



# Retail Opportunity

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## Big Box Opportunity 29,815 SF Available For Lease

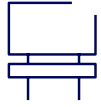
5957 E Virginia Beach Blvd | Norfolk, VA 23502

## Military Crossing Anchored in the Heart of Norfolk

Nestled in Norfolk's bustling Military Circle corridor, Military Crossing is a 192,000 SF community center anchored by Ollie's Bargain Outlet and Treasure Hunt. Military Crossing enjoys easy access to I-64 & I-264, making it a prime destination for retailers to attract customers from across the Hampton Roads region. Boasting excellent visibility, generous parking, and prominent monument signage along Virginia Beach Blvd, Military Crossing presents retailers with an opportunity to establish themselves in Norfolk's premier retail corridor at rental rates lower than nearby competitors, including JANAF Shopping Yard and Military Circle Mall.

# Property Overview

## Property Highlights



Prime Pylon Signage Opportunity on VA Beach Blvd



7,330 SF 2nd Generation Restaurant Available



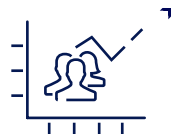
Convenient Access to I-64 & I-264



300,000+ Population within 5 miles



3-mile Average HH Income of \$85,952



Located in the City of Norfolk's Main Strategic Growth Corridor



## Available Spaces

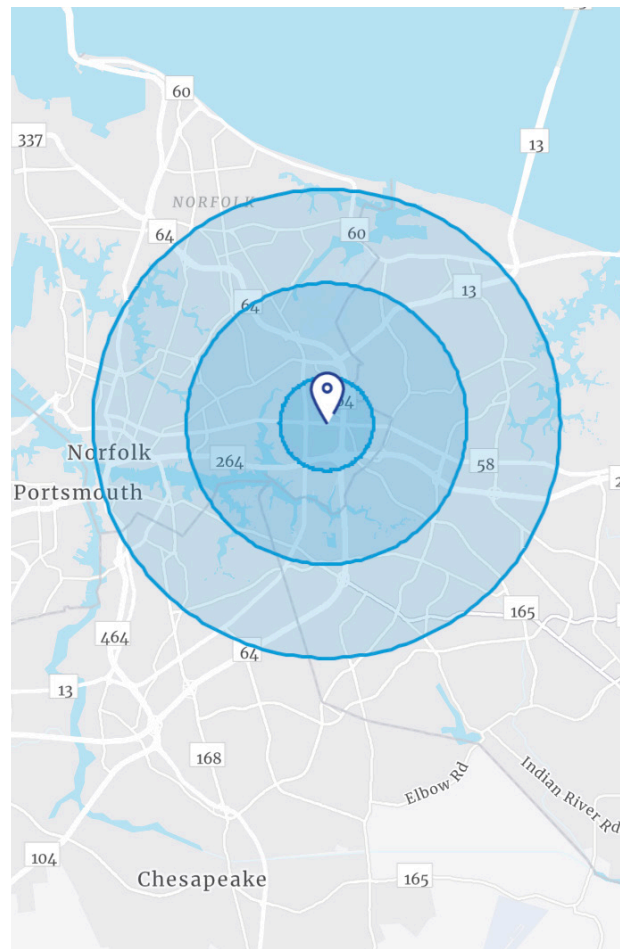
Suite 10	7,330 SF	2nd Gen Restaurant Space
Suite 11	29,815 SF	Big Box Opportunity
Suite 13	2,805 SF	Former Beauty Salon
Suite 18	6,000 SF	

NNN Rate: \$3.50 psf

## Join these retailers



Demographics	1 Mile	3 Miles	5 Miles
Households	2,549	38,179	121,398
Population	6,331	95,613	300,846
Average HH Income	\$87,373	\$85,952	\$88,637





# Site Plan

Unit #	Tenant	Size	Unit #	Tenant	Size
01	CSL Plasma	10,000 SF	10	AVAILABLE (2nd Generation Restaurant)	7,330 SF
2A	Gall's Uniforms	8,370 SF	11	AVAILABLE	29,815 SF
2B	Lee Nail Salon	2,991 SF	12	Dollar General	8,250 SF
3A	FedEx Office	4,095 SF	13	AVAILABLE (Former Salon)	2,805 SF
3B	SNIPES	3,858 SF	14	Pink Pearls Dance Co	3,701 SF
04	Boil Bay Seafood	28,296 SF	15	Hair Depot	21,500 SF
05	Lady Luck Bingo	3,465 SF	16	The Studio Barbershop	1,510 SF
06	Soul Food Kitchen	3,428 SF	17	New York Bus	1,559 SF
7-8	Bldv Salon Suites	6,400 SF	18	AVAILABLE	6,000 SF
09	Mi Pais Centroamerican Store	3,050 SF	19-20	Ollie's	37,437 SF

# Former Salon Photos



# Property Photos



# Property Aerial



Norfolk International Airport

Norview Center Shopping Center

Norfolk Premium Outlets

Broad Creek



Janaf Shopping Center



E VA Beach BLVD NW - 26,136 VPD

Military Circle Mall

Military Crossing



Best Square Shopping Center

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