PEMBROKE
REALTY GROUP

# Lynnhaven Convenience Center

2676-2738 Virginia Beach Boulevard
Virginia Beach, VA 23452

**FOR LEASE**




## PROPERTY OVERVIEW

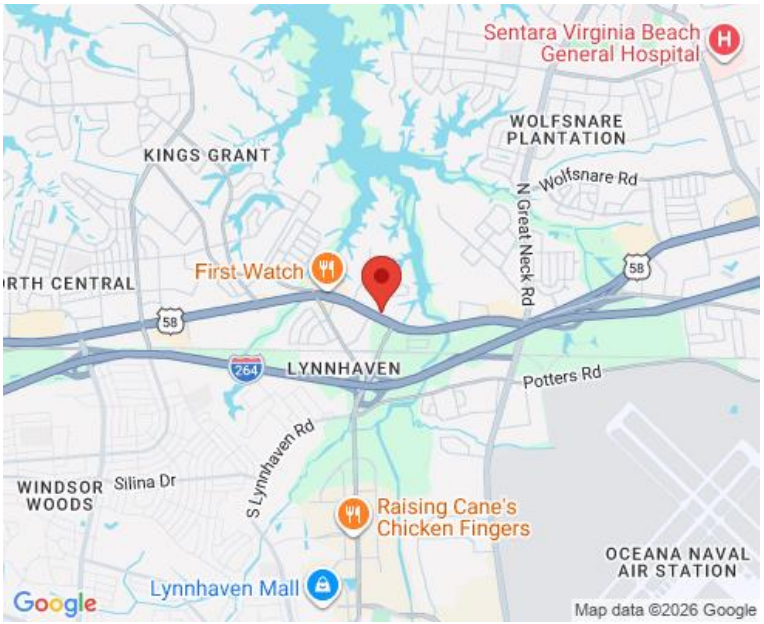
Lynnhaven Convenience Center is located at a signalized intersection on Virginia Beach Boulevard. Ideal location for any retail, office or service business.

- Close proximity to neighboring Hobby Lobby and Onelife Fitness anchored shopping center
- Less than 1/2 mile from I-264
- Easy access at signalized intersection with good visibility fronting Virginia Beach Blvd

## DEMOGRAPHICS

| Radius: | 1 mile | 3 mile | 5 mile |
|---|---|---|---|
| Population: | 10,272 | 87,863 | 228,141 |
| Average HH Income: | $89,024 | $91,949 | $94,198 |
| Traffic Count: | 44,000 VPD | | |

## AREA MAP





FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**
(757) 490-3141
cwerkheiser@pembrokerealty.com

**Pembroke Realty Group**
4433 Corporation Lane, Suite 250
Virginia Beach, VA 23462
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# 2676-2738 Virginia Beach Boulevard



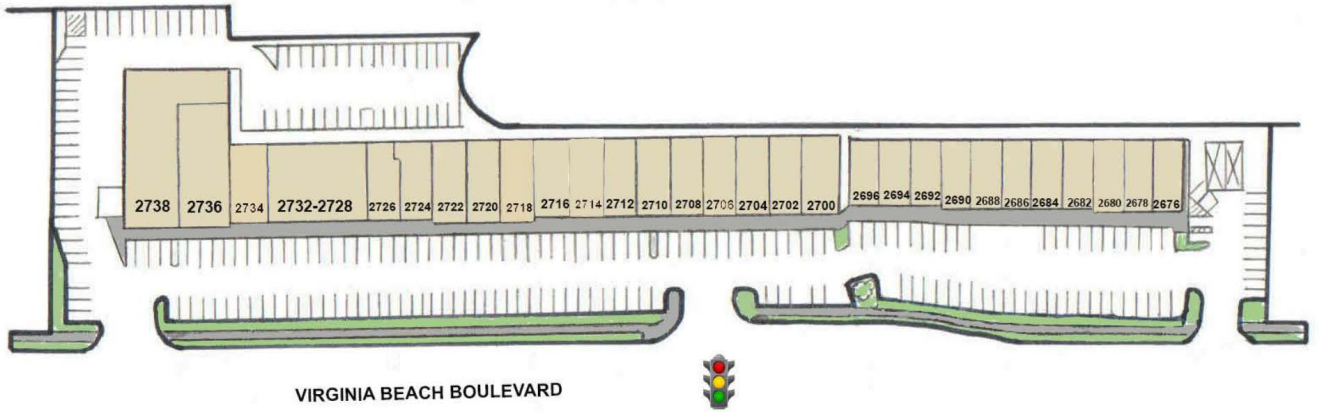

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## LYNNHAVEN CONVENIENCE CENTER




**2700 BUILDING**

| SUITE | TENANT |
|---|---|
| 2738 | Audio One |
| 2736 | Salon Centric |
| 2734 | Hot Yoga |
| 2732-2728 | Sentara |
| 2726 | Allstate |
| 2724 | Twisted Sister Cupcakes |
| 2722 | Happy Foot |
| 2720 | Blinds N More |
| 2718 | Sky Nail Bar |

| SUITE | TENANT |
|---|---|
| 2716 | Domino's Pizza |
| 2714 | Coda Piano School |
| 2712 | Chiropractor |
| 2710 | Department of Military Affairs |
| 2708 | Fastax |
| 2706 | Vet Clinic |
| 2704 | Headspa |
| 2702 | Home Remodeling |
| 2700 | Lash Avenue |

**2600 BUILDING**

| SUITE | TENANT |
|---|---|
| 2696 | Hair Salon |
| 2694 | CBD |
| 2692 | Coins |
| 2690 | Performance Pilates |
| 2688 | Frame-N-Art |
| 2686 | 757 Sports Collectibles |
| 2684 | Preppie Pooch |
| 2682 | Dan Ryan's for Men |
| 2680 | Fried Chicken Master |
| 2678-2676 | Iggles |

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