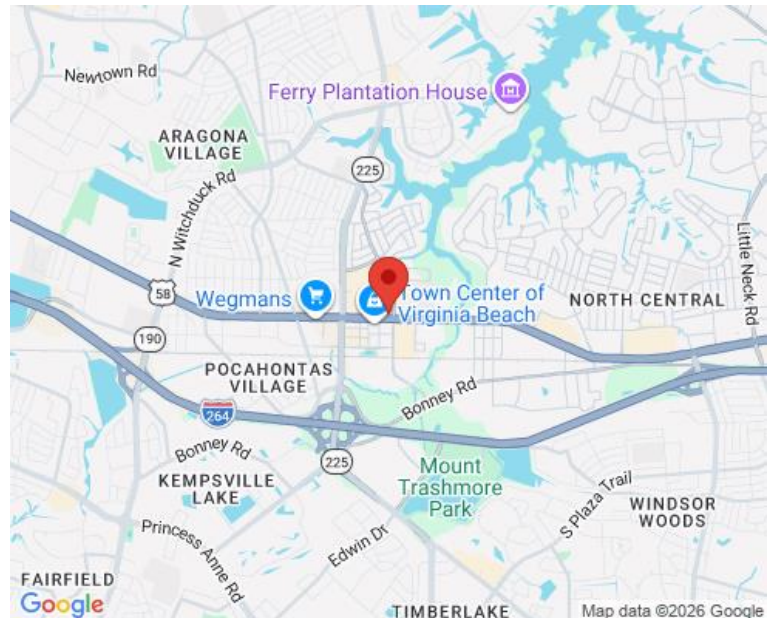




## PROPERTY OVERVIEW

Situated in the center of the Central Business District, the Walgreens out parcel is located adjacent to Pembroke Mall at the corner of Virginia Beach Boulevard and Constitution Drive. **FULLY LEASED AT THIS TIME.**

## AREA MAP



## DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	14,151	126,741	289,587
Average HH Income:	\$52,697	\$56,851	\$58,771
Traffic Count:	±44,782VPD		

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)