

SIZE

102,563 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile		
Population	on			
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

LEASING CONTACT

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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, Fresenius Medical Care, Tropical Smoothie Cafe, Zero Subs and SunTrust Bank
- 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



MORE INFO

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COURTHOUSE MARKETPLACE

SPACE TENANT	SQ. FT.	103 El Azteca	4,000 SF
OUT3 Out 3		104 AVAILABLE	2,982 SF
OUT6 Wendy's	3,600 SF	105 Pivot Dance Center	4,600 SF
OUT7 Out 7		108 Club Pilates	2,500 SF
SHAD1 7-Eleven		109 Fresenius Medical Care	7,841 SF
SHAD3 Kirbor Homes		113 Harris Teeter	48,756 SF
SHAD7 Boyd Watterson		114 Albano Cleaners	1,608 SF
SHD7B Waffle House		115 The UPS Store	1,603 SF
101 Bay Beach Veterinary	4,089 SF		

Hospital

I 16 One Touch Nails & Spa	1,607 SF	I24 Zero
117 Tropical Smoothie Cafe	1,668 SF	125 Toba
I 18 AVAILABLE	1,606 SF	126 Redv
119 Huntington Learning Center	1,606 SF	127 East
121 Slipow, Robusto & Kellam.	3,340 SF	128 Grea
P.C.		TOTAL S
122 United Atlantic Mortgage	3,243 SF	IOIALS

124 Zero's Subs	1,606 SF
125 Tobacco & Vape	1,664 SF
126 Redwood Smoke Shack	1,400 SF
127 East Wok	1,400 SF
128 Great Clips	1,400 SF
TOTAL SQ. FT.	102,563

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







Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



	thouse Marketplace nia 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 to2022	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
	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
Households	1990 Census Households	549	5,295	29,983
nseh	Historical Annual Growth 1990 to 2000	6.71%	6.63%	2.75%
욧	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
_	White	70.5%	67.5%	57.9%
ti o	Black or African American	15.5%	12.9%	19.1%
opulatio by Race	Asian & Pacific Islander	5.2%	7.4%	8.9%
Population by Race	Other Races	3.8%	4.9%	5.9%
<u>. </u>	Hispanic Population	5.0%	7.4%	8.1%
<u> </u>	Average Household Income	\$128,128	\$123,179	\$107,014
mo	Median Household Income	\$108,765	\$107,496	\$91,382
Incom	Per Capita Income	\$38,687	\$40,586	\$36,182
	Flementary	1.7%	1.4%	1 60/
	Elementary Some High School	4.6%	3.2%	1.6% 3.7%
Education (Age 25+)	High School Graduate	20.6%	17.2%	20.7%
	Some College	17.8%	25.0%	26.8%
duc Age	Associates Degree Only	5.8%	11.2%	11.4%
шЭ	Bachelors Degree Only	31.1%	26.0%	23.1%
	Graduate Degree	18.5%	16.1%	12.6%
	Number of Businesses	96	1,024	3,366
esa	Total Number of Employees	96 2,469	1,024 15,192	3,366 61,765
Business	Employees per Business	2,409 25.80	14.83	18.35
	Residential Population per Business	55.81	41.26	43.29
	Residential i opulation per Dusiliess	33.01	41.20	45.29

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