



For Lease

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4216 Virginia Beach Blvd | Virginia Beach, VA 23452

Wayside Shoppes | Near Virginia Beach Town Center

The subject property is located within the Pembroke submarket of Virginia Beach. It is situated next to the new Aldi and Willis Furniture.

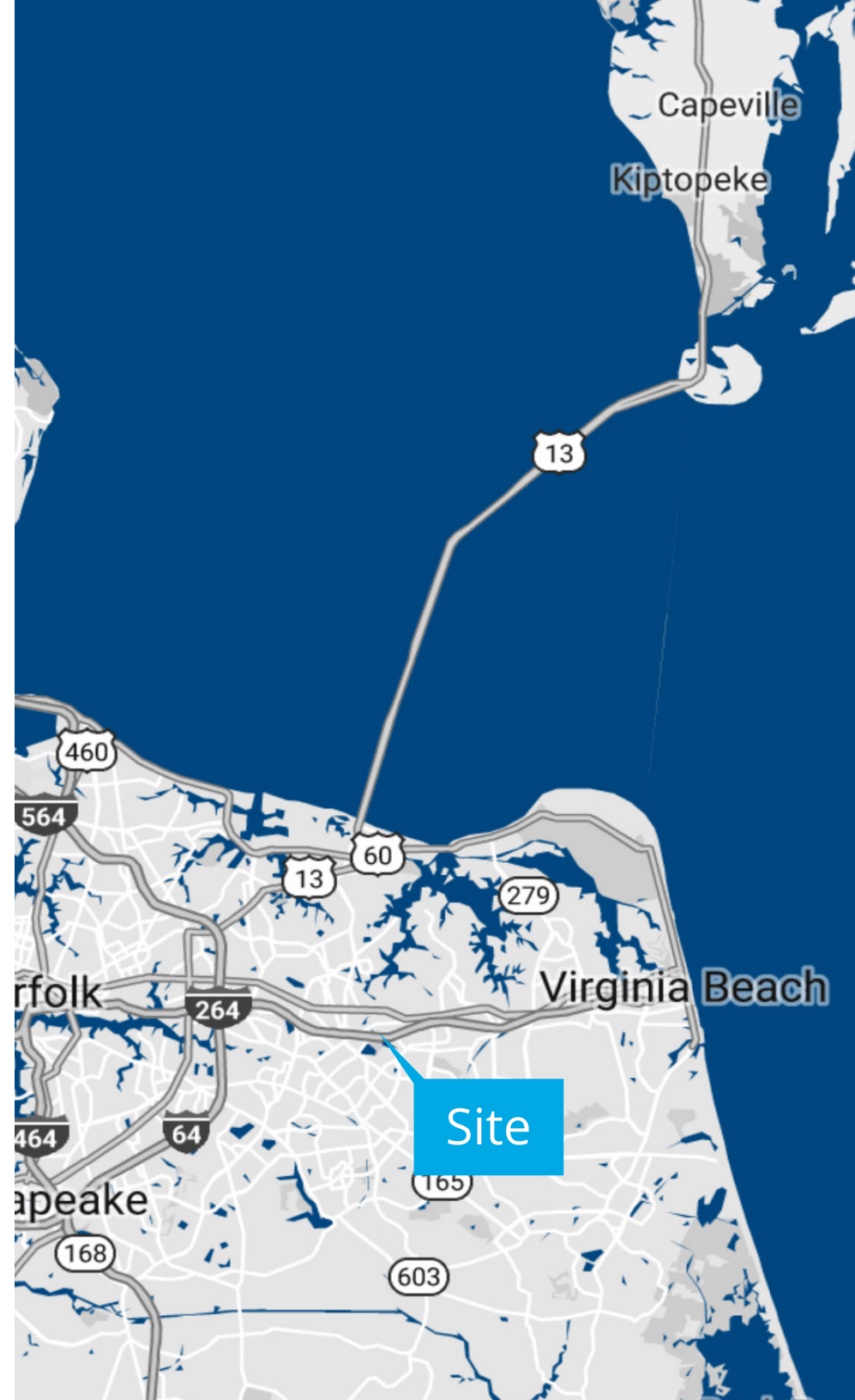
- 25,000 SF Total
- Traffic Count: 50,000 VPD on Virginia Beach Blvd

# Property Summary

Property Address:	4216 Virginia Beach Boulevard Virginia Beach, VA 23452
Lot Size:	2.48 Acres
Zoning:	B-2
Parking:	All cross easement
Access:	Four points of ingress/egress. Signalized access at Virginia Beach Blvd and Thalia Rd
Surrounding Retail:	Target, Wegmans, Fresh Market, Nordstrom Rack, REI, Anthropologie, Bluemercury, Tupelo Honey, Yard House, Shake Shack, Floor & Decor, Kohl's and many more!
Traffic Counts:	50,000 VPD - Virginia Beach Blvd
Signage:	Monument signage
Base Rent:	Contact agent.
NNN:	\$3.50 psf

## Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	15,701	121,515	291,289
Average HH Income	\$72,996	\$78,915	\$83,543
Daytime Population	22,251	121,054	313,166



# Site Plan



**LINE LEGEND**

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	ELECTRIC EASEMENT LINE
	SANITARY SEWER EASEMENT LINE
	DRAINAGE EASEMENT LINE
	PUBLIC UTILITY EASEMENT LINE

COMMONWEALTH OF VIRGINIA  
**Michael S. Gaddy**  
 Lic. No. 3255  
 09-29-2021  
 LAND SURVEYOR

**GADDDY**  
 ENGINEERING SERVICES, LLC  
 508 N. BRONCK RD. SUITE D  
 VIRGINIA BEACH, VIRGINIA 23451  
 CONTACT:  
 MICHAEL S. GADDY, P.E., L.S.  
 757-289-9333

*Willis*  
 FURNITURE & MATTRESS



Wayside Shoppes

Willis Shoppes

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	128.58'	1075.00'	6°44'48"	63.36'	126.51'	N87°01'16"W

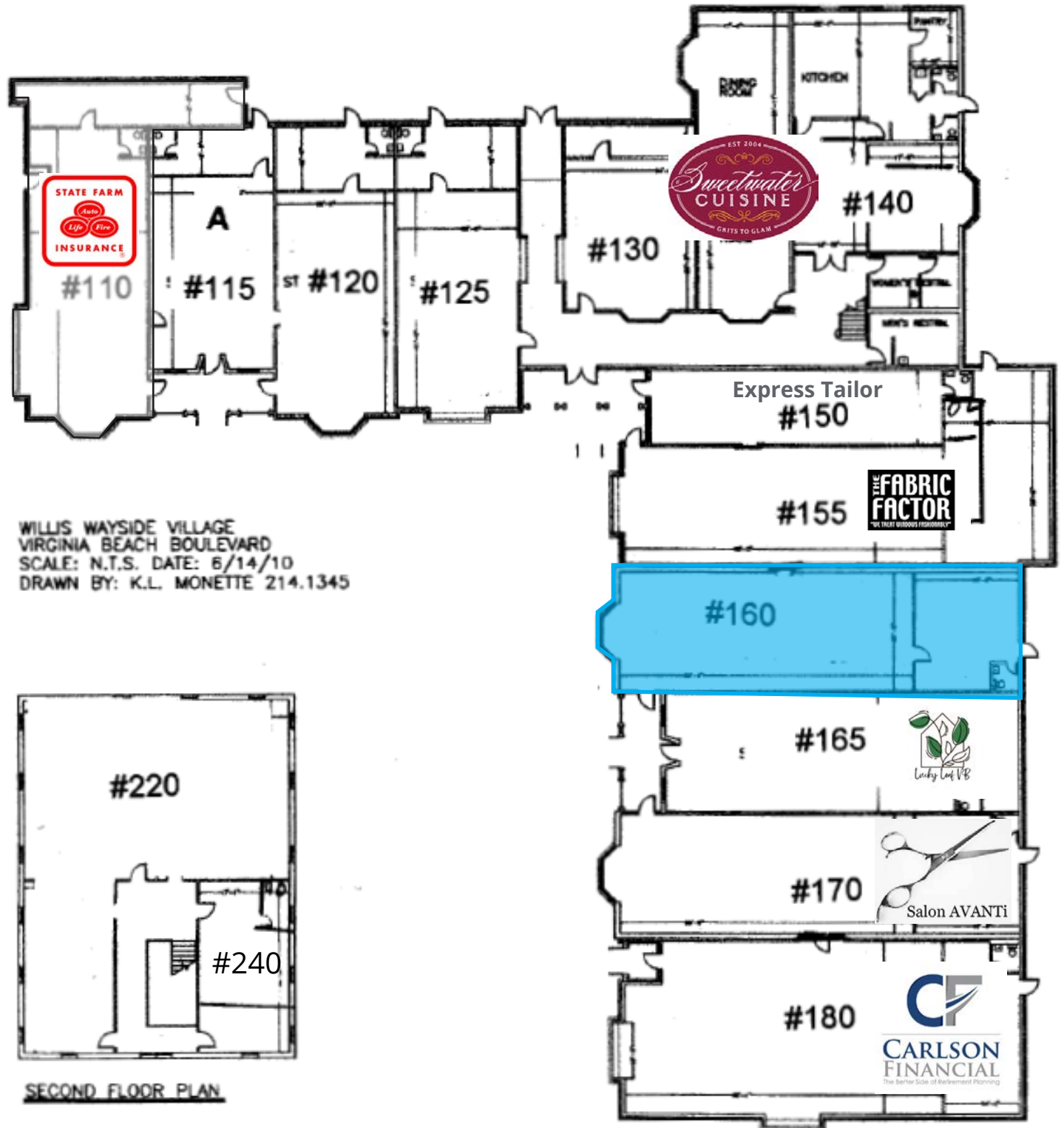


ALTA/ANSPS SURVEY  
 FOR  
 PARCEL A & PARCEL B  
 SUBDIVISION PLAN OF  
 WILLIS WAY SIDE  
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**SV2**  
 2 of 2 Sheets  
 SCALE: 1" = 25'

# Leasing Plan

Tenant	Unit	SF
State Farm	110	1,515
Sirens Salon	115	1,116
Watch Sales	120	1,345
Revive Aesthetics	125	1,286
Sweetwater Cuisine	130	856
Sweetwater Cuisine	140	2,643
Express Tailor	150	856
The Fabric Factor	155	2,155
<b>Available 9/1/2026</b>	<b>160</b>	<b>1,900</b>
Lucky Leaf	165	1,572
Salon Avanti	170	1,825
Carlson Financial	180	2,600
Artemis Counseling	220	2,392



SECOND FLOOR PLAN

# Aerial View



# Aerial View



**Virginia Beach Town Center**

- ULTA
- BN
- ANTHROPOLOGIE
- COLD STONE
- PT. CHANGO
- The Cheesecake Factory
- RUTH'S CHRIS STEAK HOUSE

**Pembroke Mall**

- NORDSTROM rack
- DSW DESIGNER SHOE WAREHOUSE
- KREI

**KOHL'S**

**TARGET**

**Willis Shoppes**

- Jersey Mike's
- ALDI
- FedEx Office

**Wayside Shoppes**

**planet fitness**

**Thalia Collins Square**

**Chili's**

**Applebee's**

**Loehmann's Plaza**

**Virginia Beach Public Library**

**SUBWAY**

**dressbarn**

**JERRY'S PIZZERIA**

**BOSTON Home Style Market**

# Aerial View



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