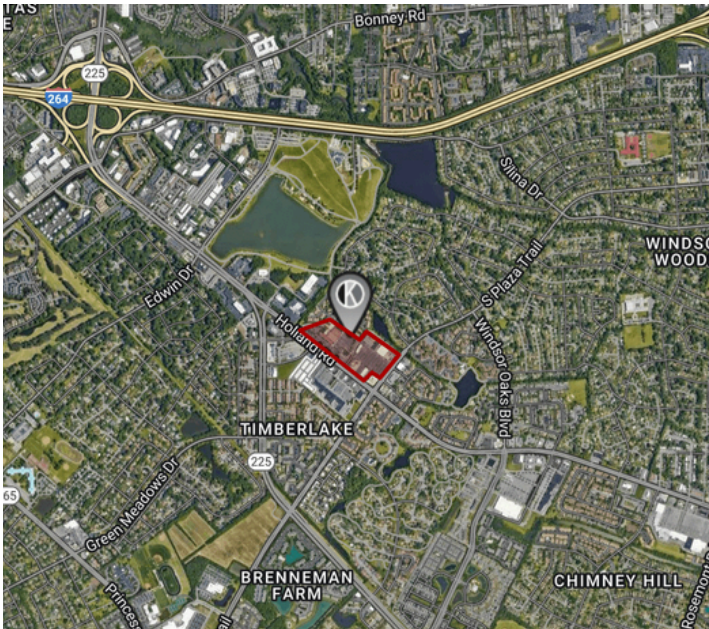


NEW RETAIL SHOPS FOR LEASE

Holland Plaza Shopping Center Expansion | 4288 Holland Road, Virginia Beach, VA



Location Overview

Located at the intersection of Holland Road and South Plaza Trail, Holland Plaza Shopping center has prime access to Mount Trashmore (1.7 miles), I-264 (1.4 miles), and Town Center (1.5 miles).

- **1,625 SF Bays (25 x 65)**
- **Lease Rate: \$35.00 SF/YR (NNN)**
- **CAM: Approx. \$5.10 SF**
- **Easy Access to I-264 at Independence Blvd**
- **Closely Located to Town Center and Lynnhaven Mall**
- **Abundant Parking and Visibility off Holland Road**
- **Approximately 45,000 vehicles per day**



Brokerage with vision. Real estate with results.

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RETAIL PROPERTY FOR LEASE

HOLLAND PLAZA SHOPPING CENTER

HOLLAND ROAD, VIRGINIA BEACH, VA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,625 SF Bays
(25 x 65)

Lease Rate: \$35.00 SF/YR (NNN)

CAM: Approx. \$5.10 SF

Situated at a prime location, Holland Plaza Shopping Center is conveniently accessible from major roads and highways, offering excellent visibility and foot traffic. The center’s business environment is anchored by recognized brands that draw consistent customer traffic. Current anchors include Plaza Azteca, Food Lion, Funville, O'Reilly's Auto, and Tropical Smoothie. The center provides an enhanced shopping experience through a diverse tenant mix and modern storefront design with the customization of the brand new Shops that front Holland Rd. Don't miss this opportunity for customized space configurations to suit tenant-specific business models and requirements!



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	8,378	58,969	112,843
Total Population:	18,493	144,061	285,521
Average HH Income:	\$73,340	\$78,784	\$88,786



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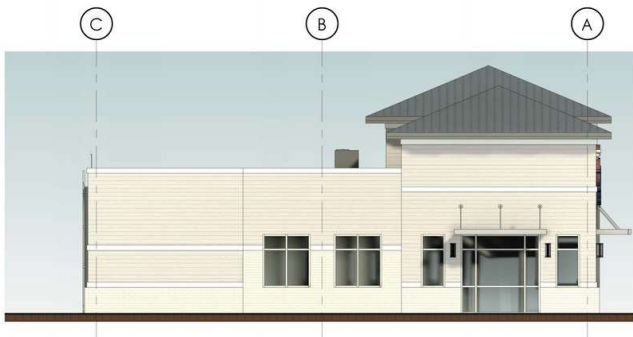
HOLLAND PLAZA SHOPPING CENTER

HOLLAND ROAD, VIRGINIA BEACH, VA

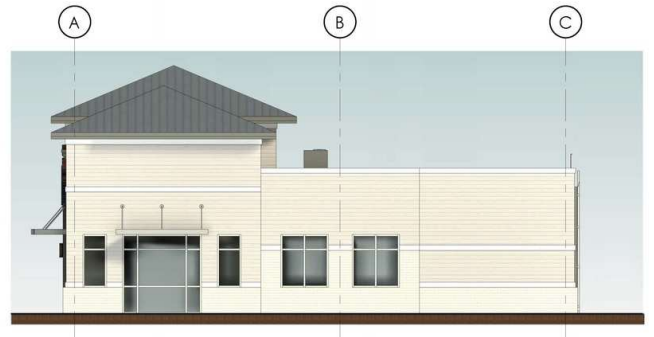
PROPOSED ELEVATIONS



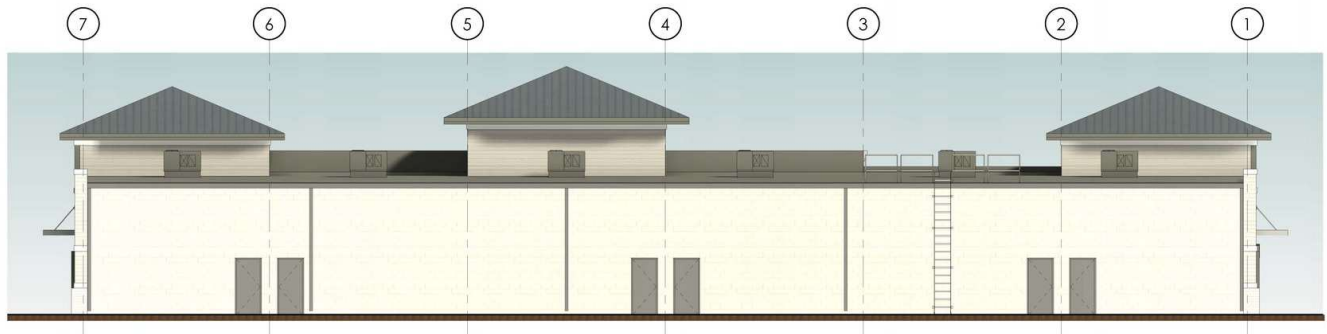
1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
1/8" = 1'-0"



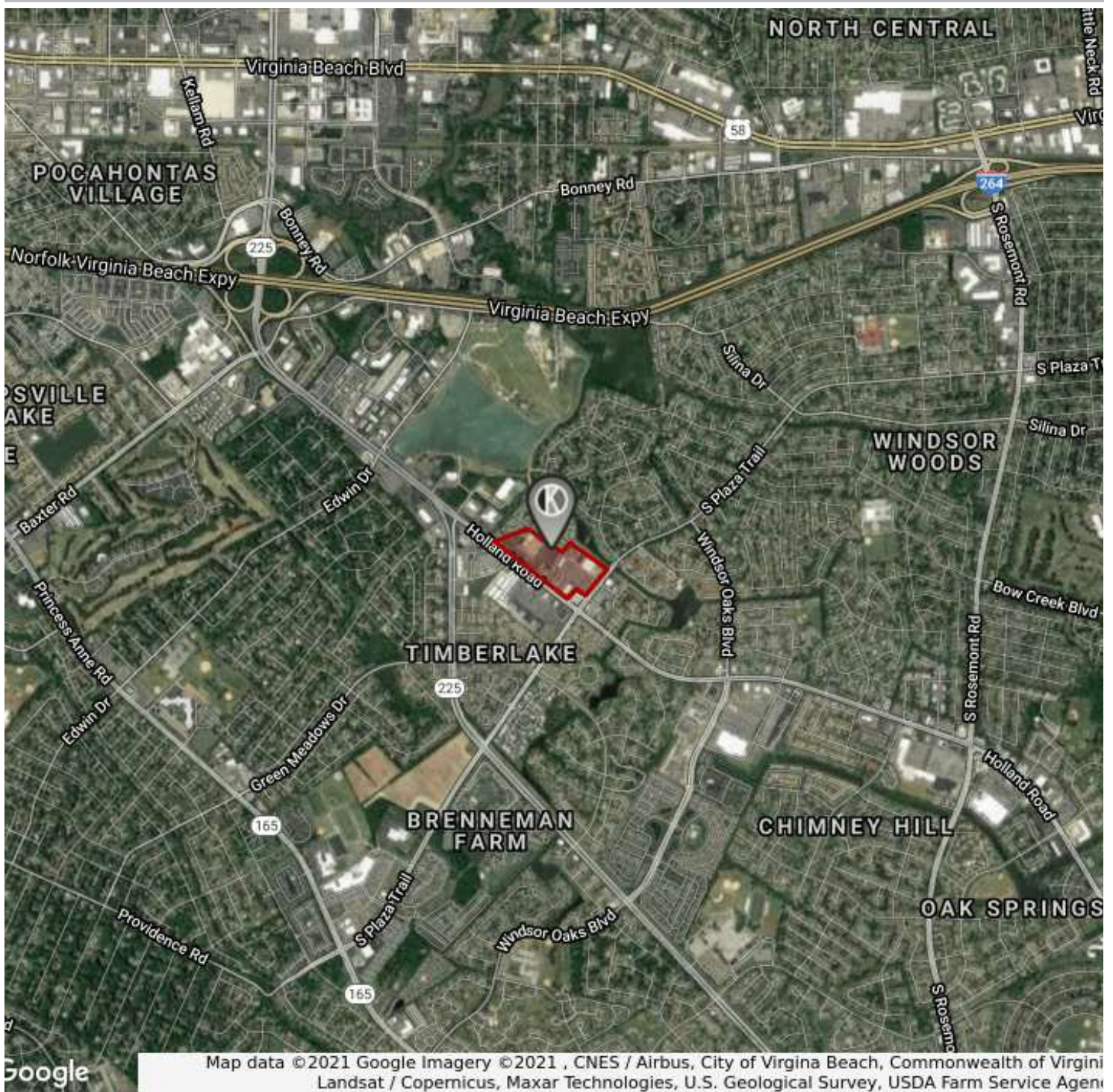
4 REAR ELEVATION
1/8" = 1'-0"

RETAIL PROPERTY FOR LEASE

HOLLAND PLAZA SHOPPING CENTER

HOLLAND ROAD, VIRGINIA BEACH, VA

AERIAL MAP



Google

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RETAIL PROPERTY FOR LEASE

HOLLAND PLAZA SHOPPING CENTER

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RETAILER MAP



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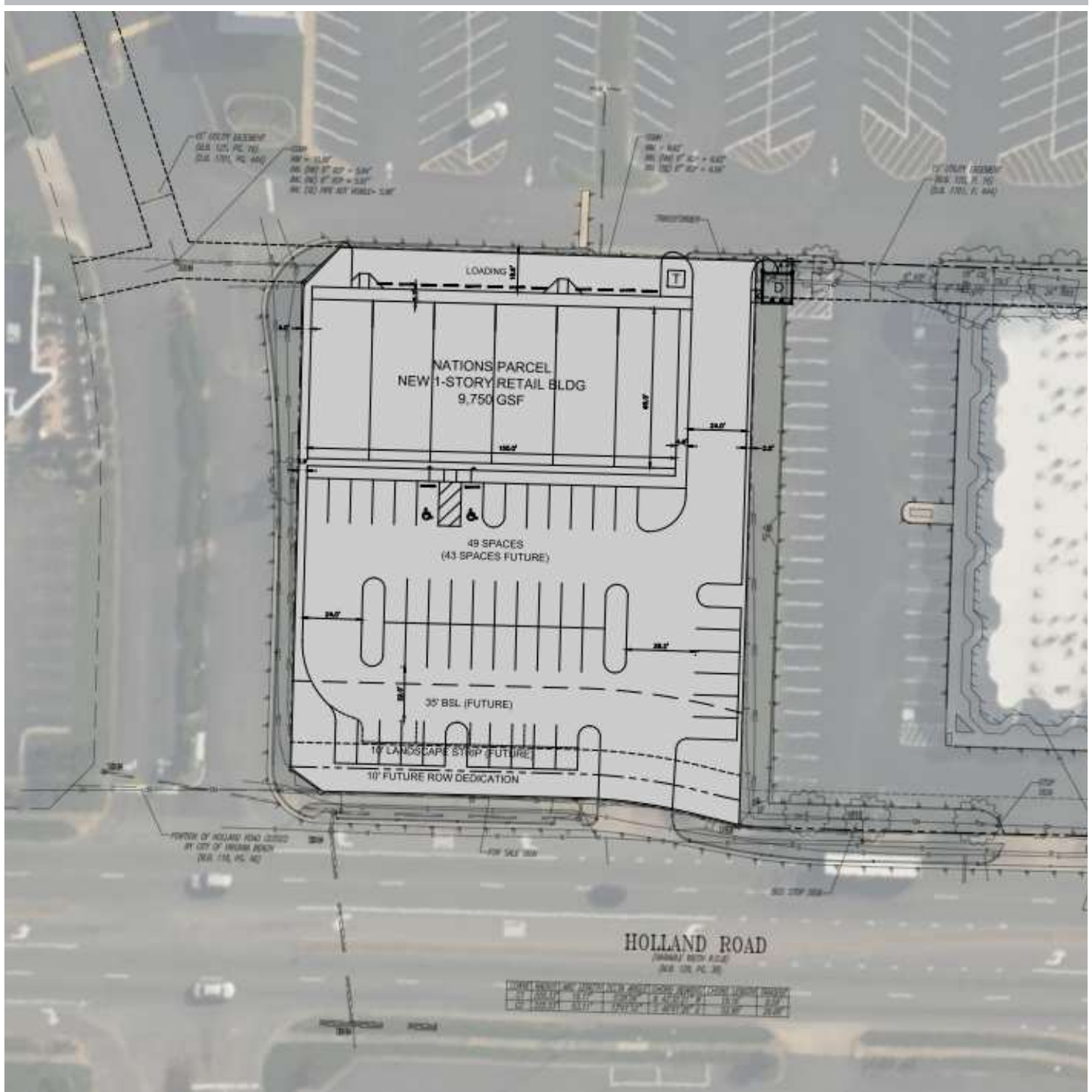
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RETAIL PROPERTY FOR LEASE

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SITE PLAN



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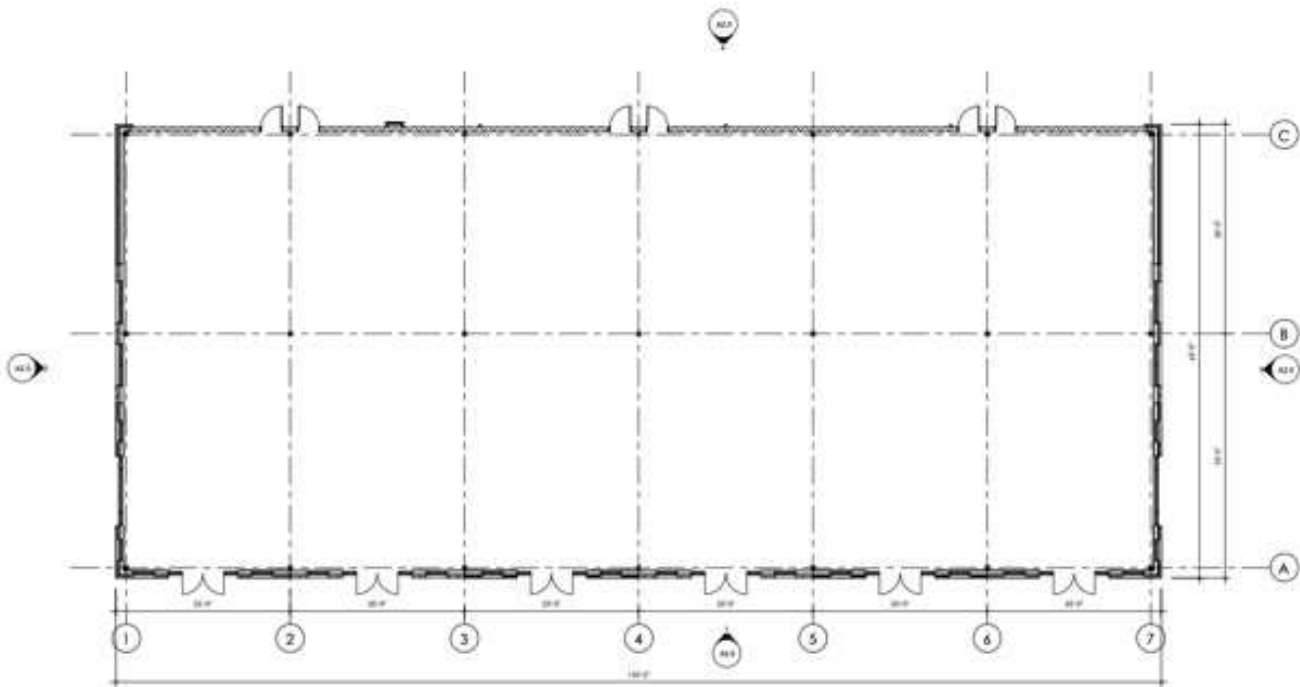
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RETAIL PROPERTY FOR LEASE

HOLLAND PLAZA SHOPPING CENTER

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FLOOR PLAN



FLOOR PLAN
1/4" = 1'-0"



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