

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

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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	



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



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