



3,200 SF - 5,364 SF Available For Sublease

In Newly Renovated Aldi Anchored Center!

FOR SUB-LEASE | Aldi Surplus Space | Dam Neck Square
 1577 General Booth Boulevard | Virginia Beach, VA 23454

PROPERTY DESCRIPTION

Dam Neck Square is located at the very busy intersection of General Booth Boulevard and Dam Neck Road in Virginia Beach. Aldi has opened a store in the former Food Lion, which has taken a larger former Farm Fresh store across the street. This submarket is known for its high income, educated population. Traffic generators in the area include the Virginia Beach Municipal Center and Courthouse, Oceana Naval Air Base, Camp Pendleton, Sandbridge Beaches and Corporate Landing.

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Accelerating success.

PROPERTY INFORMATION

AVAILABILITY: +/- 5,364 SF with 43' of frontage; space can be reduced in size

RENT: \$17.50 PSF

CAM, TAXES,
& INSURANCE: Tenant to pay pro-rata share of CAM, taxes, and insurance estimated to be \$2.70 PSF

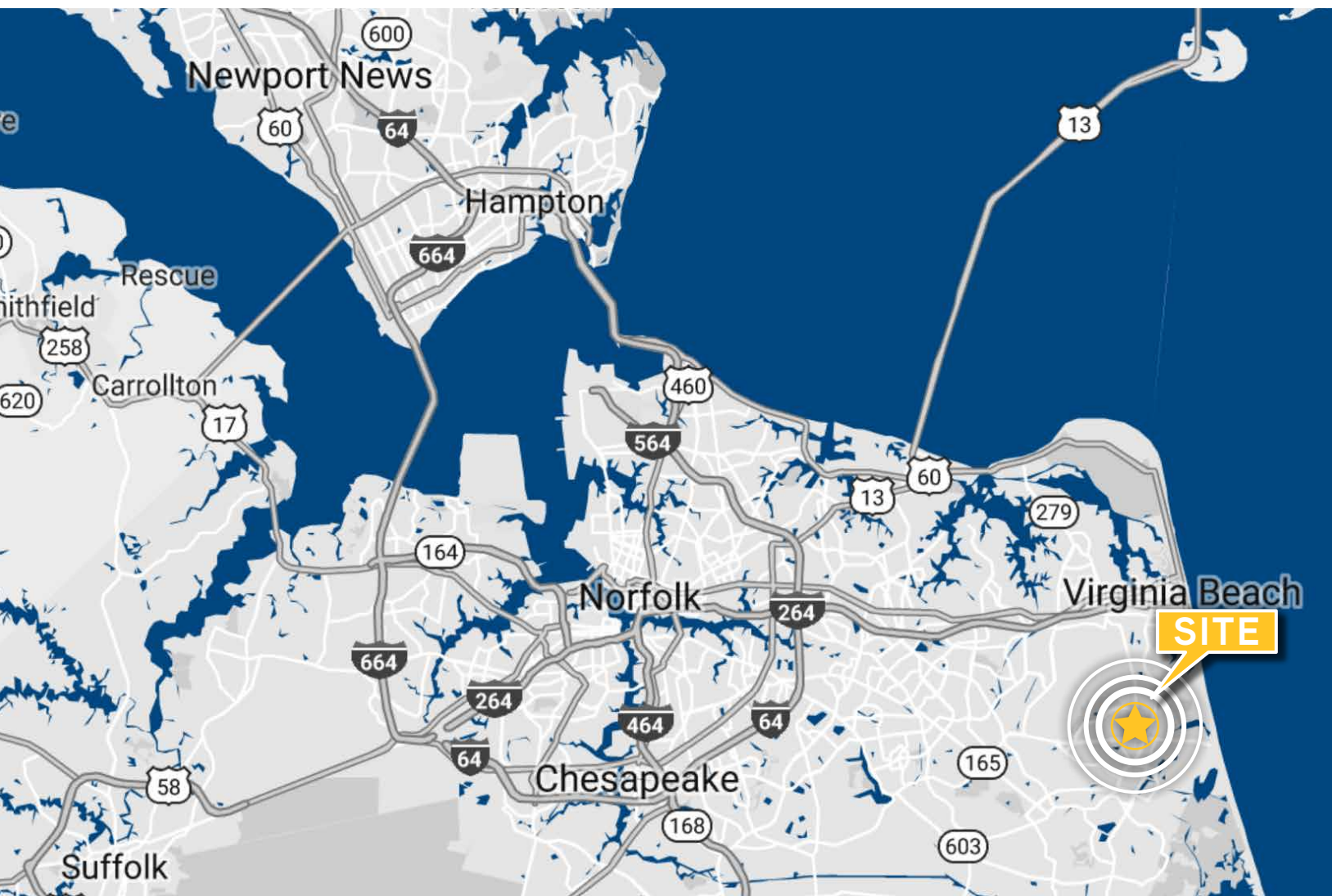
SURROUNDING RETAIL: Harris Teeter, Food Lion, Target, Walmart, Regal Cinemas, Home Depot, One Life Fitness

FRONTAGE: 43' 5"

SHOPPING CENTER: New facade renovation complete

INGRESS/EGRESS: One point of access via General Booth Blvd, and two points of access via Dam Neck Rd.

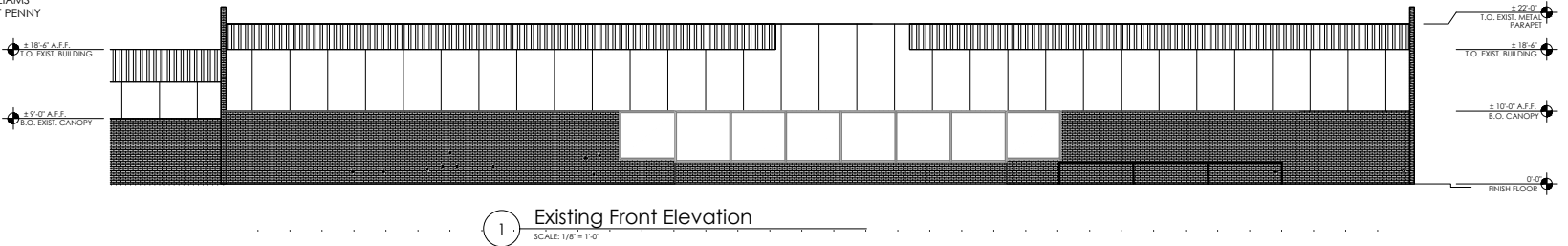
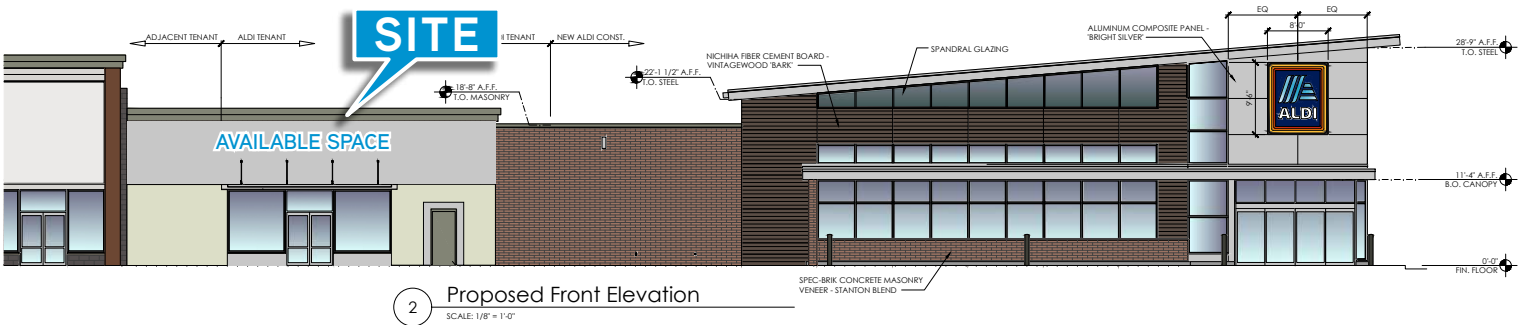
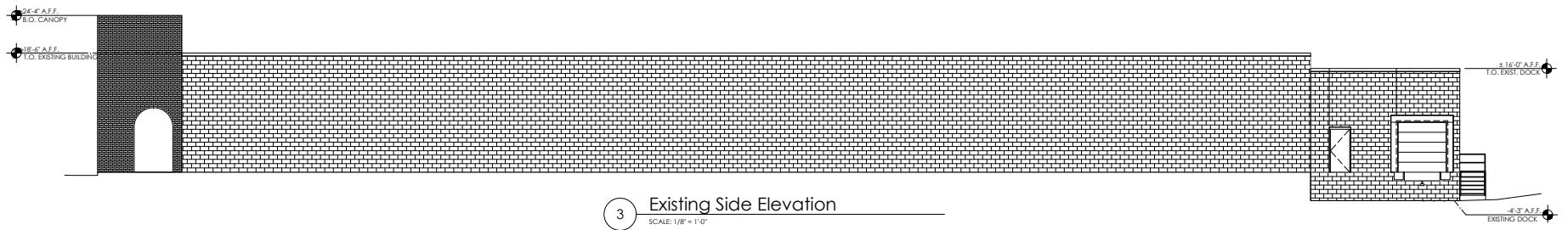
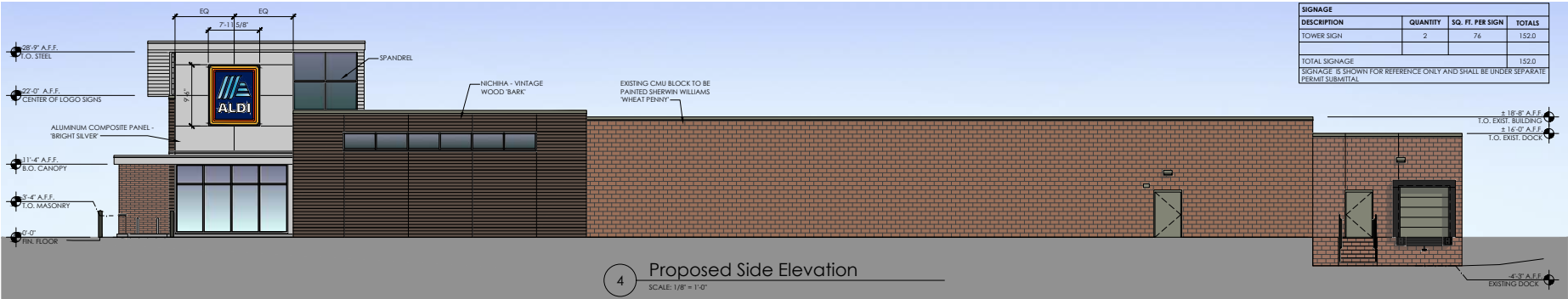
TRAFFIC COUNTS: 51,000 VPD on General Booth Blvd
26,000 VPD on Dam Neck Rd

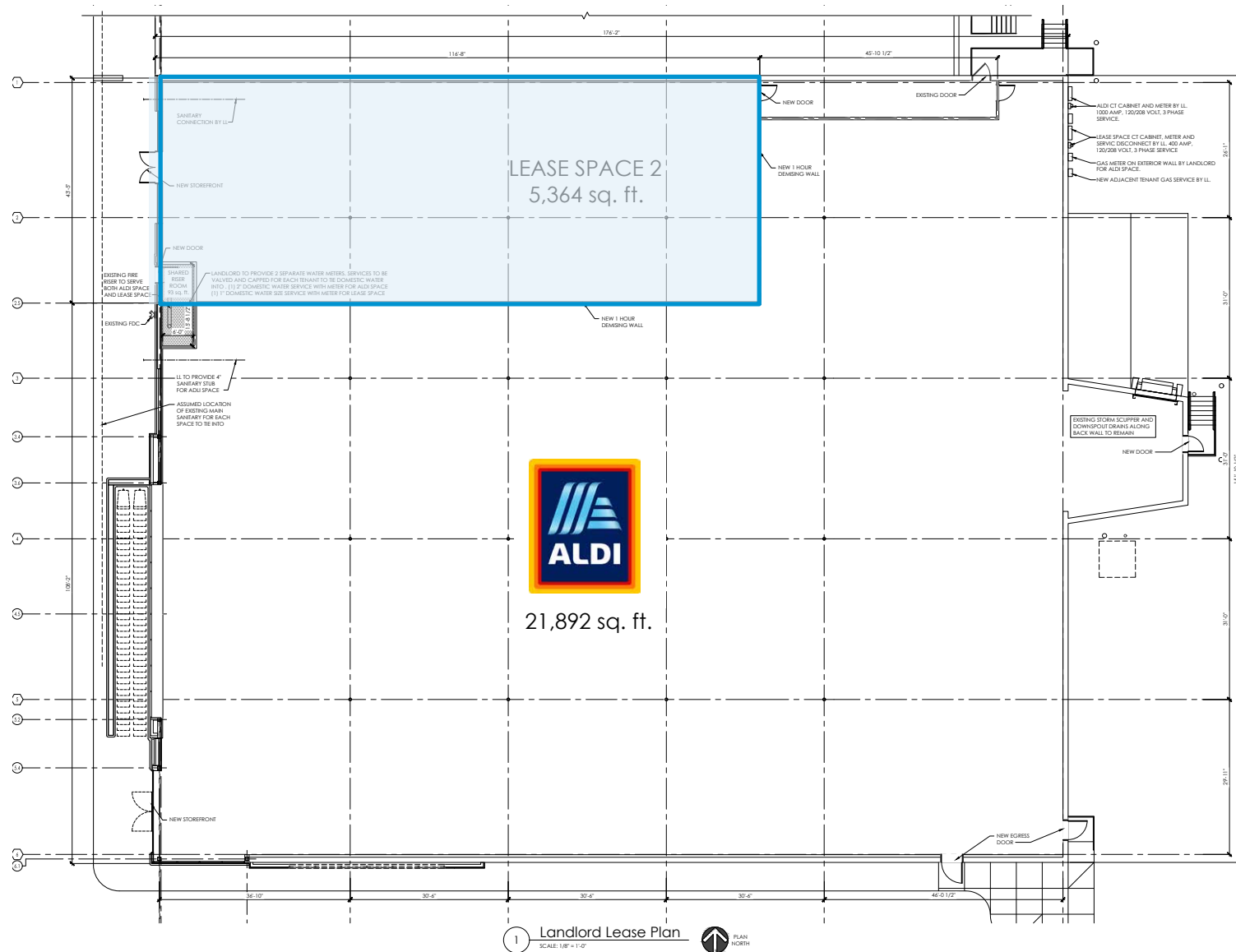


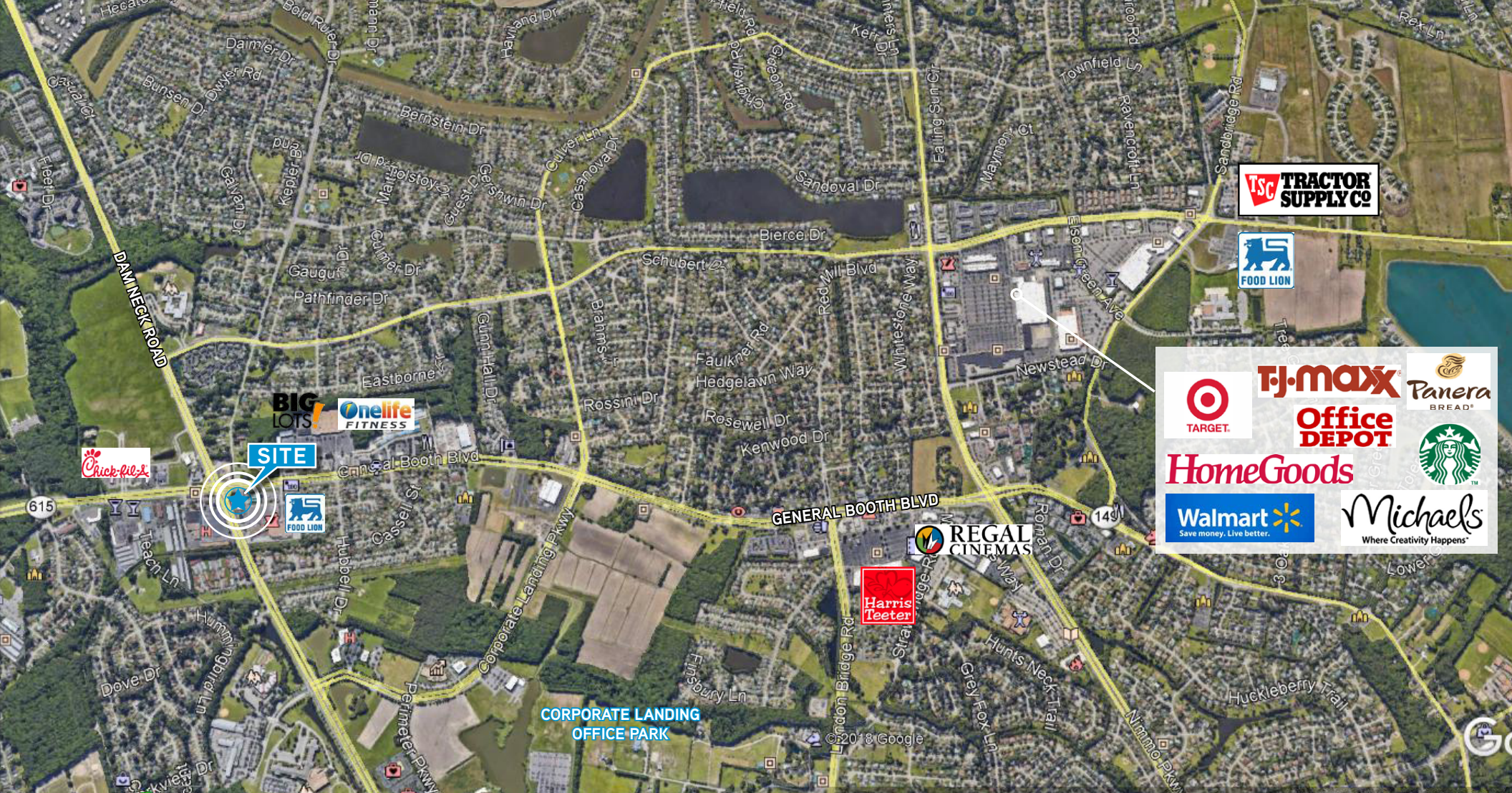
DAM NECK SQUARE PHOTOS



PROPOSED ELEVATION







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DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	10,153	45,575	109,388
Average HH Income	\$76,050	\$98,464	\$89,187
Daytime Population	8,465	44,785	121,017



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