



OFFICE/RETAIL PROPERTY FOR LEASE

# INDEPENDENT PLAZA SHOPPING CENTER

1115 INDEPENDENCE BLVD, VIRGINIA BEACH, VA 23455



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

**Available SF:** 1,200 SF

**Lease Rate:** Negotiable

**Building Size:** 56,655 SF

## AVAILABLE SPACES **SF**

Suite 203 1,200 SF

## PROPERTY OVERVIEW

This two story building features street level retail and second floor office space.

## PROPERTY HIGHLIGHTS

- High traffic location on the corner of Haygood Road and Independence Boulevard
- Minutes from Town Center of Virginia Beach
- Close to shopping, restaurants, Little Creek Naval Base and Sentara Independence
- Signage available along Independence Boulevard

## DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households:	3,705	36,397	81,511
Total Population:	9,004	88,804	208,310
Average HH Income:	\$80,611	\$75,311	\$75,124

LOCAL AREA

PEMBROKE  
 NORDSTROM  
 sears rack  
 REI KOHL'S THE FRESH MARKET

Wegmans

PEMBROKE MEADOWS SHOPPING CENTER

FOOD LION FIVE GUYS RITE AID SUN TRUST

TOWN CENTER OF VIRGINIA BEACH

lululemon athletic west elm  
 Brooks Brothers LOFT Monkee's  
 DICK'S SPORTING GOODS REGAL CINEMAS sunglass hut  
 ULTA MEN'S WEARHOUSE RUTH'S CREAMERY STEAK HOUSE  
 ANTHROPOLOGIE PF. CHANG'S CHINA BISTRO  
 Cheesecake Factory BARNES & NOBLE

SENTARA HOSPITAL

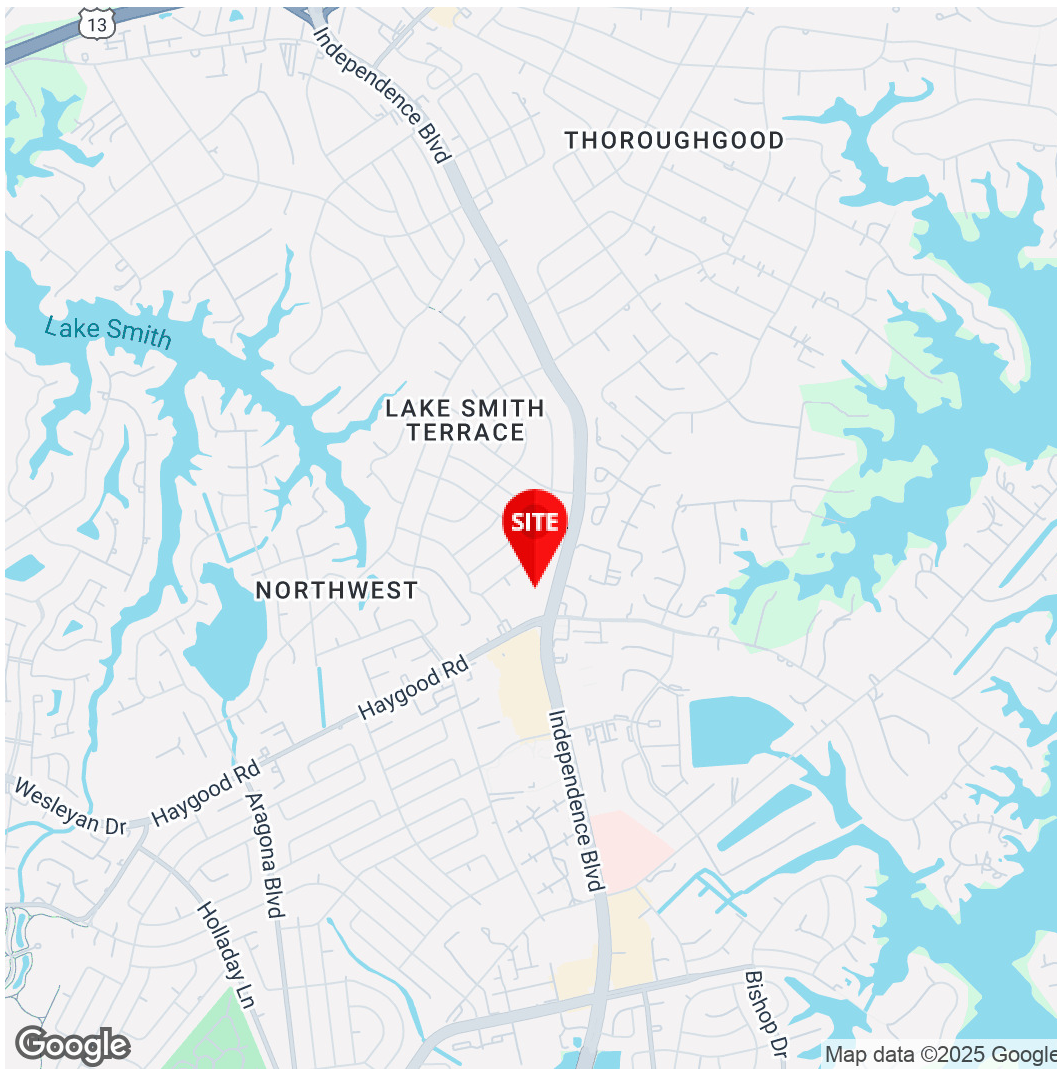
HAYGOOD SHOPPING CENTER

Harris Teeter Kelly's  
 Your Neighborhood Food Market COMING SOON  
 RITE AID Chick-fil-A Clean Eatz  
 DOLLAR TREE Banfield PET HOSPITAL  
 Great Clips Marshalls DQ

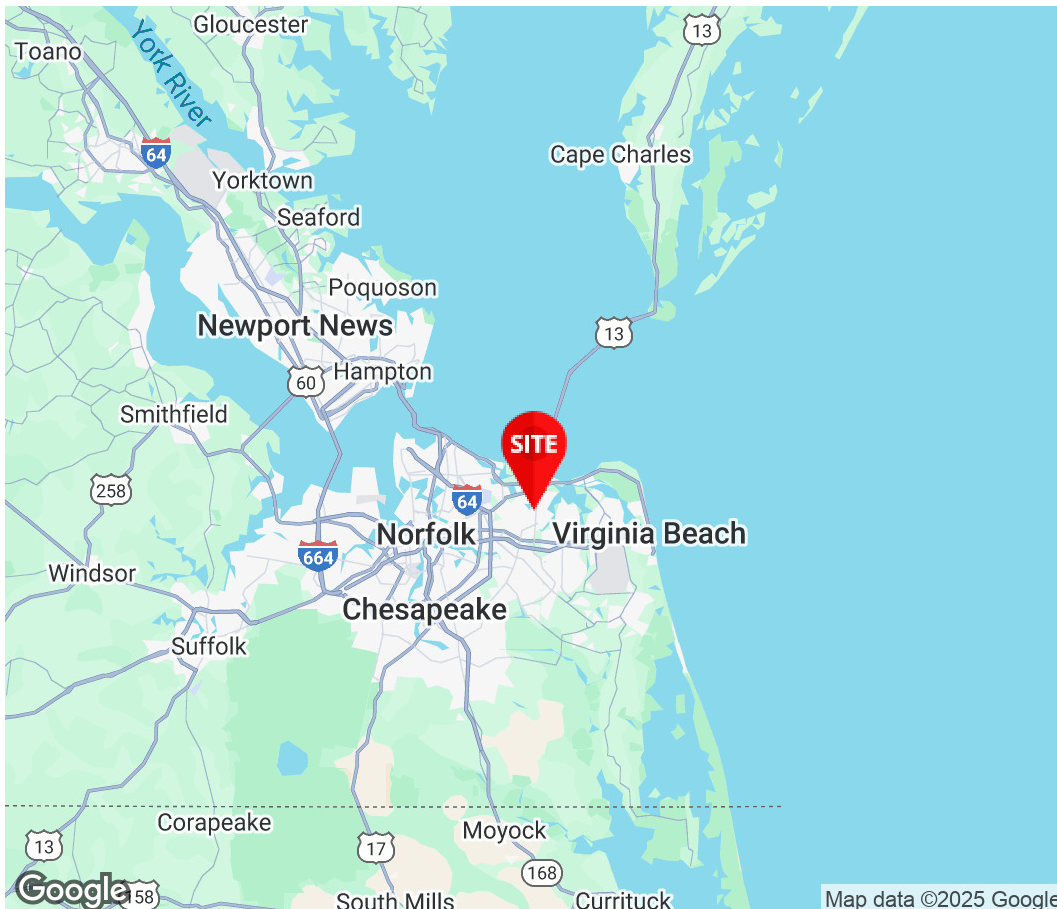
INDEPENDENCE BLVD  
50,000 VPD

HAYGOOD ROAD  
17,000 VPD





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