call for schedule 737-486-4018

Financing Available  
Dentures from \$659  
Adults & Children  
Luminescence from \$599

Zoom! Bleaching  
Whitening from \$149  
Sedation & Laughing Gas  
RESERVED PARKING





MOM'S KITCHEN

Scandinavia's

Breakfast

Lunch

SALAD BAR

OPEN

Dinner

WE SERVE LUNCH

RESERVED PARKING  
[Wheelchair icon]

B

SALE



# Why Choose Auburn Place Shoppes?

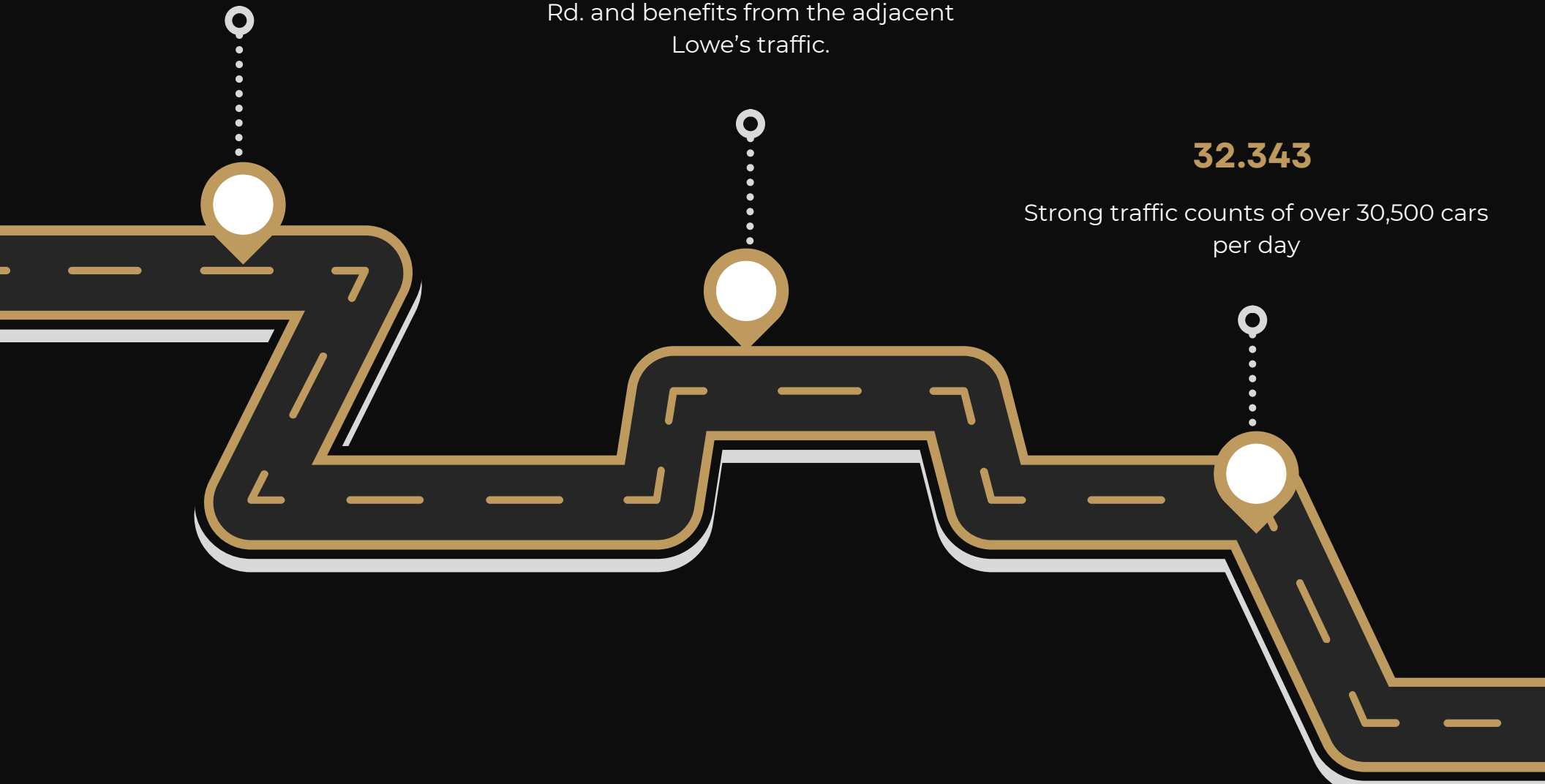
**248,800**

Over 248,800 potential customers reside within a 5-mile radius

Tremendous visibility on Holland Rd. and benefits from the adjacent Lowe's traffic.

**32,343**

Strong traffic counts of over 30,500 cars per day







3497 & 3501 Holland Rd.  
Virginia Beach, VA 23452

**Size:**  
42,709 SF  
3501 Holland Rd. - 28,732 SF  
3497 Holland Rd. - 13,977 SF

**Parking:**  
3501 Holland Rd. - 156 Spaces  
3497 Holland Rd. - 106 Spaces

**Rental Rate:**  
Contact Agent

**Estimated CAM, Taxes & Insurance:**  
\$3.86 / SF

**Space Available:**  
Store #108 - 1,050 SF - Available

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## MAJOR TENANTS



## TENANTS OVER 20 YEARS



# ANGIE'S BAKERY

# Auburn Place Shoppes

3497 & 3501 Holland Rd. · Virginia Beach, VA 23452 · [www.TheBreedensCompany.com](http://www.TheBreedensCompany.com)

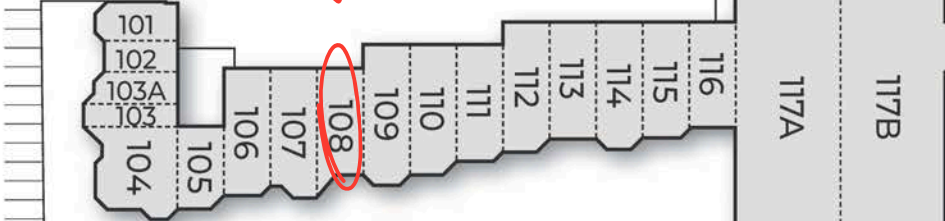
3497 Holland Rd.



Northwood Dr.

3501 Holland Rd.

Store # 108 - Available  
1,050 SF



Holland Rd.



# Auburn Place Shoppes

## 3497 Holland Rd.

| Suite # | Tenant               |
|---------|----------------------|
| 101-102 | May's Parlor         |
| 103     | Kirsy's Hair Studio  |
| 104     | Choi M               |
| 105-109 | Gaungdong Taste      |
| 110     | Elle Madison Salon   |
| 111     | The Little Nail Shop |
| 112-113 | Gentle Dental Care   |

## 3501 Holland Rd.

| Suite #    | Tenant                   |
|------------|--------------------------|
| 101 - 103A | Angie's Bakery           |
| 103        | Wing's Go 2              |
| 104-105    | Domino's Pizza           |
| 106-107    | A & M Tobacco            |
| <b>108</b> | <b>AVAILABLE - 1,050</b> |
| 109        | The Hemp Spectrum        |
| 110        | Healthy Massage          |
| 111        | Hong Kong House          |
| 112-114    | Mom's Kitchen            |
| 115-116    | Scandals Lounge          |
| 117A       | Beaver Golf LLC          |
| 117B       | NAPA Auto Parts          |



## **OUR MISSION: Help Others. Live Better.**

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



## WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).

CONTACT:

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**BREEDAN**

Nationally Recognized

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