



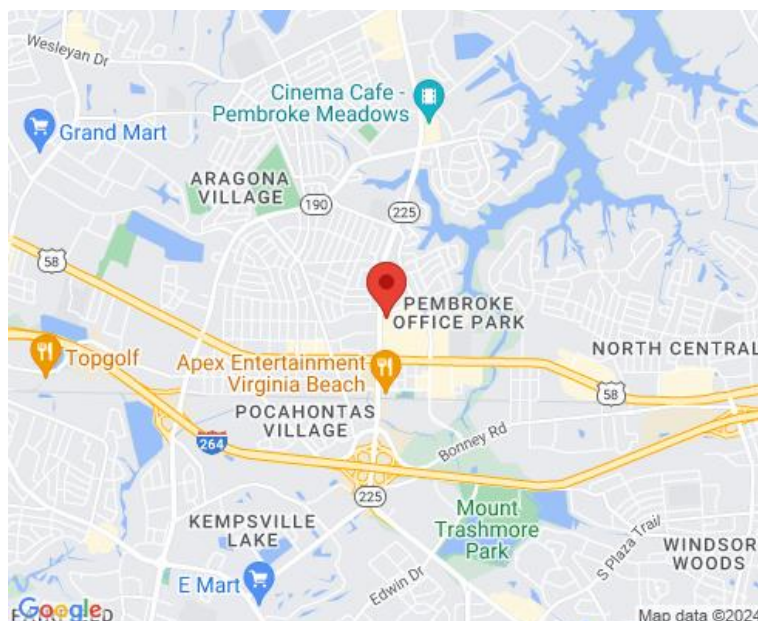
## PROPERTY OVERVIEW

Situated in the Central Business District, the Tread Quarters outparcel is located adjacent to Pembroke Mall at the corner of Independence Boulevard and Constitution Drive. FULLY LEASED

## AREA MAP

## DEMOGRAPHICS

<b>Radius:</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
<b>Population:</b>	13087	126899	290538
<b>Average HH Income:</b>	\$52,047	\$56,437	\$58,643
<b>Traffic Count:</b>	±54,130 VPD		



FOR MORE INFORMATION, PLEASE CONTACT:

**RAMSAY SMITH**  
(757) 490-3141  
[rsmith@pembrokerealty.com](mailto:rsmith@pembrokerealty.com)

**Pembroke Realty Group**  
4433 Corporation Lane, Suite 250  
Virginia Beach, VA 23462  
[www.pembrokerealty.com](http://www.pembrokerealty.com)