



Retail Space For Lease

Windsor Oaks Boulevard Virginia Beach, Virginia 23452

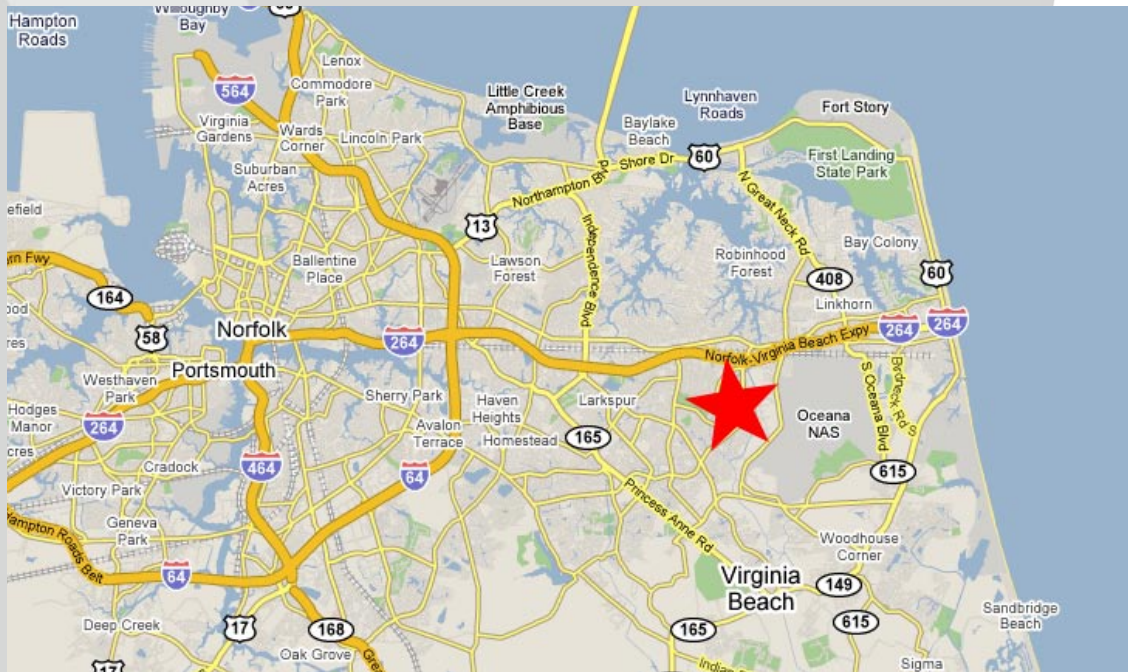
**NEW
DEVELOPMENT**

**RETAIL ANCHOR
OPPORTUNITIES**

**OFFICE ANCHOR
OPPORTUNITIES**

**BUILD-TO-SUIT
OPPORTUNITIES**

14+ ACRES



*for further information,
please contact:*

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Retail Space For Lease

Windsor Oaks Boulevard Virginia Beach, Virginia 23451

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Radius	1 Mile	3 Mile	5 Mile
Population			
2011 Projection	22,610	139,819	272,276
2006 Estimate	22,060	138,177	267,581
2000 Census	21,218	135,773	261,007
Growth 2006 - 2011	2.49%	1.19%	1.75%
Growth 2000 - 2006	3.97%	1.77%	2.52%
2006 Households by HH Income			
Income Less Than \$15,000	385 4.69%	3,394 6.79%	6,060 6.28%
Income: \$15,000 - \$24,999	647 7.89%	4,091 8.18%	7,434 7.70%
Income: \$25,000 - \$34,999	1,017 12.39%	6,346 12.69%	11,256 11.66%
Income: \$35,000 - \$49,999	1,834 22.35%	10,079 20.16%	18,425 19.09%
Income: \$50,000 - \$74,999	2,428 29.59%	12,985 25.97%	24,547 25.43%
Income: \$75,000 - \$99,999	1,093 13.32%	6,780 13.56%	13,707 14.20%
Income: \$100,000 - \$149,999	678 8.26%	4,847 9.70%	10,836 11.23%
Income: \$150,000 - \$249,999	110 1.34%	1,268 2.54%	3,287 3.41%
Income: \$250,000 - \$499,999	8 0.10%	166 0.33%	693 0.72%
Income: \$500,000 or more	5 0.06%	38 0.08%	274 0.28%
2006 Avg Household Income	\$58,198	\$60,478	\$65,985
2006 Med Household Income	\$52,260	\$52,093	\$55,178
2006 Per Capita Income	\$21,686	\$21,991	\$23,964



**The KATSIAS
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Brokerage with vision. Real estate with results.

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Preliminary Site Plans

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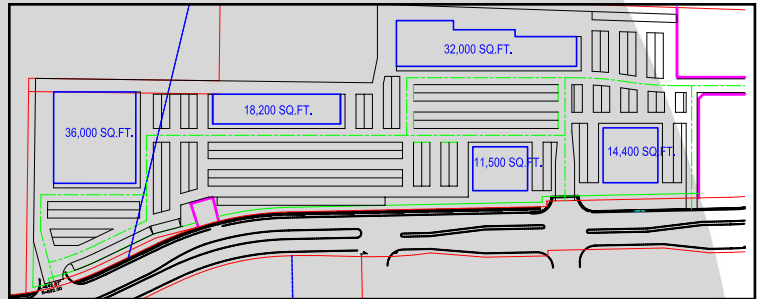
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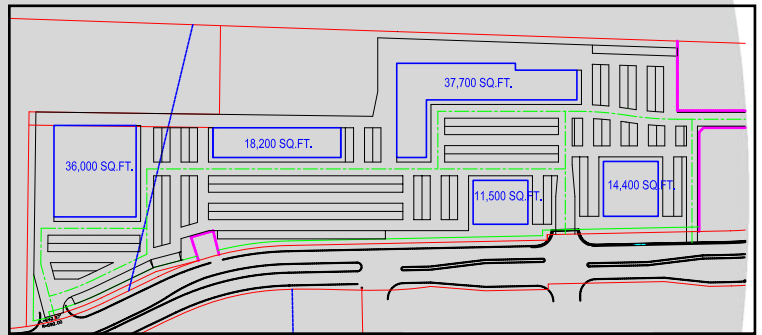
Plan A

- Over 60,000 SF of Outparcel Space
- Over 50,000 SF of Multi-tenant Space



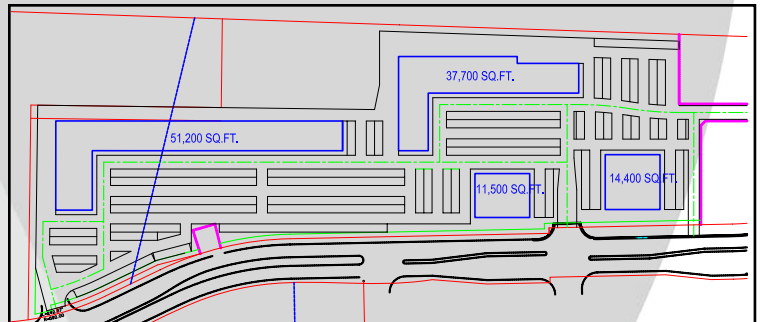
Plan B

- Over 60,000 SF of Outparcel Space
- Over 55,000 SF of Multi-tenant Space



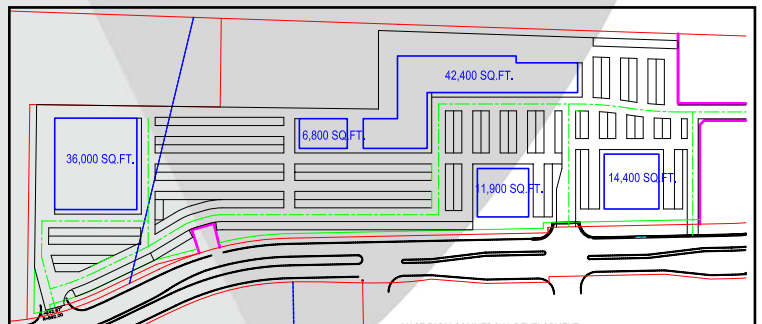
Plan C

- Over 25,000 SF of Outparcel Space
- Over 88,000 SF of Multi-tenant Space



Plan D

- Over 59,000 SF of Outparcel Space
- Over 42,000 SF of Multi-tenant Space



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