



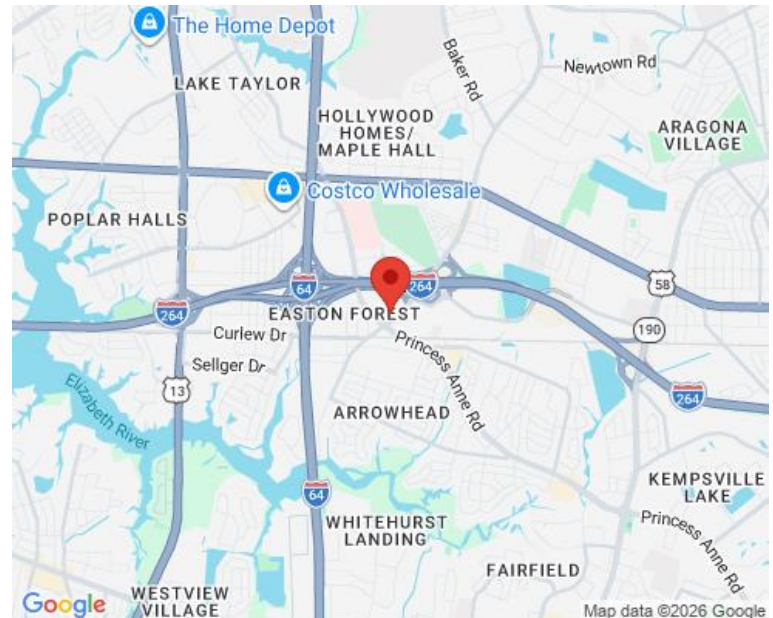
### PROPERTY OVERVIEW

### AREA MAP

Centrally located at the cross roads of south Hampton Roads: minutes to Downtown Norfolk, Virginia Beach and Chesapeake.

- Lobby and restroom renovation completed in 2022
- Access to both Newtown Rd and Kempsville Rd
- Convenient to light rail station, I-64 & I-264
- Monument signage available
- Ample parking

**AVAILABLE: Can accommodate up to ±3,000 SF**



### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	8,815	107,496	308,820
Average HH Income:	\$54,368	\$59,124	\$58,067
Traffic Count:	31,285		

FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

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**Pembroke Realty Group**

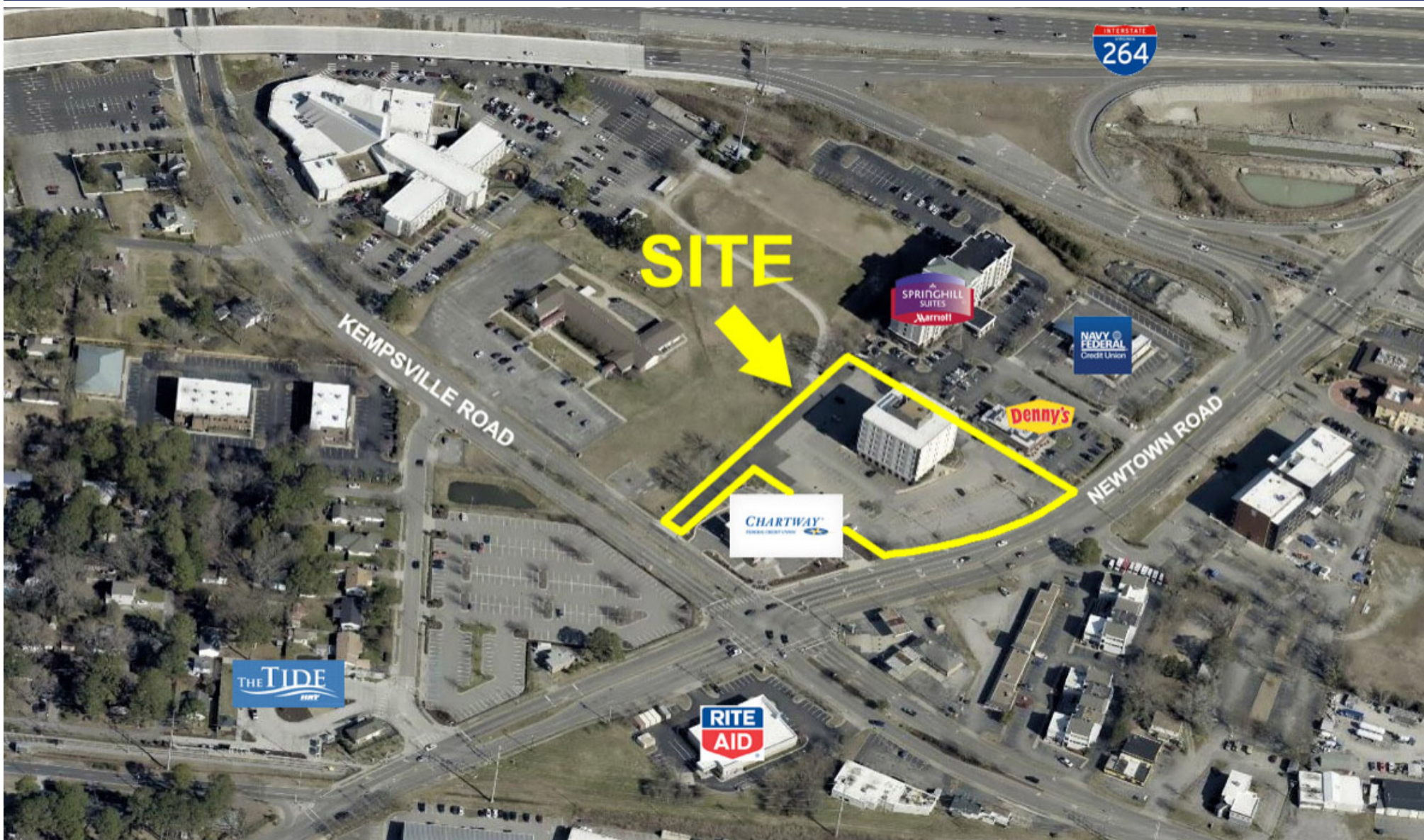
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# Cross Roads Center

± Up to 3,000 SF AVAILABLE



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