

RETAIL PROPERTY  
FOR LEASE



# VICTORY CROSSING

4000 VICTORY BLVD, PORTSMOUTH, VA 23701



# VICTORY CROSSING SHOPPING CENTER

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Victory Crossing Shopping Center is a well-established, value-oriented retail center serving as a primary convenience destination for Portsmouth. The approximately 500,000 SF center is anchored by Farm Fresh and benefits from a shadow anchor by Lowe's Home Improvement, providing strong daily-need traffic. Strategically located at the corner of Victory Boulevard and Interstate 264 in Southside Hampton Roads, the property offers excellent visibility and access, with additional draw from its proximity to Rivers Casino. Current tenants include Dollar Tree, Pizza Hut, Ashley Stewart, Rent-A-Center, and The UPS Store, making the center well-suited for neighborhood and service-oriented retail users.

### PROPERTY HIGHLIGHTS

- Lease Rate Range: \$20 PSF (smaller shops), \$15 PSF (larger spaces)
- NNN Lease

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$15.00 - 20.00 SF/yr (NNN)
<b>Available SF:</b>	1,260 - 7,350 SF
<b>Building Size:</b>	108,713 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	5	264	3,720
<b>Total Population</b>	11	840	9,471
<b>Average HH Income</b>	\$64,342	\$62,873	\$67,365

### UNIT

<b>4010-E</b>	
<b>4012-C   Former Restaurant</b>	
<b>4006-K</b>	
<b>4016   Bank Pad Site</b>	

### SPACE SIZE

7,350 SF
5,800 SF
1,260 SF
2,680 SF

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**SITE PLAN**



1	Farm Fresh	57,278 SF	4006-B	Q Massage Spa	1,260 SF
4010-A	Supreme Beauty Supply	5,250 SF	4006-C	Total Wireless	1,260 SF
4010-B	Luxury Affairs Event Ctr.	3,180 SF	4006-D	Zero's Subs	1,260 SF
4010-C	VA Career Works	3,000 SF	4006-E	Smoke Shop	1,260 SF
4010-D	E-Z Pass	2,120 SF	4006-F	Nails Etc.	1,260 SF
<b>4010-E</b>	<b>AVAILABLE</b>	<b>7,350 SF</b>	4006-G	Tops China	1,260 SF
4012-A	Ashley Stewart	4,000 SF	4006-H	Kappatal Cuts	1,000 SF
4012-B	Rent-A-Center	4,000 SF	4006-J	UPS Store	1,575 SF
<b>4012-C</b>	<b>FORMER RESTAURANT</b>	<b>5,800 SF</b>	<b>4006-K</b>	<b>AVAILABLE</b>	<b>1,260 SF</b>
4006-A	Cellphone Repair	1,260 SF	<b>4016</b>	<b>BANK PAD SITE</b>	<b>2,680 SF</b>

# VICTORY CROSSING SHOPPING CENTER

LOCAL AREA



4000 VICTORY BOULEVARD, PORTSMOUTH, VA 23701

## VICTORY CROSSING SHOPPING CENTER

AVAILABLE SPACES





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