

For lease Triangle Shopping Center

**5021 George Washington Highway
Portsmouth, VA**



Property highlights

- 84,437 SF retail space
- 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

Site plan



Planet Fitness	1907 Victory	33,485
Victory Burger Bistro	1913-15V	3,050
AVAILABLE	1917 V	16,400
AVAILABLE	1921-23v	7,800
Car Wash	1925 V	1,200
AVAILABLE	G&H	2,000
The Watchbarn Inc.	1935-AV	4,225
Yong's Beauty Supply	1035-BV	4,225
Victory Tobacco & Vape, Inc.	1939 & 1943 V	2,304
Beauty Salon	5009 GV	816
Comfort Massage	5013 GW	978
Kingdom Connection	5017 GV	978
Tirechoice #713 (Outparcel)	5003 Geo. Washington	3,000
Issa Vibe	1901 V	2,000
Outparcel	5003 GV	976
Future China (Outparcel)	5101 GV	1,100
Sprint/Nextel Cell Tower	1900 Block of GW	
Ice House	5003 GV	
Total		84,537

Market overview



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



**For more information,
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