

### ±1,000 SF COFFEE SHOP SPACE AVAILABLE



#### PROPERTY OVERVIEW

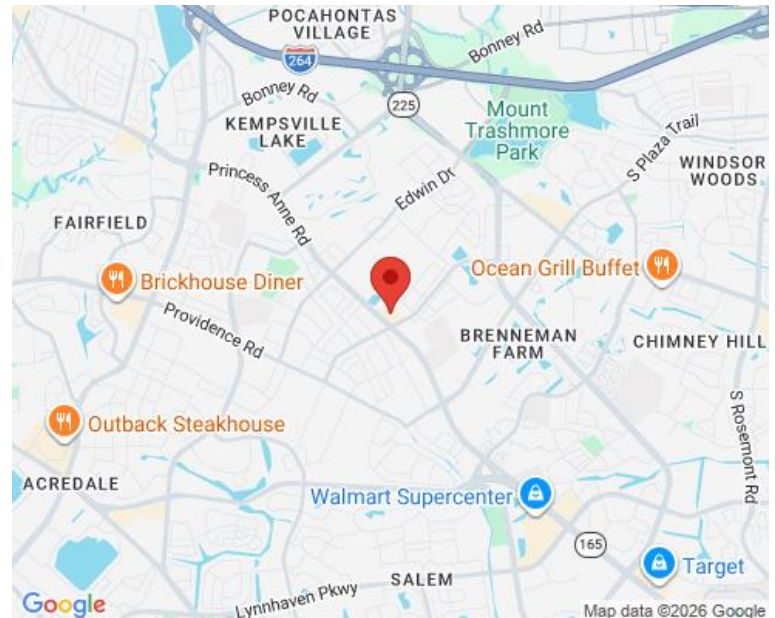
Located in the heart of the Virginia Beach growth corridor, Woodtide Shopping Center is a neighborhood retail strip center ideal for prime office and retail shops.

- Excellent visibility with signalized ingress/egress
- Rental Rate: Contact Agent

**AVAILABLE: ±1,400 SF RETAIL SPACE**

**AVAILABLE: ± 1,000 SF FORMER COFFEE SHOP**

#### AREA MAP



#### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	13,755	148,028	291,680
Average HH Income:	\$104,906	\$92,576	\$94,605
Traffic Count:	±26,062 VPD		

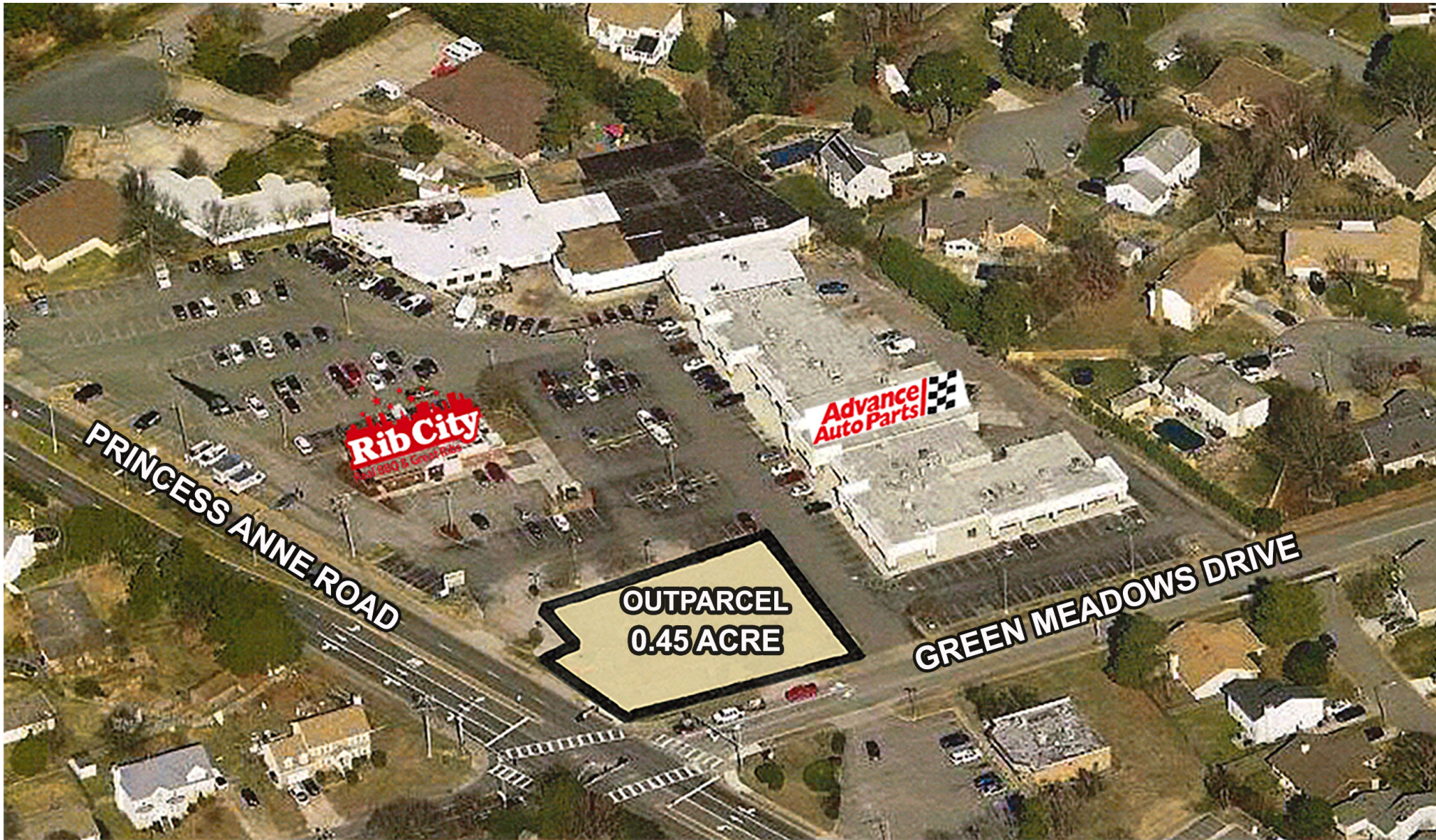
FOR MORE INFORMATION, PLEASE CONTACT:

**LENNY BURNS**  
(757) 490-3141  
[lburns@pembrokerealty.com](mailto:lburns@pembrokerealty.com)

**Pembroke Realty Group**  
4433 Corporation Lane, Suite 250  
Virginia Beach, VA 23462  
[www.pembrokerealty.com](http://www.pembrokerealty.com)

4676 Princess Anne Road

± 1,000 - 1,400 SF AVAILABLE



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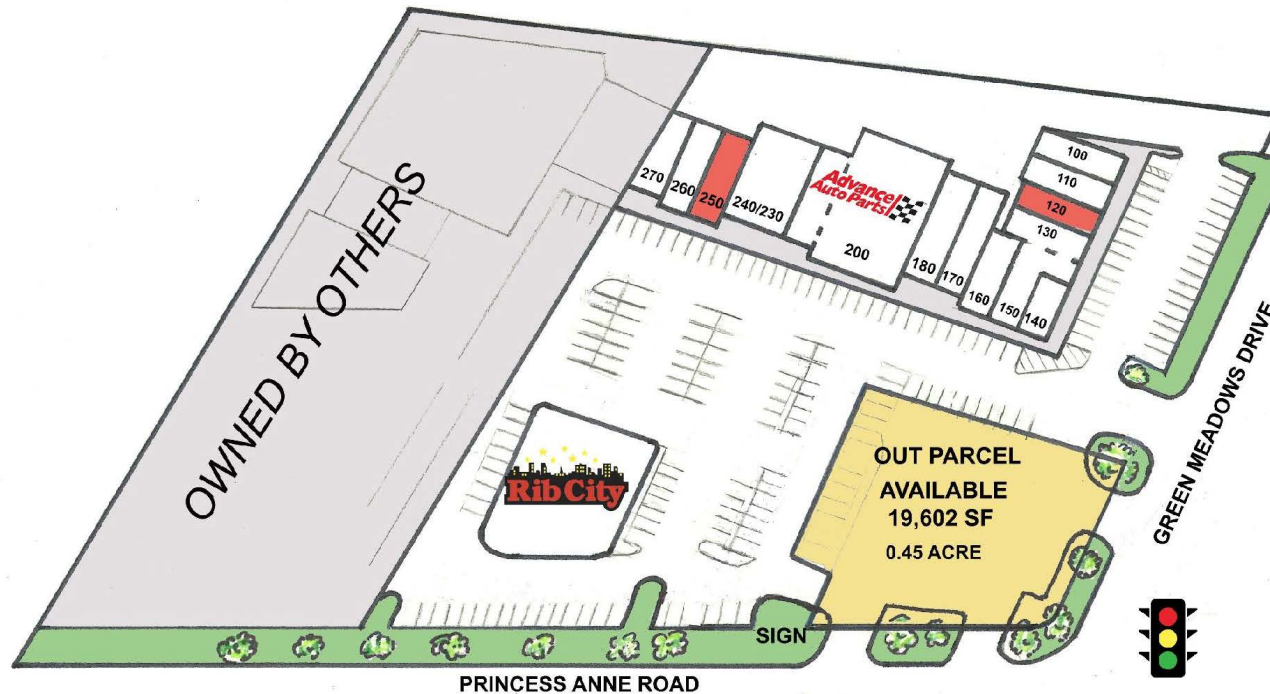
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## WOODTIDE SHOPPING CENTER

SUITE	TENANT	SUITE	TENANT
100/110	Green Meadows Dental Care	180	Children Event Sitters Playroom
120	AVAILABLE – (±1,000 SF)	200	Advance Auto
130	Massage & Spa	230/240	Sky Taekwondo
140	Pretty Nails	250	AVAILABLE – (±1,400 SF)
150	Area 51	260	Beach Pups Pet Styling
160	Panda Garden	270	Loubelle's Bakehouse
170	Sal's NYC Pizza	Out Parcel	Rib City
		Out Parcel	AVAILABLE - 0.45 AC

Updated 3/17/2026

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