



Tyler Brooks
Senior Vice President
+1 757 213 8110
tyler.brooks@colliers.com

Landon Patrick
Associate
+1 757 288 1133
landon.patrick@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Retail For Lease The Canopy

1413 Laskin Road | Virginia Beach, Virginia



Accelerating success.

Property Overview

Description:

The Canopy will be one of the most significant mixed use developments in eastern Virginia Beach. Along with multi-family living (132 units), the project will include +/-50,000 square feet of office space, +/-10,000 square feet of retail, and a 1.12 ac outparcel. For retailers, restaurants and service providers, this location is situated between the affluent oceanfront and one of the region's retail hotspots, Hilltop. Just the grocery lineup in Hilltop is unmatched in the region, including Whole Foods, Trader Joe's, Fresh Market, Kroger, Aldi, Walmart and Target and with 2 Harris Teeter stores on either side of Hilltop. With The Canopy's proximity to the Virginia Beach oceanfront, it will be impacted by the 7.1 million visitors to the beachfront annually. Along with the summer draw, there are year 'round events in and around the beach. Noteworthy to area residents, the feeder road removal project will enhance the accessibility to The Canopy and the traffic flow around it.

Address: 1413 Laskin Road, Virginia Beach, VA 23451

Property: **Units:** 132
Retail: +/- 7,025 SF ground level retail available for lease
Outparcel: 1.12 ac parcel available for land lease or sale

Lease Rate: Contact Agent

Surrounding Commercial: Target, Starbucks, Trader Joe's, Chick-Fil-A, Total Wine, Whole Foods, Fresh Market

Surrounding Landmarks: The Virginia Beach Convention Center, The Vibe District, The Virginia Beach Sports Center, 31 Ocean, Neptune's Park, The Cavalier on the Hill, the new Marriott Hotel Oceanfront, Princess Anne Country Club, The Cavalier Yacht & Golf Club, Oceana Naval Air Station, Sentara Virginia Beach General Hospital, Virginia Museum of Contemporary Art and 11,400 hotel rooms and timeshares at the Virginia Beach oceanfront

Traffic Counts: 23,000 ADT

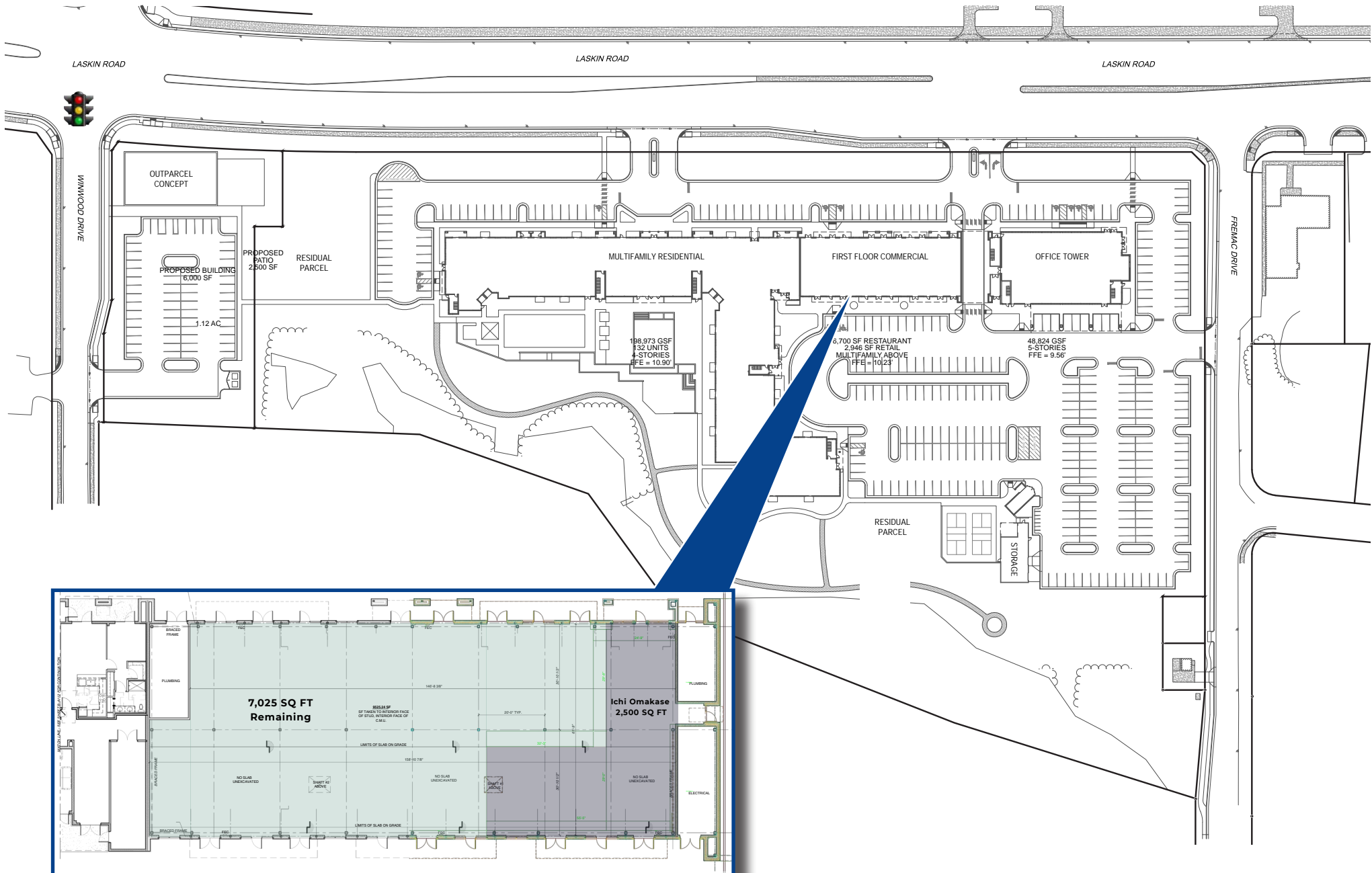
Demographics:

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 11,960 | 60,241 | 109,428 |
| Daytime Population | 11,725 | 59,572 | 124,476 |
| Average HH Income | \$57,360 | \$70,528 | \$75,174 |

Site Plan



Site Plan



Renderings



Aerial View



WHOLE FOODS

Kroger

Michaels
Where Creativity Happens™

crumbl
cookies

Total Wine
& MORE

Chick-fil-A

THE FRESH
MARKET

PAINTED TREE
BOUQUETS

Office
DEPOT

CVS
pharmacy

Walgreens

ULTA

TRADER
JOE'S

PETSMART

AspenDental

Starbucks

Wendy's

TACO
BELL

AUTOBELL
car wash

Walmart
Distribution Center

DISCOUNT
TIRE

Taylor's
Do it
center

ABC

CYCLEBAR

BUTCHER'S SON

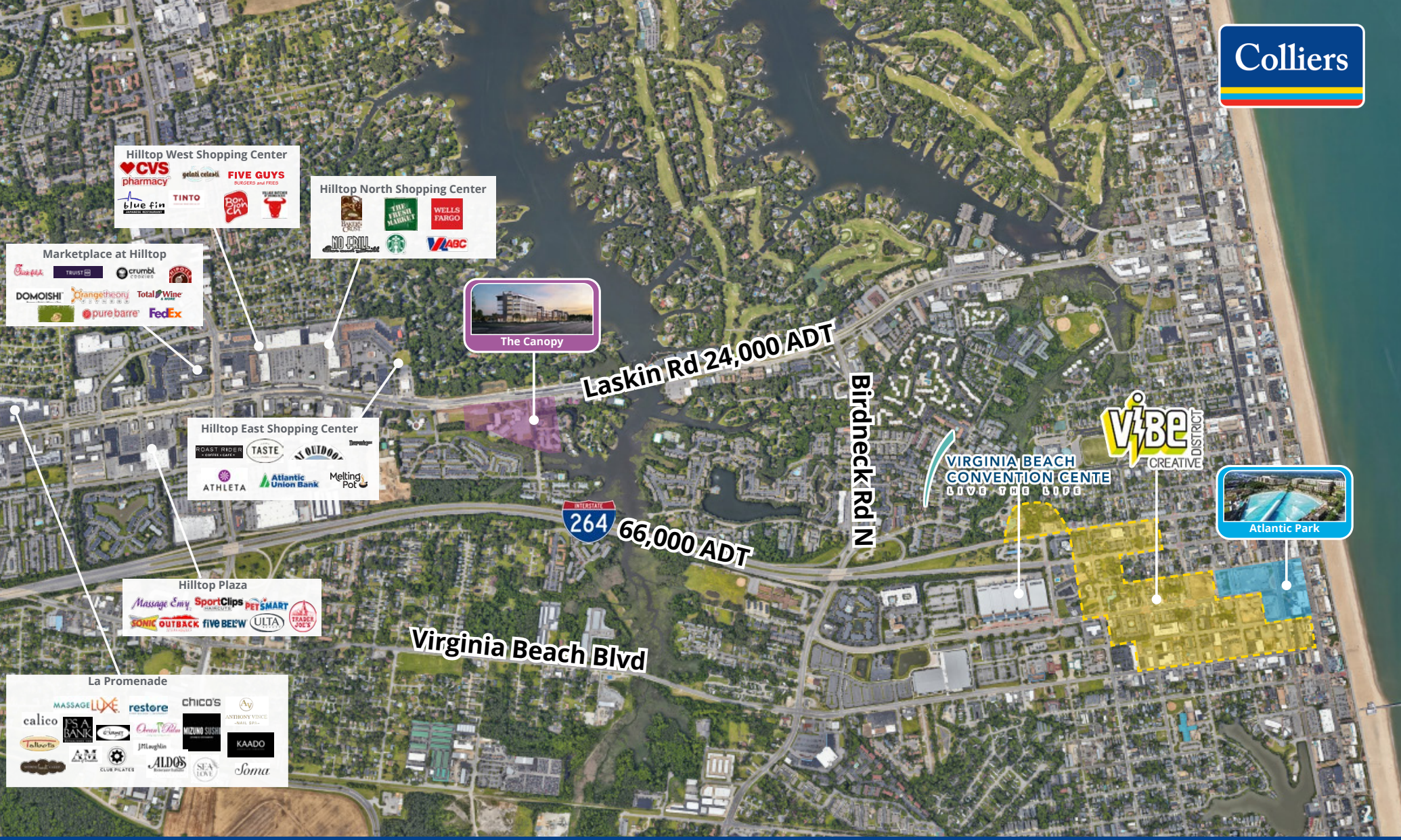
TASTE

TARGET

INTERSTATE
264

66,000 ADT

Laskin Road 24,000 ADT



Hilltop West Shopping Center

CVS pharmacy, getit! celest!, FIVE GUYS, blue fin, TINTO, BOB CA, WELLS FARGO

Hilltop North Shopping Center

THE FRESH MARKET, WELLS FARGO, STARBUCKS, ABC

Marketplace at Hilltop

DOMOISHI, OrangeTheory, Total Wine, pure barre, FedEx

The Canopy

Hilltop East Shopping Center

ROAST RIDER, TASTE, I OUTDOOR, ATHLETA, Atlantic Union Bank, Melting Pot

Hilltop Plaza

Massage Envy, Sport Clips, PETSMART, SONIC, OUTBACK, FIVE BEER, ULTA, TRADER JOES

La Promenade

calico, MASSAGE LUXE, restore, chico's, ANTHONY VINCE, Tofuista, AS A BANK, C'ness, Ocean Bites, MIZUNO SUSHI, KAADO, JMcLaughlin, ALDOS, SEA LOVE, Soma

Tyler Brooks
 Senior Vice President
 +1 757 213 8110
 tyler.brooks@colliers.com

Landon Patrick
 Associate
 +1 757 288 1133
 landon.patrick@colliers.com