



Fully Leased

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4224 Virginia Beach Boulevard | Virginia Beach, VA

For over 100 years, Willis Wayside has been known for their fine furniture and excellent service. The front corner of this landmark location now has an upscale small shopping center. In the shadow of the Town Center of Virginia Beach, this project is surrounded by major office developments and some of Hampton Roads' strongest retailers, restaurants, and residential neighborhoods. Locally, the real estate community looks at the Pembroke section of Virginia Beach as the most sought after commercial real estate in the entire market.

Accelerating success.

Property Overview

Building Size	9,975 SF
Rate	\$35.00 PSF, NNN
Additional Charges	\$4.50 PSF
Zoning	B-2
Year Built	2007
Signage	Building signage available
Zoning	B-2

Surrounding Retail
 Kohl's, REI, Nordstrom Rack, Fresh Market, Best Buy, DSW, Floor & Decor, Regal Cinemas, Bed Bath & Beyond, Barnes & Noble, PetSmart, Ann Taylor Loft, Brooks Brothers, Men's Wearhouse, The Cheesecake Factory, Ruth's Chris Steakhouse, Funny Bone Comedy Club, Bravo!, P.F. Changs, California Pizza Kitchen, Macaroni Grill, and Starbucks

Ingress/Egress
 Via-signalized intersection of Thalia Road and Virginia Beach Blvd.

Traffic Counts
 41,000 - Virginia Beach Blvd (From Independence Blvd to Rosemont Rd)

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	14,313	121,173	289,554
Average HH Income	\$81,832	\$87,467	\$91,079
Daytime Population	22,249	120,002	280,216

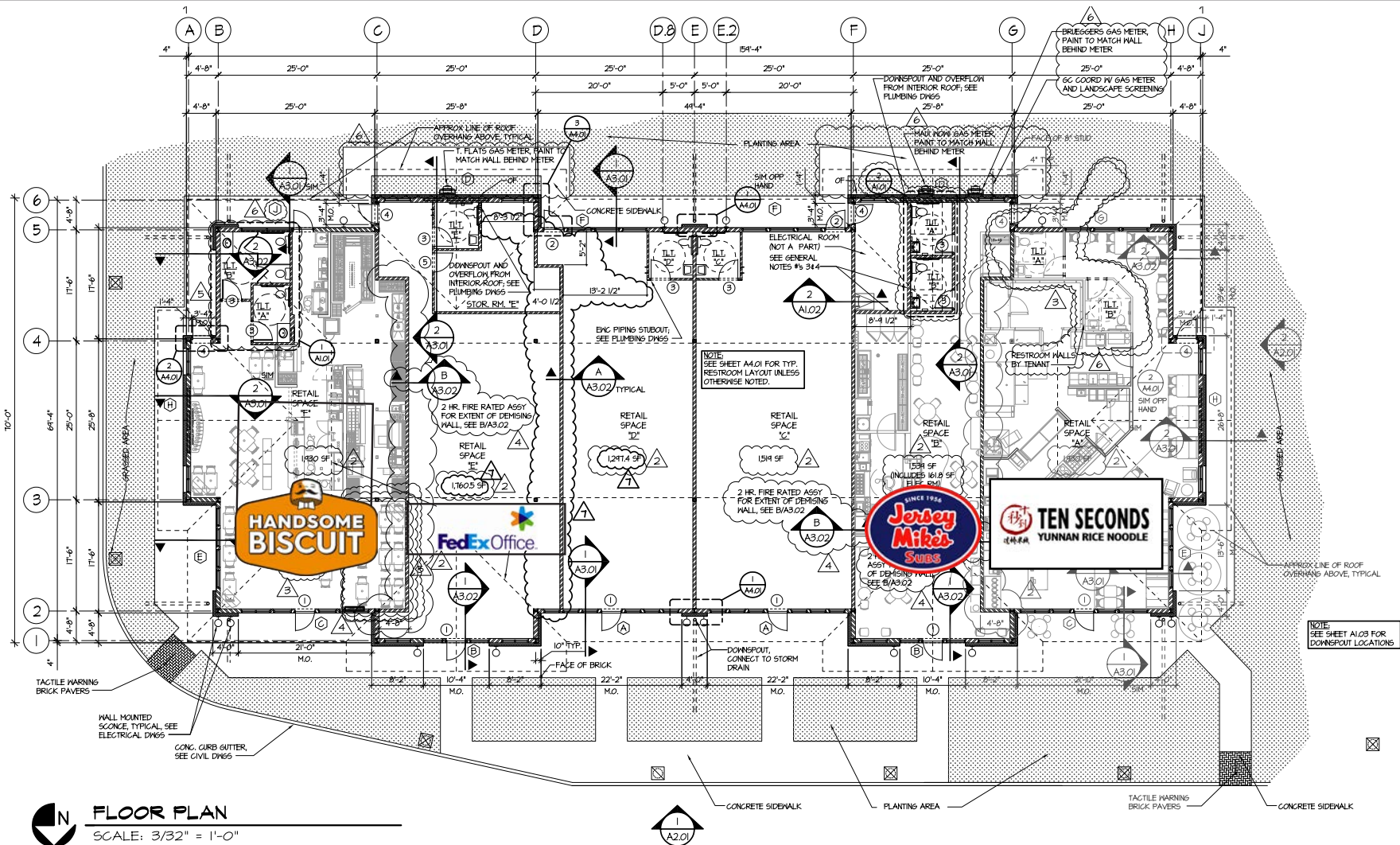


Site Plan & Tenant Roster

Unit	Tenant	Sq.ft.
106	Handsome Biscuit	1,930
105	Fedex Office	1,760
104	Beau Eyebrows	1,297
103	Oh Mochi	1,519
102	Jersey Mike's Subs	1,539
101	Ten Second Noodle	1,930

Virginia Beach Blvd.

Thalia Rd.



FLOOR PLAN
SCALE: 3/32" = 1'-0"

Site Plan



Issued:	Date:
A	
B	
C	
D	

Revisions:	Date:
1	
2	
3	
4	
5	

PRELIMINARY	PRELIMINARY
Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

DISCLAIMER
 THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

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ALDI Inc.
 VA Beach Blvd & Thalia
 Virginia Beach, VA

Project Name & Location:
PRELIMINARY SITE PLAN

Drawing Name:	Project No.
Date: 10/06/15	113001000
Type:	
Drawn By: MRB	1
Scale: As Noted	Drawing No.



Virginia Beach Town Center

ULTA
 BARNES & NOBLE
 SHAKE SHACK
 WESTIN
 ANTHROPOLOGIE
 COLD STONE
 Hilton Garden Inn
 BRAVO!
 BED BATH & BEYOND
 M
 LOCAL SEA FOODS
 Cheesecake Factory
 RUTH'S CHRIS STEAK HOUSE
 DAVID'S BRIDAL

Pembroke Mall

rack
 DSW
 THE FRESH MARKET
 REI
 OLD NAVY

KOHL'S
 TARGET

Willis Shoppes

Jockey
 ALDI
 FedEx Office

Thalia Collins Square

Party City
 Boston Market
 Chili's

Loehmann's Plaza

Applebees
 GOLF GALAXY
 SUBWAY
 SALLY BEAUTY
 2ND & CHARLES

Virginia Beach Public Library

Virginia Beach Boulevard

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