



For Lease Buildings F, G, H

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Peninsula Town Center

Hampton, Virginia

Peninsula Town Center is a vibrant, **1.5M SF mixed-use development** that combines retail, dining, entertainment, office, and residential spaces. It offers a dynamic shopping experience with **over 70 stores, 700k square feet of retail** including popular **national retailers** and unique local boutiques. The center is designed with pedestrian-friendly streetscapes, **ample parking**, and beautifully landscaped public spaces that create a welcoming environment for visitors.

Located along one of the primary entrances to the Town Center project, and adjacent to Target, enjoying excellent visibility, access, and ample surface parking. The property is strategically positioned within the primary retail node of the Coliseum Central submarket along **W Mercury Blvd (65,000 VPD)** and **Coliseum Dr (23,500 VPD)** with direct access to **I-64 (165,000 VPD)**.

Accelerating success.

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PROPERTY OVERVIEW

Highlights



Pylon Signage Available



Attractive curb appeal



Signalized intersection with multiple access points



8.4M Visits Per Year



3-mile Average HH Income of \$113,500



Street & Free Garage Parking

Available Spaces

G106 - 3,630 SF

H111 - 6,052 SF

G110 - 6,569 SF

2nd Generation Restaurant

H113 - 3,505 SF

H131 - 539 SF

Drive Times

Demographics

	5-min	10-min	15-min
Population	17,237	157,736	277,616
Average HH Income	\$75,352	\$80,597	\$88,414
Daytime Population	23,227	194,259	180,375

Key Features & Amenities

Retail and Dining:

- An eclectic mix of national, regional, and local brands providing a diverse shopping and dining experience.

Entertainment:

- In addition to the available full-service dine-in concept movie theater with a full kitchen, full bar, arcade, and 9 bowling lanes, other entertainment options include: Escape Room, SkyZone, Painting with a Twist, Latitude Climbing & Fitness, Legacy Live, and Kids Empire (opening 2025).

Residential and Office Spaces:

- The center features over 400 multifamily units (fully leased), 150,000 square feet of Class A office space, and the modern 126-room Element Hotel, providing a comprehensive live-work-play environment.

Prime Location Details:

- Peninsula Town Center is conveniently located at Interstate 64 and Mercury Boulevard; the primary East-West corridor for the Hampton Roads (Virginia Beach-Norfolk-Newport News) market. The center is a retail hub including anchors Target, Floor & Décor, H&M, PetSmart, JCPenney, Barnes & Noble. Peninsula Town Center is ideally situated to attract shoppers from the entire Hampton Roads market.

SITE PLAN

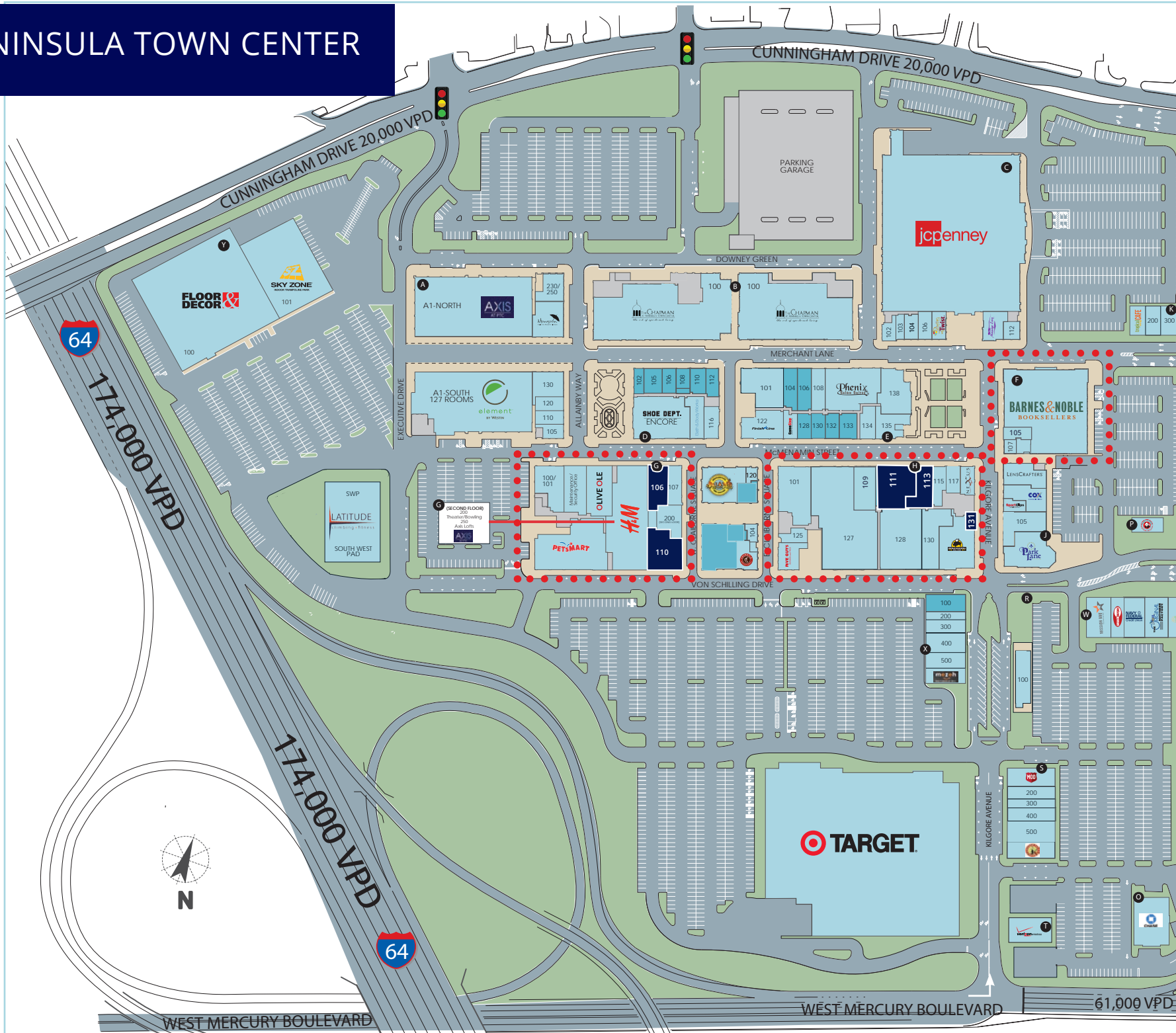


BUILDING F		
TENANT	SUITE	SF
Barnes & Noble	F101	29,666
Alibi Cookies	F105	1,423
Mr. Fix	F107	817

BUILDING G		
TENANT	SUITE	SF
Ashley Stewart	G100/101	5,102
Management Office	G103	4,962
Olive Ole	G104	6,039
AVAILABLE	G106	3,630
* Custom T Shirt	G107	2,898
AVAILABLE 2nd Generation Restaurant	G110	6,569
* H&M	G111	18,216
PetSmart	G116	14,286
Theatre /Entertainment Available	G200	50,000
Axis Lofts	G250	23 units

BUILDING H		
TENANT	SUITE	SF
* Login	H101	8,060
* Beauty Outlet	H109	4,136
AVAILABLE	H111	6,052
AVAILABLE	H113	3,505
Nail Spa	H115	2,419
* TMania	H117	1,731
* Nexus	H121	1,881
Five Guys	H123	2,891
Emerson Cigars	H125	1,590
Beauty Outlet	H127	25,442
Kids Empire (Coming Soon)	H128	9,516
IvyGlam Spa & Wellness	H130	8,323
AVAILABLE	H131	539
Buffalo Wild Wing	H135	7,731

PENINSULA TOWN CENTER



Submarket Map

PENINSULA TOWN CENTER BUILDINGS: F, G, H





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