BIRDNECK SHOPPING CENTER

VIRGINIA BEACH, VA



SIZE

65,554 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile	
Population 15,929	on 50,373	99,886	
Househo	olds 22,592	41,778	
Median H			

MAJOR TENANT(S)

Food Lion Dollar Tree

Birdneck Shopping Center Norfolk Ave Wirginia Beach Norfolk

(58) Virginia Beach Blvd

464

Norfolk Expy

LOCATION

1077 Virginia Beach Boulevard | Virginia Beach, VA 23451

PROPERTY HIGHLIGHTS

- · Anchored by Food Lion and Dollar Tree
- Also features Dunkin Donuts, Subway and Boost Mobile
- Located on Virginia Beach Boulevard at Birdneck Road
- Population over 101,500 within a five-mile trade area
- Average household income exceeds \$114,300

LEASING CONTACT

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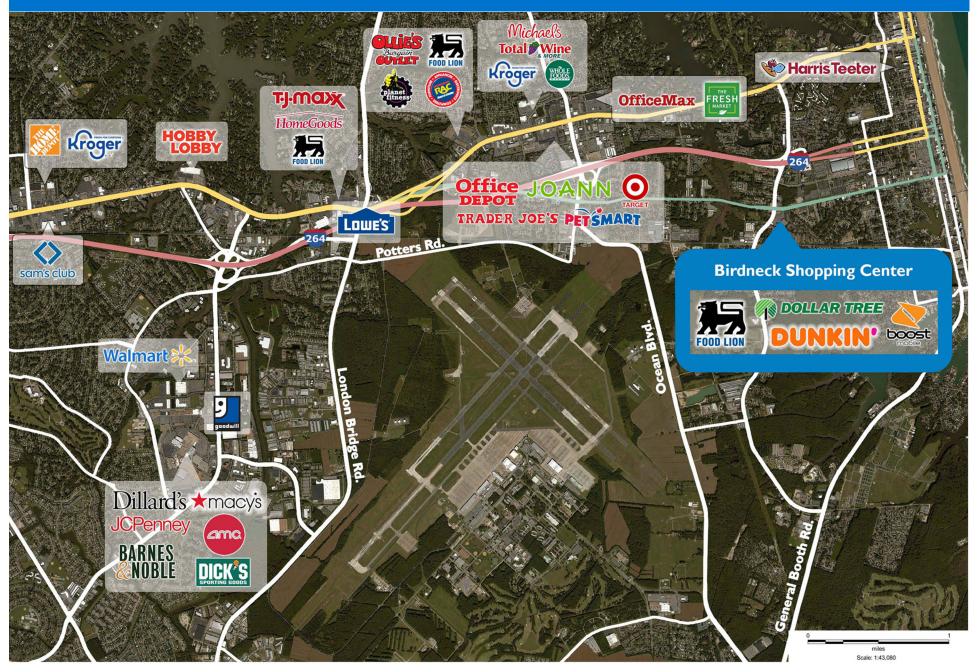
MORE INFO

www.phillipsedison.com



SPACE	TENANT	SQ. FT.			
00010	Ebony Beauty	3,600 SF			
00020	Star Nails	1,200 SF			
00030	Chanello's Pizza	1,600 SF			
00040	Workout Anytime	6,000 SF			
00050	Wings-Go	1,600 SF			
00070	Food Lion	33,930 SF			
08000	Dollar Tree	9,915 SF			
00090	CBD Emporium	1,709 SF			
00100	Jade Garden Chinese Restaurant	1,200 SF			
00110	Liberty Tax	1,200 SF			
00120	Soaps N Suds Laundry Center	3,600 SF			
TOTAL	65,554				
SITE LEGEND					
Available					





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 36.841412 Longitude: -75.995533

	neck Shopping Center nia Beach, VA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,929	50,373	99,886
	2028 Projected Population	16,076	50,283	98,964
	2010 Census Population	15,625	50,512	100,286
	2000 Census Population	15,872	51,331	101,725
	1990 Census Population	14,723	51,084	97,512
	Historical Annual Growth 1990 to 2000	0.75%	0.05%	0.42%
	Historical Annual Growth 2000 to 2010	-0.16%	-0.16%	-0.14%
	Estimated Annual Growth 2010 to 2023	0.14%	-0.02%	-0.03%
	Projected Annual Growth 2023 to 2028	0.18%	-0.04%	-0.19%
	Median Age	35.5	37.7	38.7
	Q4 2023 Estimated Households	7,612	22,592	41,778
sp	2028 Projected Households 2010 Census Households	7,687	22,564	41,426
	2010 Census Households 2000 Census Households	7,233 7,325	21,988	40,761 40,232
	1990 Census Households	6,575	22,070 20,553	36,196
Households	1990 Cerisus Flouseriolus	0,575	20,555	30,190
nse	Historical Annual Growth 1990 to 2000	1.09%	0.71%	1.06%
Но	Historical Annual Growth 2000 to 2010	-0.13%	-0.04%	0.13%
	Estimated Annual Growth 2010 to 2023	0.37%	0.20%	0.18%
	Projected Annual Growth 2023 to 2028	0.20%	-0.02%	-0.17%
	Population per Household	2.07	2.18	2.34
tion	White	61.9%	68.6%	69.9%
	Black or African American	16.3%	13.2%	12.0%
ulatio	Asian & Pacific Islander	2.8%	3.3%	3.6%
Population by Race	Other Races	5.7%	5.8%	6.1%
	Hispanic Population	13.2%	9.0%	8.5%
Income	Average Household Income	\$92,874	\$124,076	\$123,175
	Median Household Income	\$69,954	\$81,340	\$87,488
	Per Capita Income	\$44,718	\$57,246	\$52,670
	Elementery	4.00/	0.40/	0.40/
	Elementary Some High School	4.2% 4.7%	2.4% 2.8%	2.1% 3.5%
두 급	High School Graduate	20.2%	19.3%	19.2%
Education (Age 25+)	Some College	21.1%	21.2%	21.6%
duc Age	Associates Degree Only	10.2%	10.3%	10.0%
= =	Bachelors Degree Only	25.3%	26.8%	27.0%
	Graduate Degree	14.3%	17.3%	16.6%
	Number of Ducinesses	550	0.070	4.400
ess	Number of Businesses	558 5.075	2,378	4,460
Business	Total Number of Employees	5,075	25,567	82,913
Bu	Employees per Business	9.10	10.75	18.59
	Residential Population per Business	28.56	21.19	22.40

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