



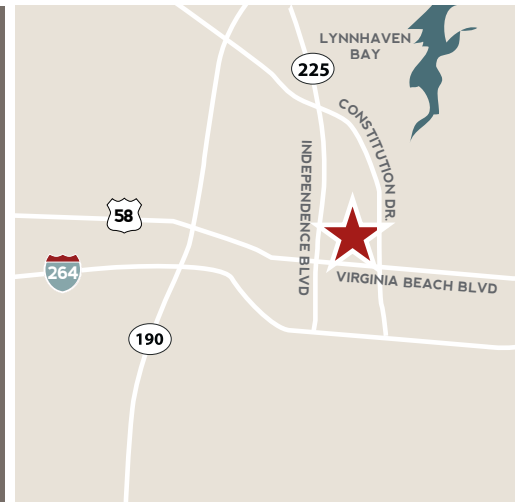
# PEMBROKE MALL

Recently renovated, Pembroke Mall is a Regional Center located in a busy retail and “eatertainment” corridor adjacent to the Town Center of Virginia Beach. Pembroke Mall is the retail component that drives 7.5 million people to the area annually.



## THE PROJECT

- Join National tenants Old Navy, Target, Kohl’s, Off Broadway Shoe Warehouse, Stein Mart, The Children’s Place and Virginia’s only Bahama Breeze.
- Located on the busiest intersection in the entire state of Virginia at the most central point in Hampton Roads.
- With 1,800 high school students less than a block way, Pembroke Mall is an excellent location for fashion focused, soft goods retailers.
- Adjacent retail includes Bed Bath & Beyond, Best Buy, Dick’s Sporting Goods, Regal 12-Screen Movie Theater, Ruth’s Chris Steakhouse, The Cheesecake Factory, and many others.
- Surrounding national restaurants, business parks, residential, performing arts center and high school make this a sought after retail location.



4554 Virginia Beach Blvd, Suite 201  
Virginia Beach, VA 23462

## DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

Population	13,192	126,829	292,849
Households	5,877	52,219	115,510
HH Income	\$73,601	\$85,636	\$86,919

Source: SitesUSA 2017

## LEASING

India Turkell  
561-807-1011  
India.Turkell@MadisonMarquette.com

## ONLINE

[pembrokemall.com](http://pembrokemall.com)

@thepembrokemall

Pembroke-Mall-Official-Site-309796355868

pembrokemall



Project No.	20935.01
Date	03.01.18
Scale	AS NOTED
Drawn	JMW

REVISIONS		
MARK	DATE	INITIAL

LEGEND		
	ELECTRIC AND PHONE	
	ELECTRIC, NO PHONE	
	KIOSK	

ABBREVIATIONS	
(r)	RENT ROLL
CS	CUSTOMER SERVICE

PEMBROKE MALL LEASE PLAN

**PEMBROKE SQUARE ASSOCIATES**

MANAGEMENT OFFICE, SUITE 201  
4554 VIRGINIA BEACH BOULEVARD  
VIRGINIA BEACH, VA. 23462

**03.01.18**

THIS DOCUMENT IS THE SOLE PROPERTY OF COX, KIEWER & COMPANY, P.C. A PROFESSIONAL CORPORATION, VIRGINIA BEACH, VIRGINIA. THE REPRODUCTION IN WHOLE OR IN PART OR THE MODIFICATION OF ANY DETAIL OR DIMENSION MAY NOT BE MADE WITHOUT EXPRESS, WRITTEN CONSENT. COPYRIGHT © COX, KIEWER & COMPANY, P.C. 2018

**GENERAL NOTES:**

1. THIS EXHIBIT IS DIAGRAMMATIC. IT IS INTENDED ONLY FOR THE PURPOSE OF INDICATING THE LOCATION OF THE DEMISED PREMISES WITHIN THE PROJECT. IT DOES NOT PURPORT TO SHOW THE EXACT OR FINAL LOCATION OF COLUMNS, WALLS, STAIRWAYS OR OTHER ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL ELEMENTS. THE LANDLORD RESERVES THE RIGHT TO ELIMINATE, TO ADD AND TO MAKE CHANGES TO THE SIZES AND/OR LOCATIONS OF SUCH ELEMENTS AS MAY BE REQUIRED FROM TIME TO TIME.

2. DIMENSIONS AND AREAS, WHERE INDICATED FOR INDIVIDUAL PREMISES, ARE MEASURED UNDER THE FOLLOWING:  
A) CENTERLINE TO CENTERLINE OF DEMISING WALLS  
B) EXTERIOR FACE OF ALL EXTERIOR WALLS  
C) TO THE EXTERIOR FACE OF ANY CORRIDOR OR BLDG. SERVICE WALL.

3. THE TENANT, THE TENANT'S ARCHITECT & THE TENANT'S CONTRACTOR HAVE COMPLETE AND TOTAL RESPONSIBILITY TO VERIFY ALL CONDITIONS AND DIMENSIONS, AND ALL UTILITY CONNECTION POINTS, IN THE FIELD BEFORE STARTING ANY DESIGN, DOCUMENTATION & CONSTRUCTION WORK.

GROSS LEASABLE AREA	
DSW	15,371 sf
The Fresh Market	22,355 sf
Kohl's	88,408 sf
Nordstrom Rack	30,625 sf
REI	26,786 sf
Sears	48,455 sf
Stein Mart	30,892 sf
Target	139,002 sf
Inline GLA	186,527 sf
<b>Total Mall GLA</b>	<b>588,421 sf</b>

KIOSK TENANTS	
K-01	180 sf(rr)
K-02	Piercing Pagoda 192 sf(rr)
K-03	192 sf(rr)
K-04	200 sf(rr)
K-05	144 sf(rr)
K-06	200 sf(rr)
K-07	Cell Fashion 120 sf(rr)
K-08	Kiddie Rides 168 sf(rr)
K-09	Just 4 Kids 150 sf(rr)
K-10	Fun Time Animal Rides 144 sf(rr)
K-11	Kingdom Time 144 sf(rr)
K-12	Smarte Carte Massage Chairs 100 sf(rr)
K-13	225 sf(rr)
K-14	At the Mall Realty 80 sf(rr)
K-15	122 sf(rr)
K-16	168 sf(rr)
K-17	Smoothee Stop 150 sf(rr)

OUTPARCELS	
4574	Macaroni Grill 6650 sf
4550	SunTrust Bank 7389 sf
4512	Jason's Deli 5000 sf
OUT PARCEL #4	
OUT PARCEL #5	

RENT ROLL	
105	American Red Cross 4884 sf(rr)
110	Bon Worth 2457 sf(rr)
120	Playless Office Space 682 sf(rr)
130	Upscale Men's Fashion 3236 sf(rr)
150	Rudy & Kelly 2500 sf(rr)
160	Foot Locker 2500 sf(rr)
170	Far East Trading 3485 sf(rr)
200	Bath & Body Works 2755 sf(rr)
210	E. & N. Jewelry 1512 sf(rr)
240	Nail Works 1520 sf(rr)
250	3407 sf(rr)
260	560 3400 sf(rr)
270	590 Eyecare Optometry 1,450 sf(rr)
300	Classroom on the Mall 2188 sf(rr)
330	1963 sf(rr)
340	3300 sf(rr)
350	1035 sf(rr)
370	3734 sf(rr)
510	3750 sf(rr)
520	3750 sf(rr)
530	1035 sf(rr)
540	3734 sf(rr)
550	3750 sf(rr)
560	3400 sf(rr)
570	1,450 sf(rr)
580	Classroom on the Mall 2188 sf(rr)
590	1,963 sf(rr)
600	3,300 sf(rr)
610	2,188 sf(rr)
620	1,963 sf(rr)
630	3,300 sf(rr)
640	3,734 sf(rr)
650	3,750 sf(rr)
660	3,750 sf(rr)
670	3,734 sf(rr)
680	3,300 sf(rr)
690	2,188 sf(rr)
700	1,963 sf(rr)
710	3,300 sf(rr)
720	2,188 sf(rr)
730	1,963 sf(rr)
740	3,300 sf(rr)
750	2,188 sf(rr)
760	1,963 sf(rr)
770	3,300 sf(rr)
780	2,188 sf(rr)
790	1,963 sf(rr)
800	3,300 sf(rr)
810	2,188 sf(rr)
820	1,963 sf(rr)
830	3,300 sf(rr)
840	2,188 sf(rr)
850	1,963 sf(rr)
860	3,300 sf(rr)
870	2,188 sf(rr)
880	1,963 sf(rr)
890	3,300 sf(rr)
900	2,188 sf(rr)
910	1,963 sf(rr)
920	3,300 sf(rr)
930	2,188 sf(rr)
940	1,963 sf(rr)
950	3,300 sf(rr)
960	2,188 sf(rr)
970	1,963 sf(rr)
980	3,300 sf(rr)
990	2,188 sf(rr)
1000	1,963 sf(rr)

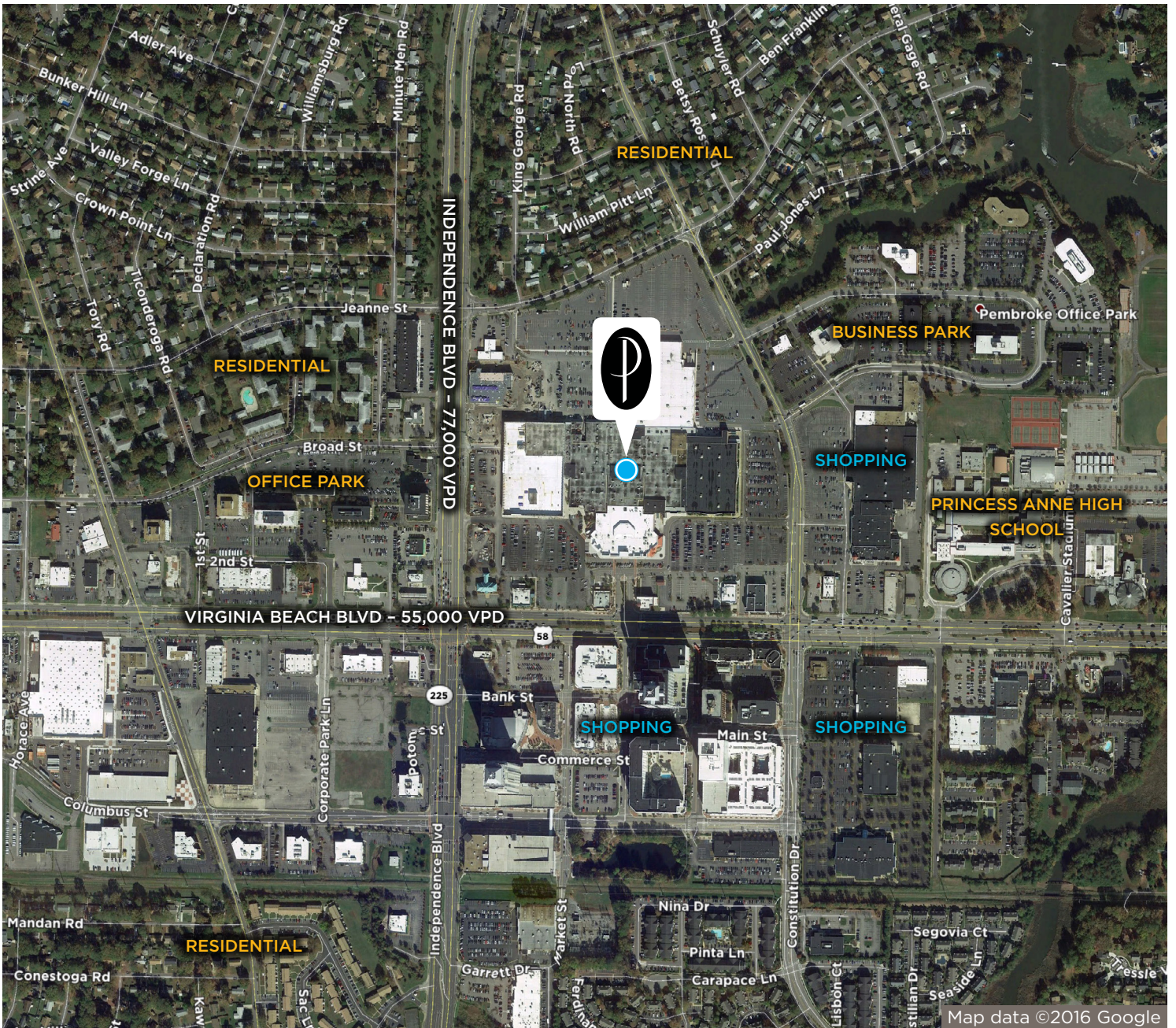
PEMBROKE MALL MAIN LEVEL LEASE PLAN	
105	American Red Cross 4884 sf(rr)
110	Bon Worth 2457 sf(rr)
120	Playless Office Space 682 sf(rr)
130	Upscale Men's Fashion 3236 sf(rr)
150	Rudy & Kelly 2500 sf(rr)
160	Foot Locker 2500 sf(rr)
170	Far East Trading 3485 sf(rr)
200	Bath & Body Works 2755 sf(rr)
210	E. & N. Jewelry 1512 sf(rr)
240	Nail Works 1520 sf(rr)
250	3407 sf(rr)
260	560 3400 sf(rr)
270	590 Eyecare Optometry 1,450 sf(rr)
300	Classroom on the Mall 2188 sf(rr)
330	1963 sf(rr)
340	3300 sf(rr)
350	1035 sf(rr)
370	3734 sf(rr)
510	3750 sf(rr)
520	3750 sf(rr)
530	1035 sf(rr)
540	3734 sf(rr)
550	3750 sf(rr)
560	3400 sf(rr)
570	1,450 sf(rr)
580	Classroom on the Mall 2188 sf(rr)
590	1,963 sf(rr)
600	3,300 sf(rr)
610	2,188 sf(rr)
620	1,963 sf(rr)
630	3,300 sf(rr)
640	3,734 sf(rr)
650	3,750 sf(rr)
660	3,750 sf(rr)
670	3,734 sf(rr)
680	3,300 sf(rr)
690	2,188 sf(rr)
700	1,963 sf(rr)
710	3,300 sf(rr)
720	2,188 sf(rr)
730	1,963 sf(rr)
740	3,300 sf(rr)
750	2,188 sf(rr)
760	1,963 sf(rr)
770	3,300 sf(rr)
780	2,188 sf(rr)
790	1,963 sf(rr)
800	3,300 sf(rr)
810	2,188 sf(rr)
820	1,963 sf(rr)
830	3,300 sf(rr)
840	2,188 sf(rr)
850	1,963 sf(rr)
860	3,300 sf(rr)
870	2,188 sf(rr)
880	1,963 sf(rr)
890	3,300 sf(rr)
900	2,188 sf(rr)
910	1,963 sf(rr)
920	3,300 sf(rr)
930	2,188 sf(rr)
940	1,963 sf(rr)
950	3,300 sf(rr)
960	2,188 sf(rr)
970	1,963 sf(rr)
980	3,300 sf(rr)
990	2,188 sf(rr)
1000	1,963 sf(rr)

PEMBROKE MALL LEASE PLAN	
105	American Red Cross 4884 sf(rr)
110	Bon Worth 2457 sf(rr)
120	Playless Office Space 682 sf(rr)
130	Upscale Men's Fashion 3236 sf(rr)
150	Rudy & Kelly 2500 sf(rr)
160	Foot Locker 2500 sf(rr)
170	Far East Trading 3485 sf(rr)
200	Bath & Body Works 2755 sf(rr)
210	E. & N. Jewelry 1512 sf(rr)
240	Nail Works 1520 sf(rr)
250	3407 sf(rr)
260	560 3400 sf(rr)
270	590 Eyecare Optometry 1,450 sf(rr)
300	Classroom on the Mall 2188 sf(rr)
330	1963 sf(rr)
340	3300 sf(rr)
350	1035 sf(rr)
370	3734 sf(rr)
510	3750 sf(rr)
520	3750 sf(rr)
530	1035 sf(rr)
540	3734 sf(rr)
550	3750 sf(rr)
560	3400 sf(rr)
570	1,450 sf(rr)
580	Classroom on the Mall 2188 sf(rr)
590	1,963 sf(rr)
600	3,300 sf(rr)
610	2,188 sf(rr)
620	1,963 sf(rr)
630	3,300 sf(rr)
640	3,734 sf(rr)
650	3,750 sf(rr)
660	3,750 sf(rr)
670	3,734 sf(rr)
680	3,300 sf(rr)
690	2,188 sf(rr)
700	1,963 sf(rr)
710	3,300 sf(rr)
720	2,188 sf(rr)
730	1,963 sf(rr)
740	3,300 sf(rr)
750	2,188 sf(rr)
760	1,963 sf(rr)
770	3,300 sf(rr)
780	2,188 sf(rr)
790	1,963 sf(rr)
800	3,300 sf(rr)
810	2,188 sf(rr)
820	1,963 sf(rr)
830	3,300 sf(rr)
840	2,188 sf(rr)
850	1,963 sf(rr)
860	3,300 sf(rr)
870	2,188 sf(rr)
880	1,963 sf(rr)
890	3,300 sf(rr)
900	2,188 sf(rr)
910	1,963 sf(rr)
920	3,300 sf(rr)
930	2,188 sf(rr)
940	1,963 sf(rr)
950	3,300 sf(rr)
960	2,188 sf(rr)
970	1,963 sf(rr)
980	3,300 sf(rr)
990	2,188 sf(rr)
1000	1,963 sf(rr)

PEMBROKE MALL LEASE PLAN	
105	American Red Cross 4884 sf(rr)
110	Bon Worth 2457 sf(rr)
120	Playless Office Space 682 sf(rr)
130	Upscale Men's Fashion 3236 sf(rr)
150	Rudy & Kelly 2500 sf(rr)
160	Foot Locker 2500 sf(rr)
170	Far East Trading 3485 sf(rr)
200	Bath & Body Works 2755 sf(rr)
210	E. & N. Jewelry 1512 sf(rr)
240	Nail Works 1520 sf(rr)
250	3407 sf(rr)
260	560 3400 sf(rr)
270	590 Eyecare Optometry 1,450 sf(rr)
300	Classroom on the Mall 2188 sf(rr)
330	1963 sf(rr)
340	3300 sf(rr)
350	1035 sf(rr)
370	3734 sf(rr)
510	3750 sf(rr)
520	3750 sf(rr)
530	1035 sf(rr)
540	3734 sf(rr)
550	3750 sf(rr)
560	3400 sf(rr)
570	1,450 sf(rr)
580	Classroom on the Mall 2188 sf(rr)
590	1,963 sf(rr)
600	3,300 sf(rr)
610	2,188 sf(rr)
620	1,963 sf(rr)
630	3,300 sf(rr)
640	3,734 sf(rr)
650	3,750 sf(rr)
660	3,750 sf(rr)
670	3,734 sf(rr)
680	3,300 sf(rr)
690	2,188 sf(rr)
700	1,963 sf(rr)
710	3,300 sf(rr)
720	2,188 sf(rr)
730	1,963 sf(rr)
740	3,300 sf(rr)
750	2,188 sf(rr)
760	1,963 sf(rr)
770	3,300 sf(rr)
780	2,188 sf(rr)
790	1,963 sf(rr)
800	3,300 sf(rr)
810	2,188 sf(rr)
820	1,963 sf(rr)
830	3,300 sf(rr)
840	2,188 sf(rr)
850	1,963 sf(rr)
860	3,300 sf(rr)
870	2,188 sf(rr)
880	1,963 sf(rr)
890	3,300 sf(rr)
900	2,188 sf(rr)
910	1,963 sf(rr)
920	3,300 sf(rr)
930	2,188 sf(rr)
940	1,963 sf(rr)
950	3,300 sf(rr)
960	2,188 sf(rr)
970	1,963 sf(rr)
980	3,300 sf(rr)
990	2,188 sf(rr)
1000	1,963 sf(rr)

PEMBROKE MALL LEASE PLAN	
105	American Red Cross 4884 sf(rr)
110	Bon Worth 2457 sf(rr)
120	Playless Office Space 682 sf(rr)
130	Upscale Men's Fashion 3236 sf(rr)
150	Rudy & Kelly 2500 sf(rr)
160	Foot Locker 2500 sf(rr)
170	Far East Trading 3485 sf(rr)
200	Bath & Body Works 2755 sf(rr)
210	E. & N. Jewelry 1512 sf(rr)
240	Nail Works 1520 sf(rr)
250	3407 sf(rr)
260	560 3400 sf(rr)
270	590 Eyecare Optometry 1,450 sf(rr)
300	Classroom on the Mall 2188 sf(rr)
330	1963 sf(rr)
340	3300 sf(rr)
350	1035 sf(rr)
370	3734 sf(rr)
510	3750 sf(rr)
520	3750 sf(rr)
530	1035 sf(rr)
540	3734 sf(rr)
550	3750 sf(rr)
560	3400 sf(rr)
570	1,450 sf(rr)
580	Classroom on the Mall 2188 sf(rr)
590	1,963 sf(rr)
600	3,300 sf(rr)
610	2,188 sf(rr)
620	1,963 sf(rr)
630	3,300 sf(rr)
640	3,734 sf(rr)
650	3,750 sf(rr)
660	3,750 sf(rr)
670	3,734 sf(rr)
680	3,300 sf(rr)
690	2,188 sf(rr)
700	1,963 sf(rr)
710	3,300 sf(rr)
720	2,188 sf(rr)
730	1,963 sf(rr)
740	3,300 sf(rr)
750	2,188 sf(rr)
760	1,963 sf(rr)
770	3,300 sf(rr)
780	2,188 sf(rr)
790	1,963 sf(rr)
800	3,300 sf(rr)
810	2,188 sf(rr)
820	1,963 sf(rr)
830	3,300 sf(rr)
840	2,188 sf(rr)
850	1,963 sf(rr)
860	3,300 sf(rr)
870	2,188 sf(rr)
880	1,963 sf(rr)
890	3,300 sf(rr)
900	2,188 sf(rr)
910	1,963 sf(rr)
920	3,300 sf(rr)
930	2,188 sf(rr)
940	1,963 sf(rr)
950	3,300 sf(rr)
960	2,188 sf(rr)
970	1,963 sf(rr)
980	3,300 sf(rr)
990	2,188 sf(rr)
1000	1,963 sf(rr)

PEMBROKE MALL LEASE PLAN	
105	American Red Cross 4884 sf(rr)
110	Bon Worth 2457 sf(rr)
120	Playless Office Space 682 sf(rr)
130	Upscale Men's Fashion 3236 sf(rr)
150	Rudy & Kelly 2500 sf(rr)
160	Foot Locker 2500 sf(rr)
170	Far East Trading 3485 sf(rr)
200	Bath & Body Works 2755 sf(rr)
210	E. & N. Jewelry 1512 sf(rr)
240	Nail Works 1520 sf(rr)
250	3407 sf(rr)
260	560 3400 sf(rr)
270	590 Eyecare Optometry 1,450 sf(rr)
300	Classroom on the Mall 2188 sf(rr)
330	1963 sf(rr)
340	3300 sf(rr)
350	1035 sf(rr)
370	3734 sf(rr)
510	3750 sf(rr)
520	3750 sf(rr)
530	1035 sf(rr)
540	3734 sf(rr)
550	3750 sf(rr)
560	3400 sf(rr)
570	1,450 sf(rr)
580	Classroom on the Mall 2188 sf(rr)
590	1,963 sf(rr)
600	3,300 sf(rr)
610	



**LEASING**

India Turkell • 561-807-1011 • India.Turkell@MadisonMarquette.com

