

# RETAIL PROPERTY FOR LEASE

## AIRLINE MARKET PLACE

3537-3539 AIRLINE BLVD, PORTSMOUTH, VA 23701



The **KATSIAS**  
C O M P A N Y

*Brokerage with vision. Real estate with results.*

*Presented By:*

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## EXECUTIVE SUMMARY

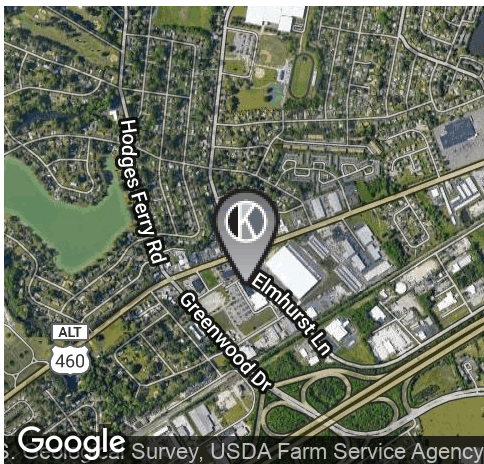


### OFFERING SUMMARY

<b>Available SF:</b>	1,300 sf
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	50,000 SF

### PROPERTY HIGHLIGHTS

- Easy access off I-264
- Ready to build up to 10,000sf of street retail
- Located at the Greenwood exit of I-264 at the intersection of Airline boulevard
- Dense residential market and a heavy retail corridor
- Brand new CVS and new Food Lion on property
- 1/16 of a mile from the Chesapeake line
- Ample parking



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,804	22,455	54,589
Total Population:	10,498	65,069	153,514
Average HH Income:	\$51,512	\$62,503	\$62,667



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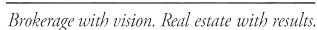
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We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

# AIRLINE MARKET PLACE

# SITE PLAN



jk@katsias.com

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RETAILER MAP



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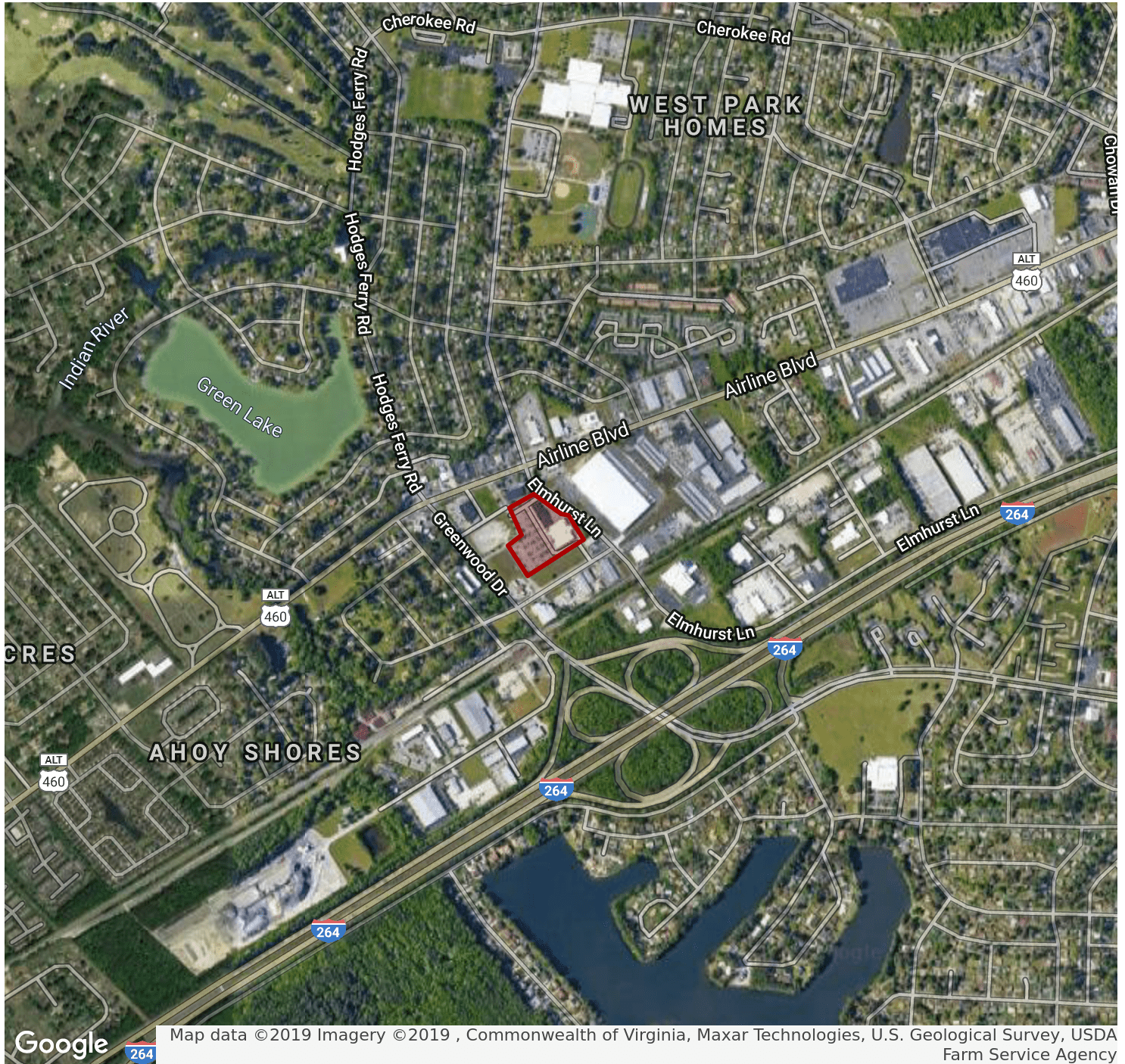


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AVAILABLE SPACES

Lease Rate:

NEGOTIABLE

Lease Type:

NNN

Total Space

1,300 SF

Lease Term:

SPACE	SUITE	LEASE RATE	SIZE (SF)	CAM CHARGE/SF
Unit 8		NEGOTIABLE	1,300 SF	
Outparcel B		\$65,000.00 YEARLY	1.1 ACRES	
Outparcel C		\$65,000.00 YEARLY	2.02 ACRES	