

COURTHOUSE MARKETPLACE

VIRGINIA BEACH, VA



SIZE

102,120 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,340	42,251	145,711
Households		
1,430	13,618	48,730
Median HH Income (\$)		
108,765	107,496	91,382

MAJOR TENANT(S)

Harris Teeter
Wendy's
The UPS Store



LOCATION

2476 Nimmo Parkway | Virginia Beach, VA 23456

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, one of the leading grocers in the Mid-Atlantic
- National tenants include The UPS Store, Great Clips, Wendy's, Tropical Smoothie Cafe, Zero Subs and Club Pilates
- Located across the street from the Virginia Beach Municipal Center and Courthouse Complex, a hub for the city's 7,000+ full time employees, and new adjacent senior living facility
- Population within a three-mile radius exceeds 42,200 people with an average household income of more than \$123,100

LEASING CONTACT

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MORE INFO

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SPACE	TENANT	SQ. FT.						
			103 El Azteca	4,000 SF	116 One Touch Nails & Spa	1,607 SF	124 Zero's Subs	1,606 SF
FUEL	Harris Teeter Fuel	1 SF	104 AVAILABLE	2,982 SF	117 Tropical Smoothie Cafe	1,668 SF	125 Tobacco & Vape	1,664 SF
OUT6	Wendy's	3,600 SF	105 Pivot Dance Center	4,600 SF	118 Sparkling Eyelash	1,606 SF	126 Redwood Smoke Shack	1,400 SF
SHAD1	7-Eleven		108 Club Pilates	2,500 SF	119 Huntington Learning Center	1,606 SF	127 East Wok	1,400 SF
SHAD3	Kirbor Homes		109 COMING AVAILABLE	7,841 SF	121 Slipow, Robusto & Kellam. P.C.	3,340 SF	128 Great Clips	1,400 SF
SHAD7	Boyd Watterson		113 Harris Teeter	48,756 SF	122 United Atlantic Mortgage	3,243 SF	TOTAL SQ. FT.	102,120
SHD7B	Waffle House		114 Albano Cleaners	1,608 SF				
101	Bay Beach Veterinary Hospital	4,089 SF	115 The UPS Store	1,603 SF				

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

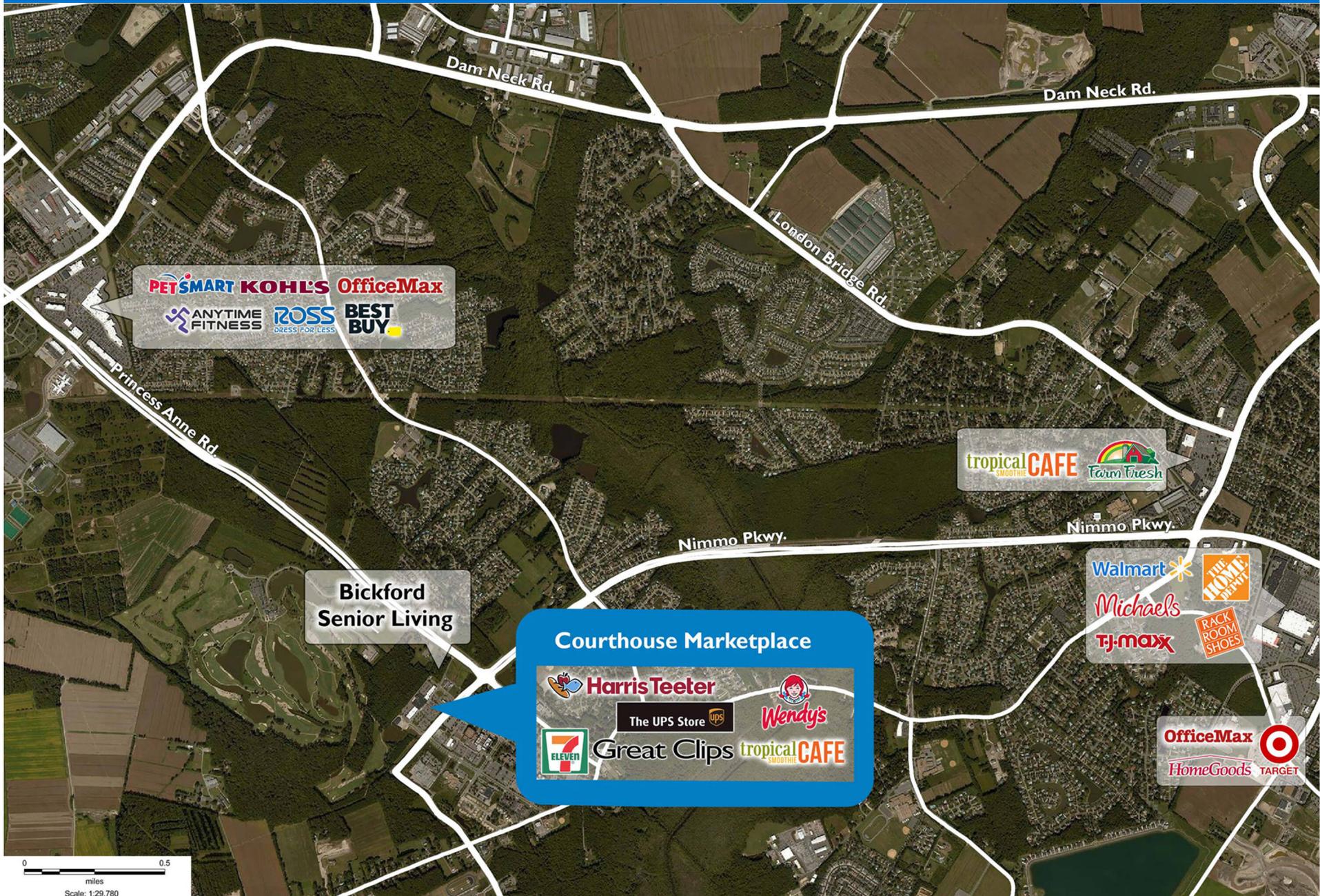
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Courthouse Marketplace Virginia Beach, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,340	42,251	145,711
	2027 Projected Population	5,345	42,618	146,227
	2010 Census Population	4,923	38,717	135,815
	2000 Census Population	3,976	32,261	123,707
	1990 Census Population	1,869	17,032	97,582
	Historical Annual Growth 1990 to 2000	7.84%	6.60%	2.40%
	Historical Annual Growth 2000 to 2010	2.16%	1.84%	0.94%
	Estimated Annual Growth 2010 to 2022	0.64%	0.69%	0.55%
	Projected Annual Growth 2022 to 2027	0.02%	0.17%	0.07%
	Median Age	38.8	39.1	37.5
Households	Q2 2022 Estimated Households	1,430	13,618	48,730
	2027 Projected Households	1,437	13,743	48,844
	2010 Census Households	1,278	12,424	45,404
	2000 Census Households	1,051	10,059	39,324
	1990 Census Households	549	5,295	29,983
	Historical Annual Growth 1990 to 2000	6.71%	6.63%	2.75%
	Historical Annual Growth 2000 to 2010	1.98%	2.13%	1.45%
	Estimated Annual Growth 2010 to 2022	0.89%	0.72%	0.56%
	Projected Annual Growth 2022 to 2027	0.10%	0.18%	0.05%
	Population per Household	3.10	3.00	2.94
Population by Race	White	70.5%	67.5%	57.9%
	Black or African American	15.5%	12.9%	19.1%
	Asian & Pacific Islander	5.2%	7.4%	8.9%
	Other Races	3.8%	4.9%	5.9%
	Hispanic Population	5.0%	7.4%	8.1%
Income	Average Household Income	\$128,128	\$123,179	\$107,014
	Median Household Income	\$108,765	\$107,496	\$91,382
	Per Capita Income	\$38,687	\$40,586	\$36,182
Education (Age 25+)	Elementary	1.7%	1.4%	1.6%
	Some High School	4.6%	3.2%	3.7%
	High School Graduate	20.6%	17.2%	20.7%
	Some College	17.8%	25.0%	26.8%
	Associates Degree Only	5.8%	11.2%	11.4%
	Bachelors Degree Only	31.1%	26.0%	23.1%
	Graduate Degree	18.5%	16.1%	12.6%
Business	Number of Businesses	96	1,024	3,366
	Total Number of Employees	2,469	15,192	61,765
	Employees per Business	25.80	14.83	18.35
	Residential Population per Business	55.81	41.26	43.29

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.