

BIRDNECK SHOPPING CENTER

VIRGINIA BEACH, VA



SIZE

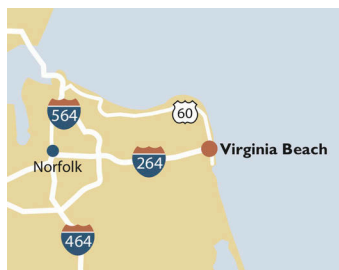
65,554 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,929	50,373	99,886
Households	7,612	22,592	41,778
Median HH Income (\$)	69,954	81,340	87,488

MAJOR TENANT(S)

Food Lion
Dollar Tree



LOCATION

1077 Virginia Beach Boulevard | Virginia Beach, VA 23451

PROPERTY HIGHLIGHTS

- Anchored by Food Lion and Dollar Tree
- Also features Dunkin Donuts, Subway and Boost Mobile
- Located on Virginia Beach Boulevard at Birdneck Road
- Population over 101,500 within a five-mile trade area
- Average household income exceeds \$114,300

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



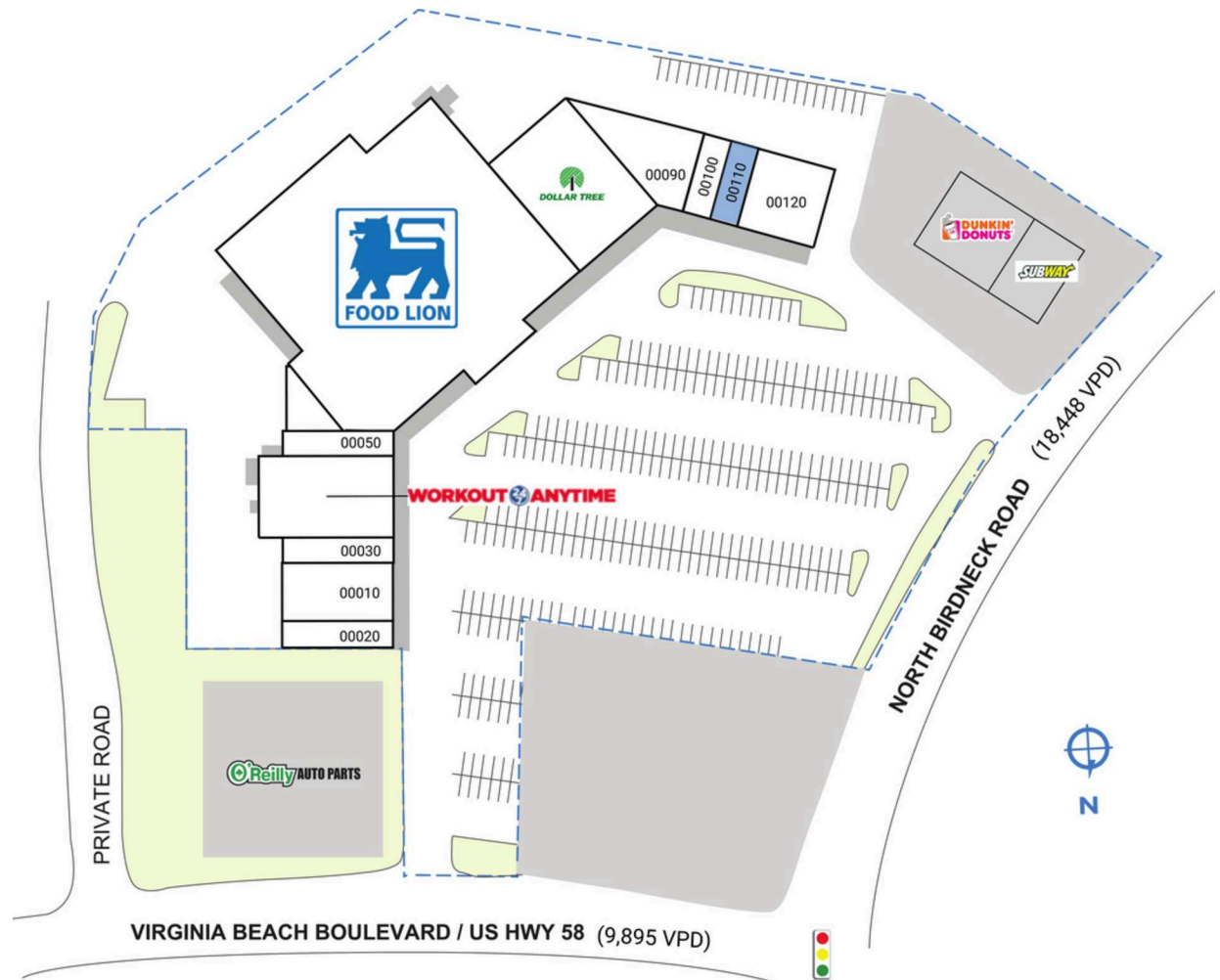
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
00010	Ebony Beauty	3,600 SF
00020	Star Nails	1,200 SF
00030	Chanello's Pizza	1,600 SF
00040	Workout Anytime	6,000 SF
00050	Wings-Go	1,600 SF
00070	Food Lion	33,930 SF
00080	Dollar Tree	9,915 SF
00090	CBD Emporium	1,709 SF
00100	Jade Garden Chinese Restaurant	1,200 SF
00110	COMING AVAILABLE	1,200 SF
00120	Soaps N Suds Laundry Center	3,600 SF
TOTAL SQ. FT.		65,554

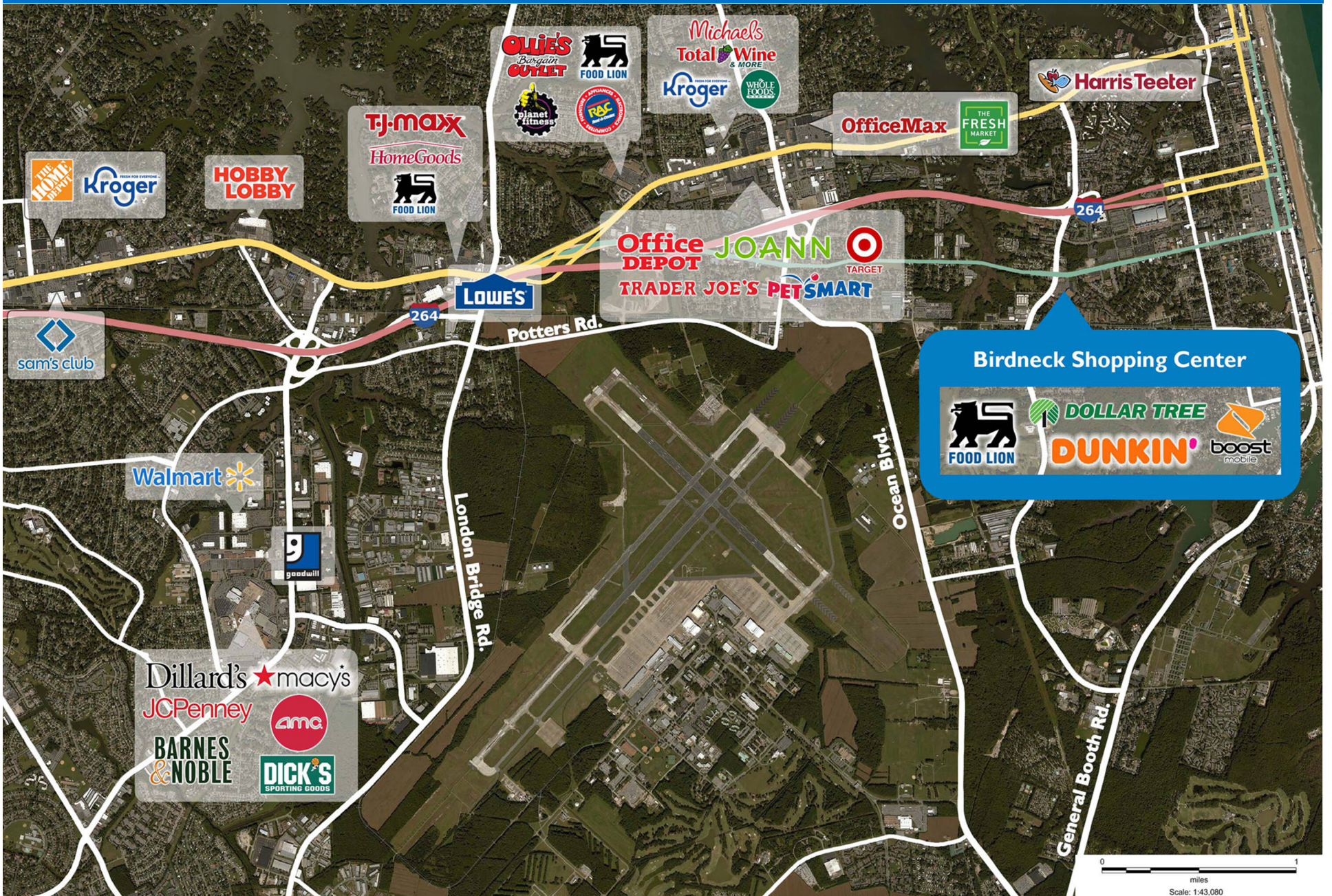
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.

BIRDNECK SHOPPING CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.841412

Longitude: -75.995533

Birdneck Shopping Center Virginia Beach, VA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,929	50,373	99,886
	2028 Projected Population	16,076	50,283	98,964
	2010 Census Population	15,625	50,512	100,286
	2000 Census Population	15,872	51,331	101,725
	1990 Census Population	14,723	51,084	97,512
	Historical Annual Growth 1990 to 2000	0.75%	0.05%	0.42%
	Historical Annual Growth 2000 to 2010	-0.16%	-0.16%	-0.14%
	Estimated Annual Growth 2010 to 2023	0.14%	-0.02%	-0.03%
	Projected Annual Growth 2023 to 2028	0.18%	-0.04%	-0.19%
	Median Age	35.5	37.7	38.7
Households	Q4 2023 Estimated Households	7,612	22,592	41,778
	2028 Projected Households	7,687	22,564	41,426
	2010 Census Households	7,233	21,988	40,761
	2000 Census Households	7,325	22,070	40,232
	1990 Census Households	6,575	20,553	36,196
	Historical Annual Growth 1990 to 2000	1.09%	0.71%	1.06%
	Historical Annual Growth 2000 to 2010	-0.13%	-0.04%	0.13%
	Estimated Annual Growth 2010 to 2023	0.37%	0.20%	0.18%
	Projected Annual Growth 2023 to 2028	0.20%	-0.02%	-0.17%
	Population per Household	2.07	2.18	2.34
Population by Race	White	61.9%	68.6%	69.9%
	Black or African American	16.3%	13.2%	12.0%
	Asian & Pacific Islander	2.8%	3.3%	3.6%
	Other Races	5.7%	5.8%	6.1%
	Hispanic Population	13.2%	9.0%	8.5%
Income	Average Household Income	\$92,874	\$124,076	\$123,175
	Median Household Income	\$69,954	\$81,340	\$87,488
	Per Capita Income	\$44,718	\$57,246	\$52,670
Education (Age 25+)	Elementary	4.2%	2.4%	2.1%
	Some High School	4.7%	2.8%	3.5%
	High School Graduate	20.2%	19.3%	19.2%
	Some College	21.1%	21.2%	21.6%
	Associates Degree Only	10.2%	10.3%	10.0%
	Bachelors Degree Only	25.3%	26.8%	27.0%
	Graduate Degree	14.3%	17.3%	16.6%
Business	Number of Businesses	558	2,378	4,460
	Total Number of Employees	5,075	25,567	82,913
	Employees per Business	9.10	10.75	18.59
	Residential Population per Business	28.56	21.19	22.40

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