



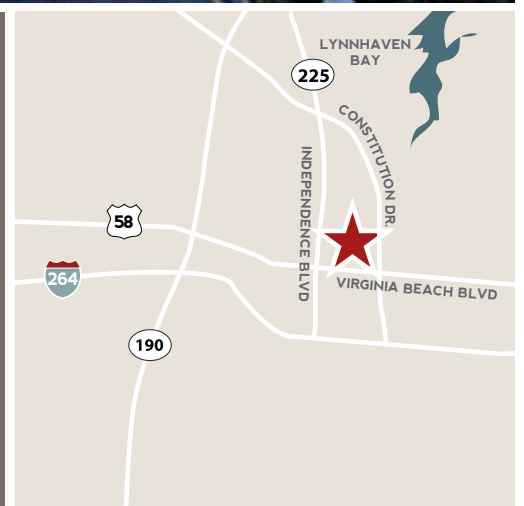
PEMBROKE MALL

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	13,303	128,025	293,235
Households	5,876	52,372	115,048
HH Income	\$73,292	\$79,394	\$81,486

Source: SitesUSA 2017 Estimates

LEASING

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ONLINE

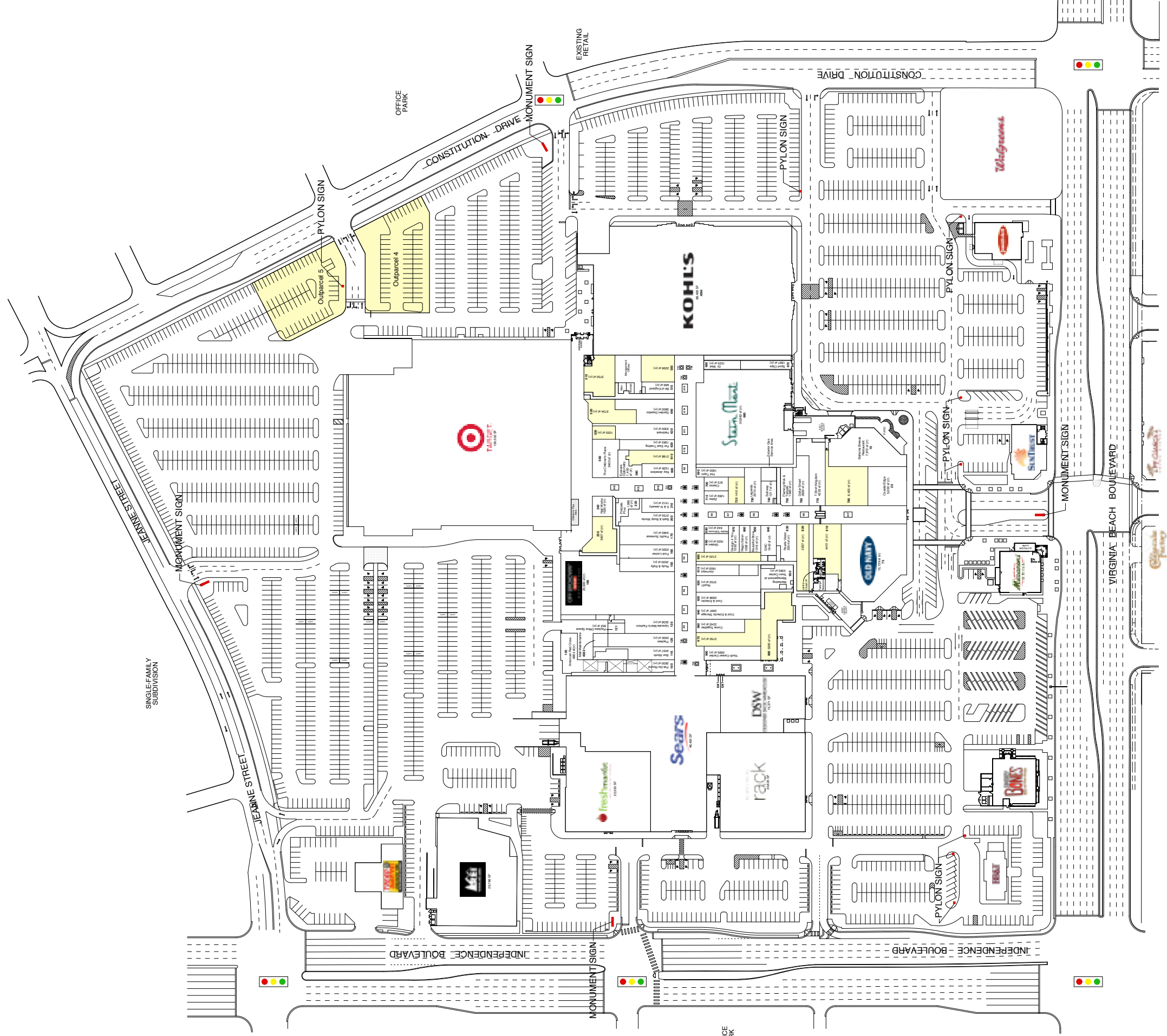
pembrokemall.com

@thepembrokemall

Pembroke-Mall-Official-Site-309796355868

pembrokemall





LEGEND	
	ELECTRIC AND PHONE
	ELECTRIC, NO PHONE
	KIOSK
	RENT ROLL
	AVAILABLE TENANT SPACE
	SIGNALIZED INTERSECTION

KIOSK TENANTS	
K-01 Jewelry Empire 180 sf(rr)	K-11 Leo Watch Center 144 sf(rr)
K-02 Piercing Pagoda 192 sf(rr)	K-12 Smarte Carte Massage Chairs 100 sf(rr)
K-03 Things Remembered 192 sf(rr)	K-13 225 sf(rr)
K-04 200 sf(rr)	K-14 At The Mall Realty 80 sf(rr)
K-05 144 sf(rr)	K-15 122 sf(rr)
K-06 200 sf(rr)	K-16 168 sf(rr)
K-07 Cell Fashion 120 sf(rr)	K-17 150 sf(rr)
K-08 168 sf(rr)	
K-09 Simply Wireless 150 sf(rr)	
K-10 Happy Riders 144 sf(rr)	

SITE SUMMARY:	
INLINE:	224,041 sf
RETAIL:	12,682 sf
RESTAURANT:	22,282 sf
HEALTH & BEAUTY:	36,926 sf
AVAILABLE:	BUSINESS/EDUCATION: 5,058 sf
GLA:	306,376 sf
OUTPARCELS:	6,650 sf
4574 MACARONI GRILL:	7,389 sf
4550 SUNTRUST BANK:	5,000 sf
4512 JASON'S DELI:	XXXXX
BB&T:	XXXXX
SMOKEY BONES:	XXXXX
OUT PARCEL #4:	TBD
OUT PARCEL #5:	TBD
REI:	26,786 sf
FRESH MARKET:	22,355 sf
DSW:	15,371 sf
SEARS:	48,455 sf
GLA:	XXXXX
PARKING:	
PARKING SPACES (CARS):	3,075
PARKING SPACES (MOTORCYCLES):	21
TOTAL VEHICLE PARKING:	3,096



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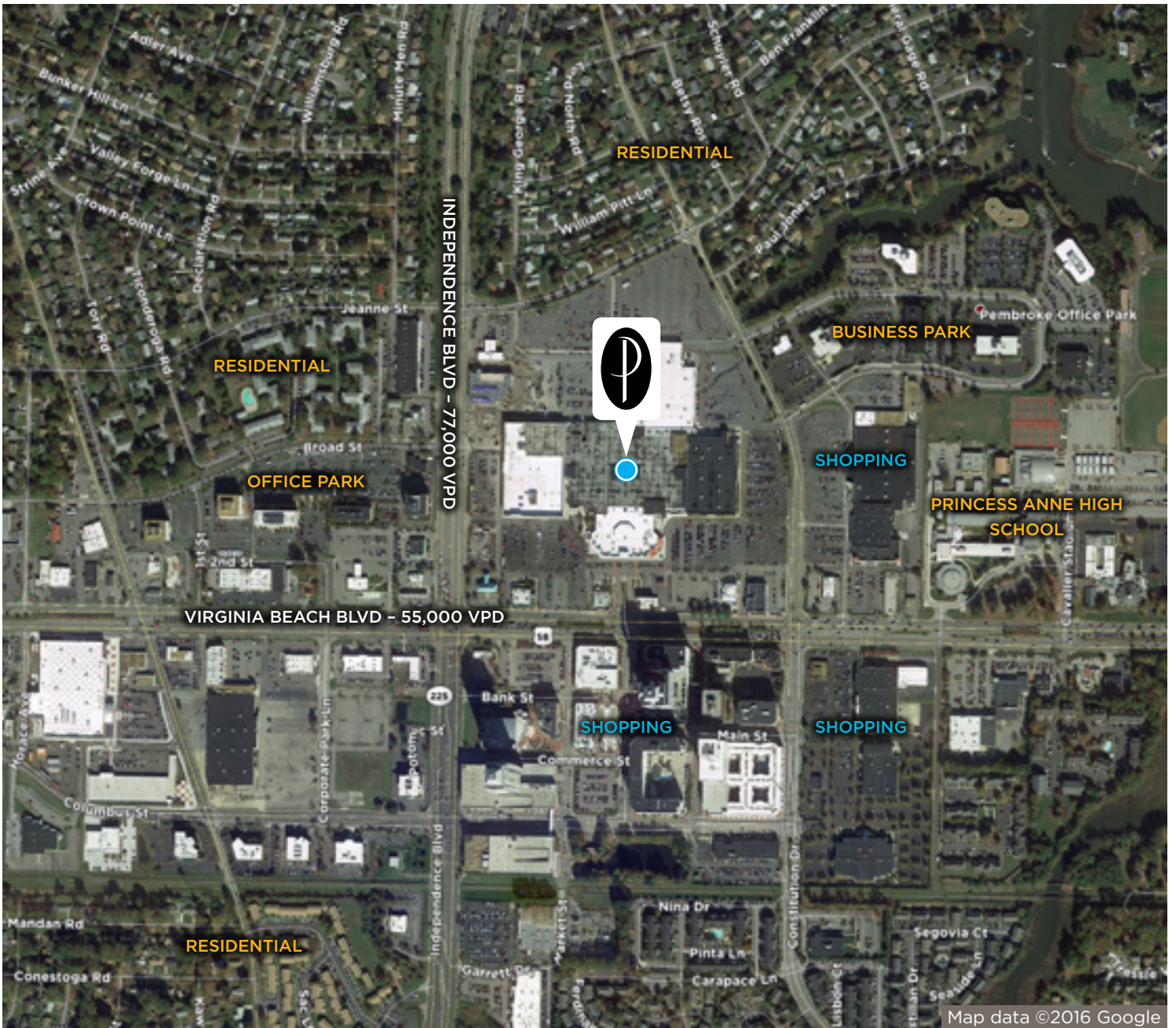


PEMBROKE MALL
 4554 Virginia Beach Boulevard
 Virginia Beach, VA 23462
 Phone: 757-497-6255



This plan is for the purpose of site location and general arrangement only, indicating relative store locations. It is not intended as a procurement or as representation that the identities of the occupants now or ever will be set forth herein. Landlord reserves the right to change the identities of the occupants, vary the uses, sizes, locations of buildings and add or eliminate buildings or improvements.

SITE PLAN 04.26.2016



LEASING

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