

# VIRGINIA BEACH SHOPPES

3232-3234 VIRGINIA BEACH BLVD, VIRGINIA BEACH, VA

FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | [DFLICK@EIDIPROPERTIES.COM](mailto:DFLICK@EIDIPROPERTIES.COM)



**6,000 - 12,000 SF Available | \$19/SF NNN | Dock Included**



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- Strategically located at the high-traffic intersection of Virginia Beach Blvd and I-264, this premier retail corridor offers unmatched regional access and daily visibility to thousands of commuters. With signalized ingress/egress directly off Virginia Beach Blvd and immediate access to I-264, the site ensures smooth traffic flow and maximum convenience for both local shoppers and destination visitors.
- Surrounded by major national brands such as Starbucks, Home Depot, and Marco's Pizza, and positioned adjacent to the popular Acura dealership, this location benefits from strong co-tenancy and consistent consumer draw. The area is also anchored by busy shopping centers including Princess Anne Plaza, Birchwood Shopping Center, and Market Square, further driving foot traffic and cross-shopping activity.
- Nearby attractions like the Town Center of Virginia Beach, Virginia Beach National Golf Club, and local tour operators add to the appeal for a diverse and growing customer base. With a central location in one of the region's most active commercial corridors and easy highway access, this site is ideal for retailers, service providers, or showroom concepts looking to capitalize on high visibility, regional reach, and strong neighboring anchors.

## PROPERTY DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
12,180	97,502	245,336



AVERAGE HH  
INCOME

\$143,657	\$131,427	\$136,480
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## TENANTS INCLUDE

ALPHA MUSIC

## BUILDING SIZE:

23,697 SF

## AVAILABLE SPACE:

6,000 - 12,000 SF

## LEASE RATE:

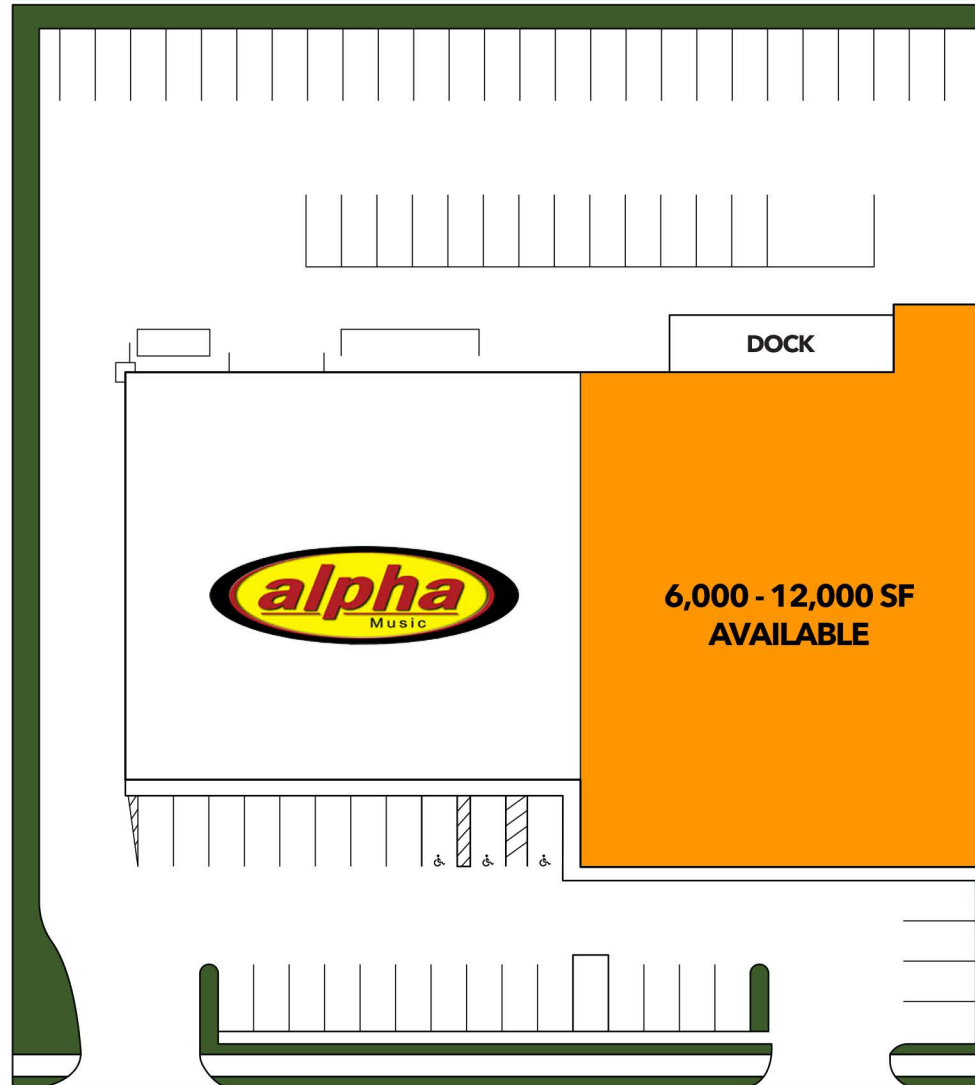
\$19/SF NNN



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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts of traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.



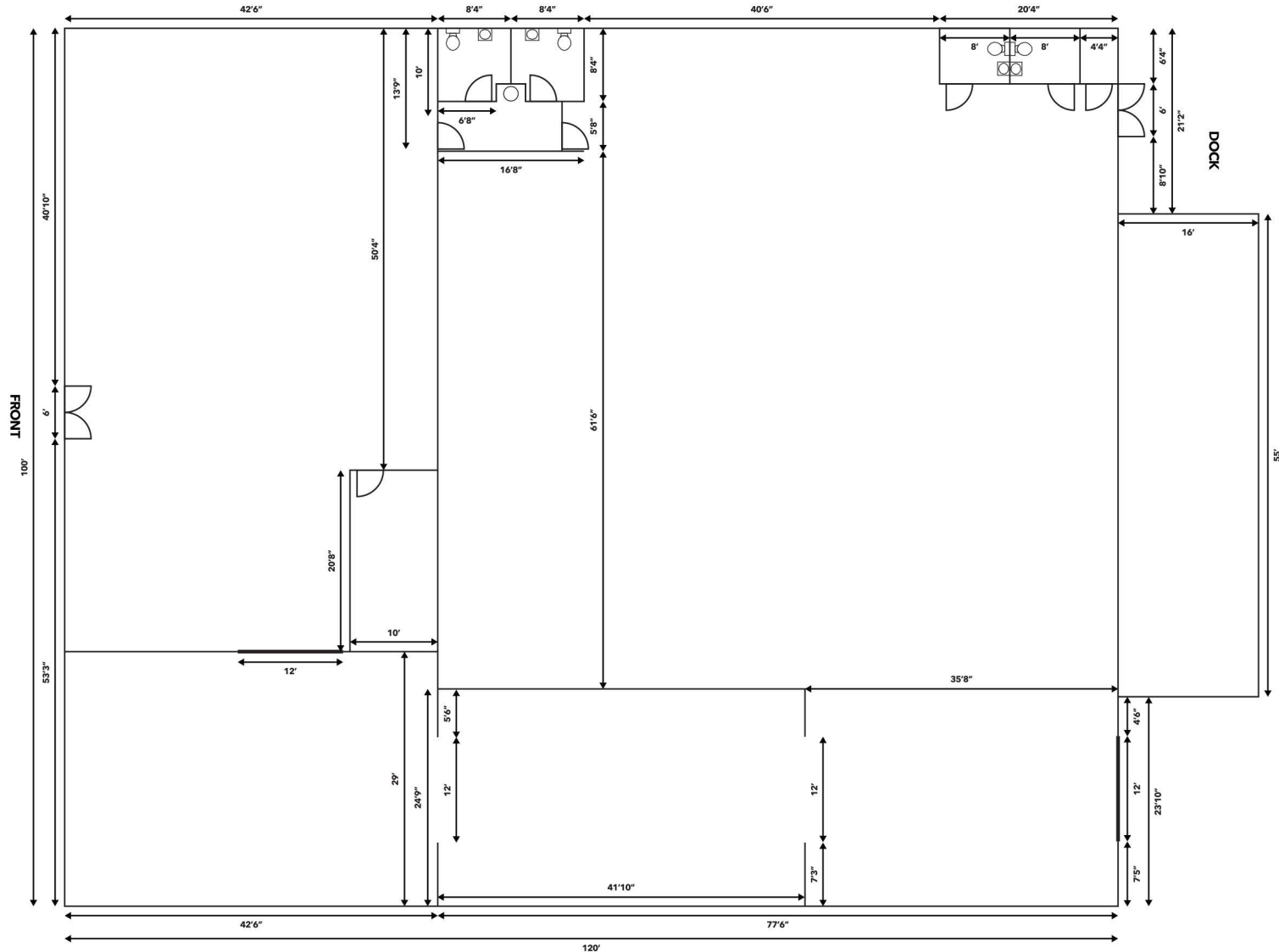
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**12,000 SF**





# ALPHA MUSIC

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