

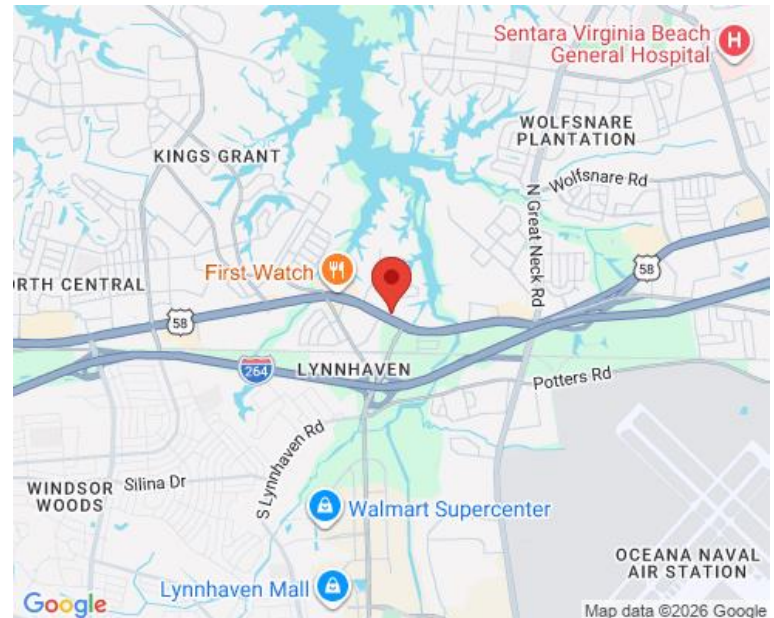


PROPERTY OVERVIEW

AREA MAP

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		

FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

(757) 490-3141

cwerkheiser@pembrokerealty.com

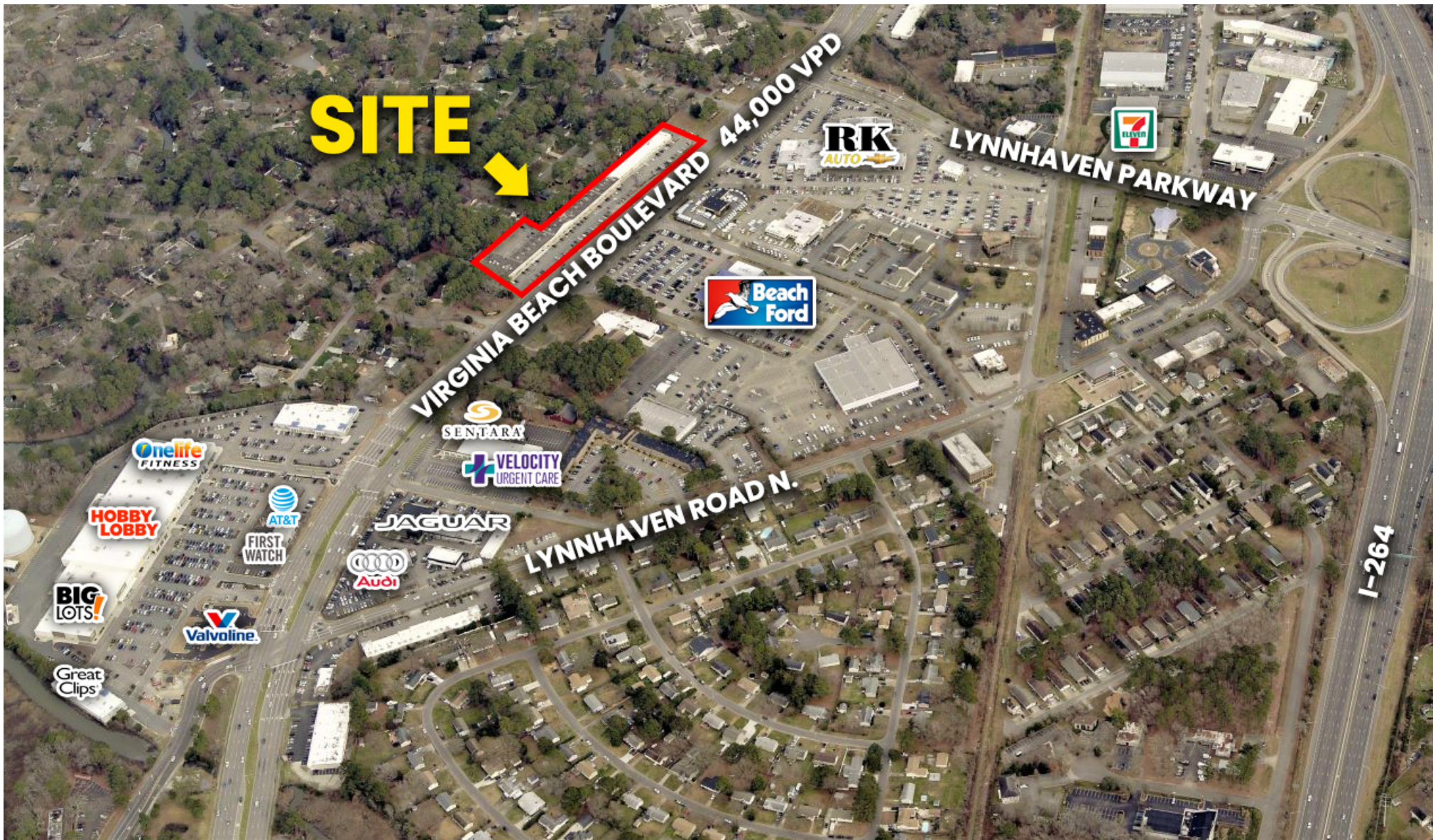
Pembroke Realty Group

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com

2676-2738 Virginia Beach Boulevard



FOR MORE INFORMATION, PLEASE CONTACT:

COLE WERKHEISER

(757) 490-3141

cwerkheiser@pembrokerealty.com

Pembroke Realty Group

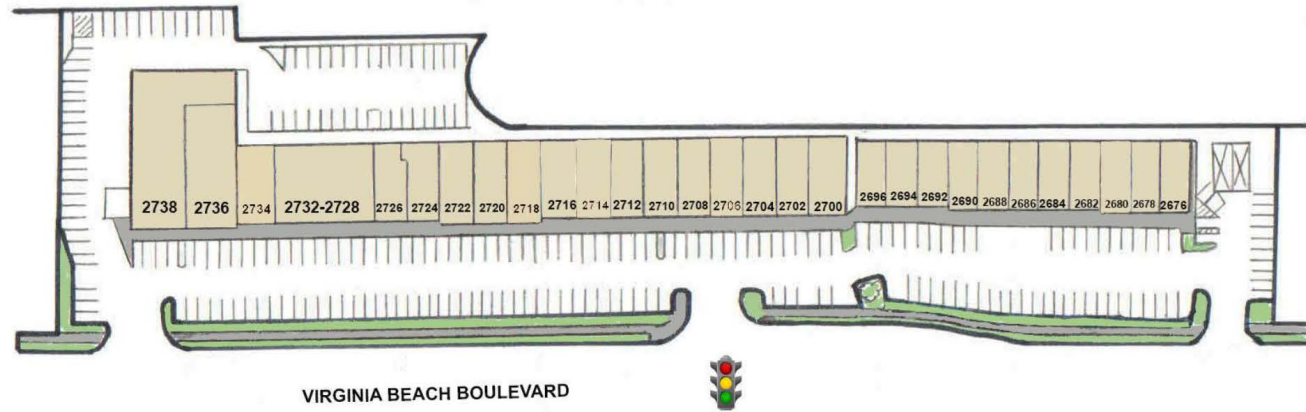
4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

www.pembrokerealty.com

2676-2738 Virginia Beach Boulevard

LYNNHAVEN CONVENIENCE CENTER



2700 BUILDING

<u>SUITE</u>	<u>TENANT</u>
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

2600 BUILDING

<u>SUITE</u>	<u>TENANT</u>
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
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

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

www.pembrokerealty.com