

FOR  
LEASE

INDIAN RIVER SHOPPING CENTER



880 S. Military Highway | Virginia Beach, VA 23464

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**GLOBAL**  
REAL ESTATE INVESTMENT

# SUMMARY

Location	880 S. Military Highway Virginia Beach, Virginia 23464
Traffic Count	30,196 VPD – S. Military Hwy 34,514 VPD – Indian River Rd
Square Feet Available	7,344 SF (Unit 3)
Rent Per SF (annual)	\$12.00
Lease Type	NNN, \$2.25 PSF

## POPULATION



1 MILE	3 MILE	5 MILE
16,237	101,001	299,731

## AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$76,376	\$80,708	\$79,119

## NUMBER OF HOUSEHOLDS



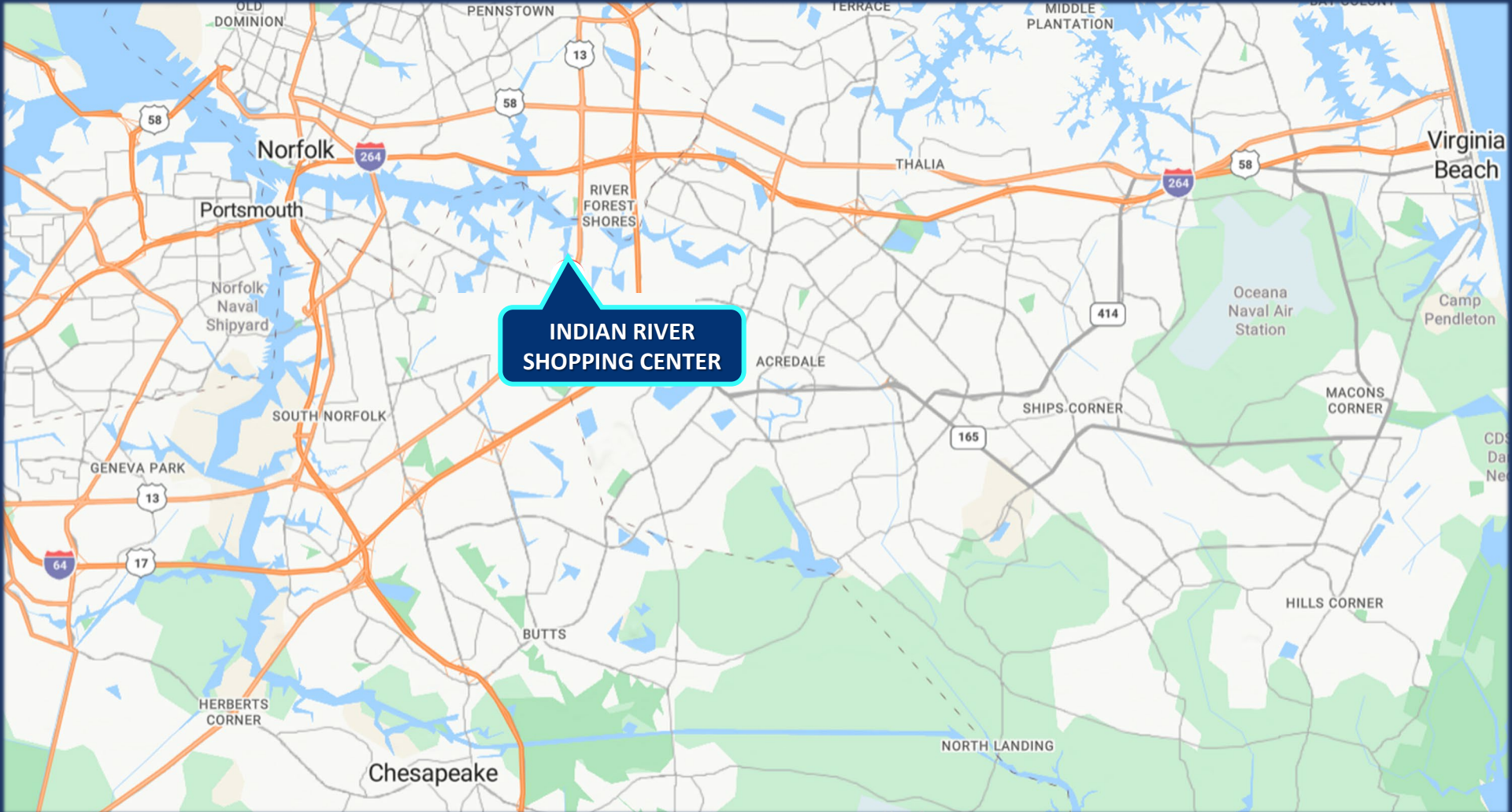
1 MILE	3 MILE	5 MILE
6,435	38,392	112,313

# HIGHLIGHTS

- 128,017 SF centrally located community center
- The property borders Norfolk and Chesapeake
- Close proximity to I-64 and I-264
- Lighted primary entrance on S. Military Highway and a secondary entrance on Indian River Road
- Oversized monument sign at each entrance
- Join Food Lion, Burlington, and It's Fashion Metro



# LOCATOR MAP



# AERIAL MAP





**MICHAEL P. ZARPAS, PRESIDENT**

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