




Full property renovation underway

For lease

Triangle Shopping Center

5021 George Washington Highway, Portsmouth, VA

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 **JLL** SEE A BRIGHTER WAY

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Property highlights

- 84,437 SF retail space
- Undergoing full property renovation
- Strong density and traffic counts
- Tenant Improvement package available
- Flexible terms, rent negotiable
- Nearby New rivers Casino and Norfolk Naval shipyard
- Tenants include: Planet Fitness, Wendy's, Tire Choice, Victory Rivers Burger and Bistro, and Young's Beauty Supply

Excellent Co-Tenancy



Demographics

		1 Mile	3 Miles	5 Miles
Population		11,391	74,789	200,729
No. Households		4,439	27,565	75,516
Avg. HH Income		\$55,380	\$61,501	\$74,481

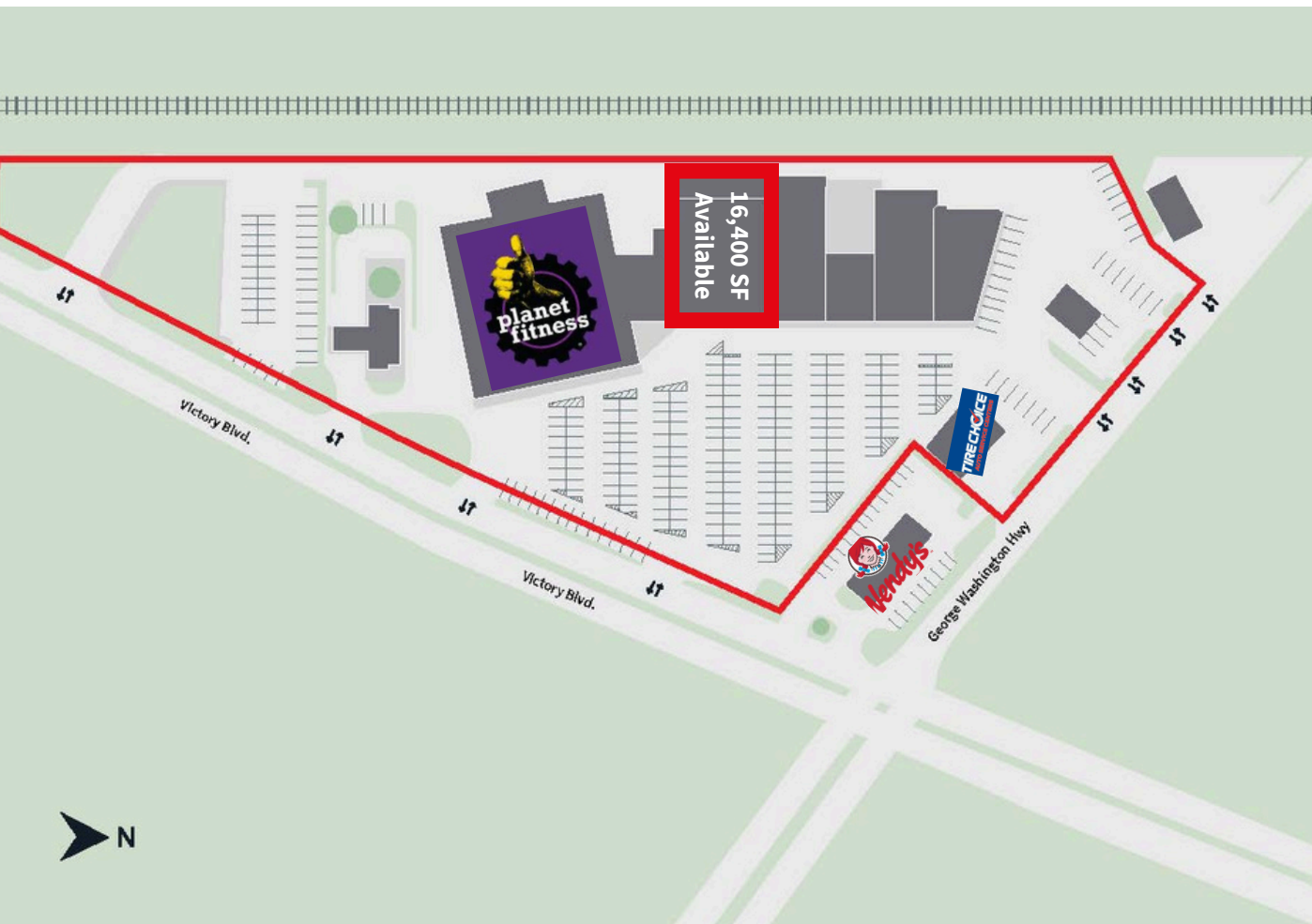
Close-up view



Market overview



Site plan



Planet Fitness	1907 Victory	33,485
Flat Cigar Lounge	1913-15 V	3,050
AVAILABLE	1917 v	16,400
AVAILABLE	1921-23V	7,800
Coin Wash	1925 V	1,200
Wayland Nicoleau-Barber Shop	1931 V	1,000
Home Health Agency	1933 V	1,000
The Watchbam Inc.	1935-A V	4,225
Yong's Beauty Supply	1935-B V	4,225
Victory Tobacco & Vape, Inc.	1939 & 1943 V	2,304
Beauty Salon	5009 GV	816
Patricia Melvin:-Haul Rental	5013 GW	978
P-Town Rack	5017 GV	978
Tirechoice #713 (Outparcel)	5003 Geo. Washington	3,000
Deep Creek Pawn Shop (Outparcel)	1901 V	2,000
Outparcel	5003 GV	976
Fortune China (Outparcel)	5101 GV	1,100
Sprint/Nextel Cell Tower	1900 Block of GW	
Ice house	5003 GV	
TOTAL		84,537



**For more information,
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