

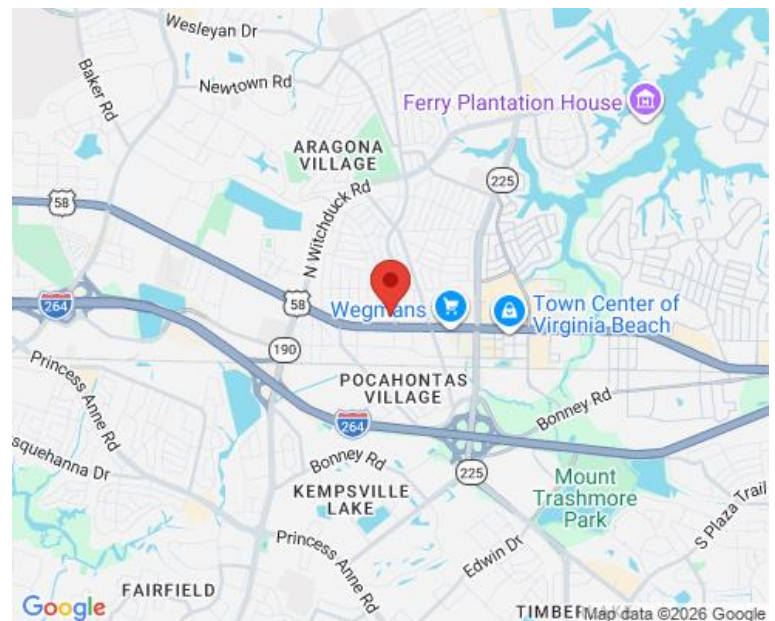


### PROPERTY OVERVIEW

### AREA MAP

Located one-half mile west of the Virginia Beach Central Business District, Aragona Village Shoppes is a neighborhood retail strip center ideal for prime office, service and retail shops.

- Frontage on Virginia Beach Blvd., a major east/west artery, with close access to I-264/64
- Excellent visibility at the intersection of Virginia Beach Blvd. and Aragona Blvd., with signalized ingress/egress
- **FULLY LEASED**



### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	16,447	121,220	295,002
Average HH Income:	\$77,002	\$86,245	\$88,912
Traffic Count:	±44,000 VPD		

FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

(757) 490-3141

[cwerkheiser@pembrokerealty.com](mailto:cwerkheiser@pembrokerealty.com)

**Pembroke Realty Group**

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

[www.pembrokerealty.com](http://www.pembrokerealty.com)

# 309 Aragona Boulevard

± 0 SF AVAILABLE



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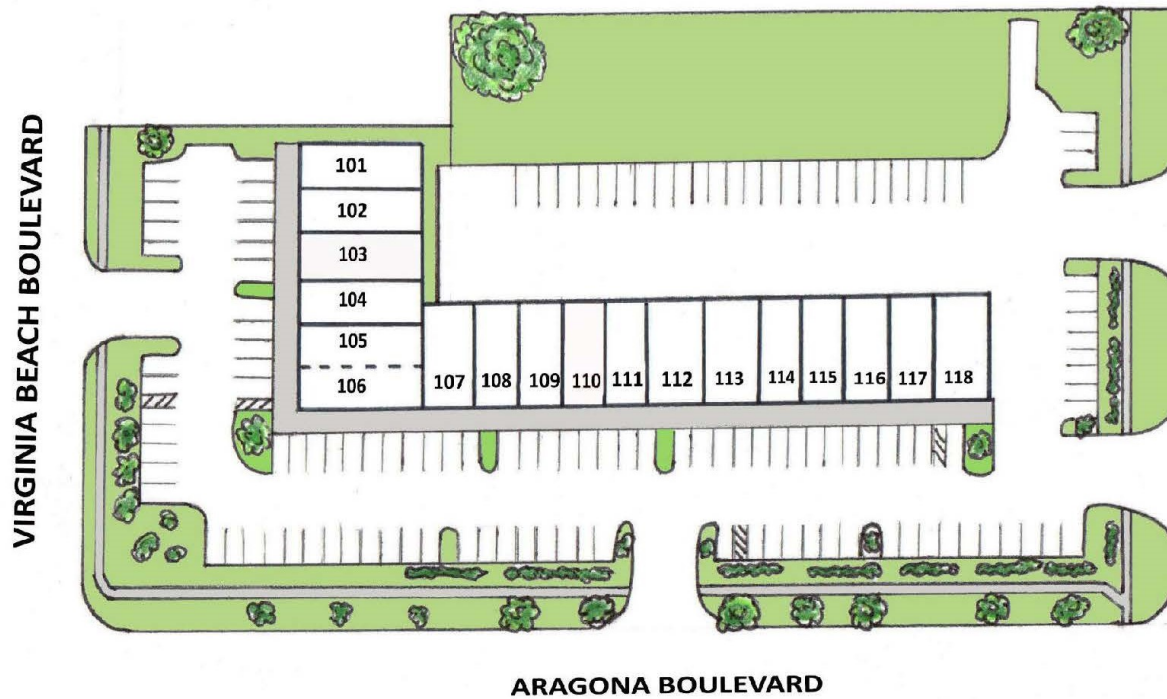
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## ARAGONA VILLAGE SHOPPES



AS OF 5/8/24

<u>SUITE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>TENANT</u>
101	Health Reflexology	107/108	Warrior for Life Fund	114/115	Hair Designs by Pam
102	ATAX	109/110	The Braid Lounge	116	El Parian Mexican Store
103	Warrior for Life Fund	111	Jmart	117	Beauty Bar
104	We Fix	112	Smoke Shop	118	This Old House
105/106	Bodacious Pizza	113	The Big Grill		

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