

Auburn Place Shoppes

3497 & 3501 Holland Road
Virginia Beach, VA 23452



Broker Contact:

Claudine Usonis

(757) 486.1000 TTY 711





SUNSHINE KATE

QUEENERS

The Madison
salon

AAPEX
DRIVING SCHOOL

GENTLE DENTAL
CENTER

DRIVER
REQUIREMENTS

BEHIND THE
WHEEL

DRIVING
LESSONS

DRIVER
/ RE-EX

AAPEX
DRIVING SCHOOL

Please call
for details
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www.aapexdrivingschool.com

Financing
Available

Dentures
from
\$659

Adults &
Children

Laminates
from
\$599

Zoom!®
Bleaching

Whitening
from
\$149

Sedation &
Laughing
Gas





MOM'S KITCHEN

Scandinia's

Breakfast

Lunch

SALAD
BAR

OPEN

Dinner

WE SERVE
LUNCH



Why Choose Auburn Place Shoppes?

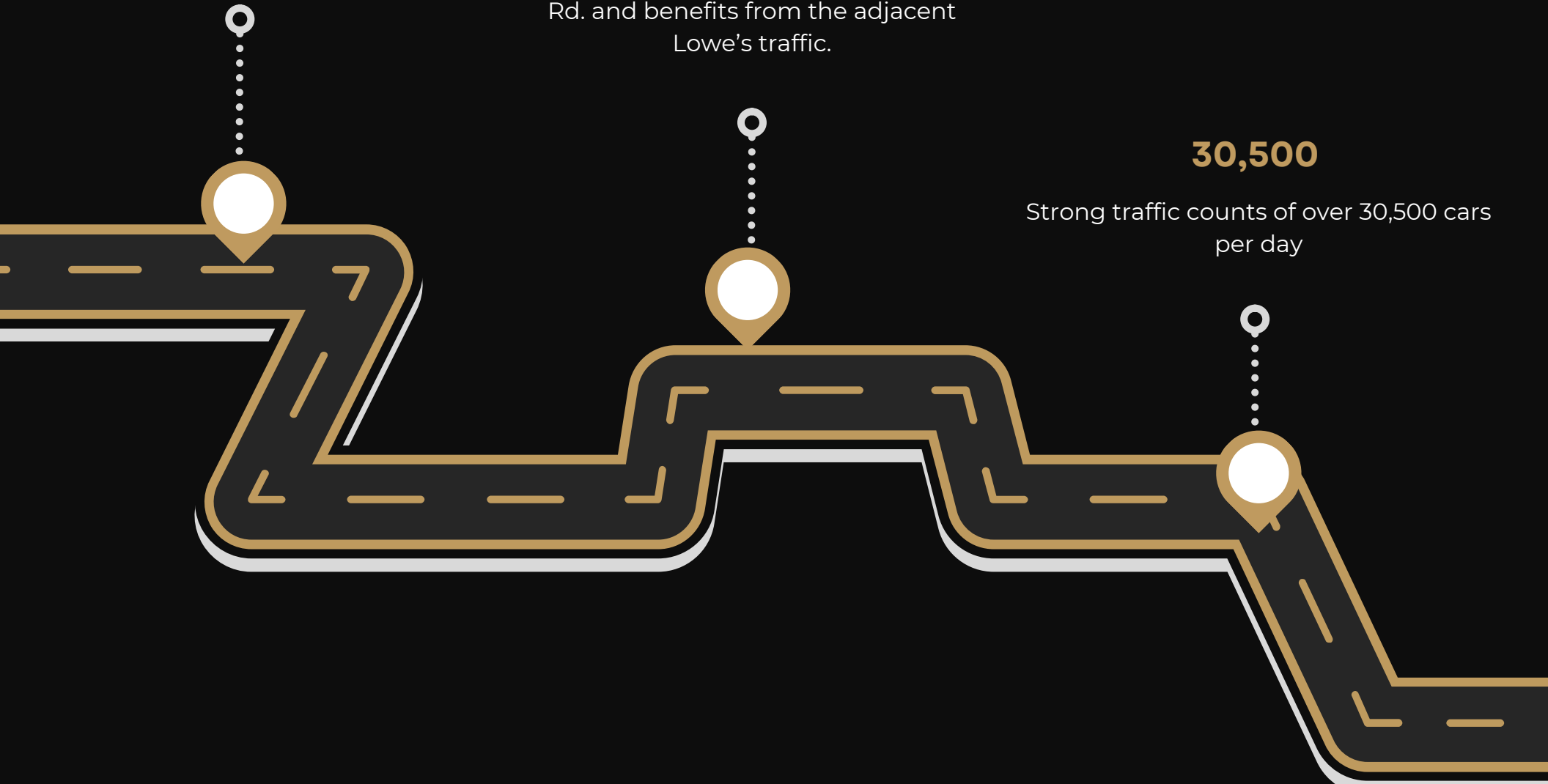
256,000

Over 256,000 potential customers reside within a 5-mile radius

Tremendous visibility on Holland Rd. and benefits from the adjacent Lowe's traffic.

30,500

Strong traffic counts of over 30,500 cars per day







3497 & 3501 Holland Rd.
Virginia Beach, VA 23452

Size:
42,709 SF
3501 Holland Rd. - 28,732 SF
3497 Holland Rd. - 13,977 SF

Parking:
3501 Holland Rd. - 106 Spaces
3497 Holland Rd. - 155 Spaces

Rental Rate:
Contact Agent

Estimated CAM, Taxes & Insurance:
\$3.76 / SF

Space Available:
3501 Holland Rd. - Unit 117A 5,300 SF

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MAJOR TENANTS



TENANTS OVER 20 YEARS



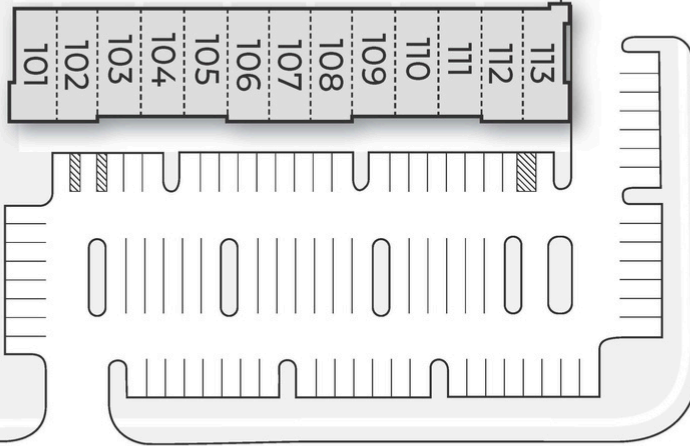
ANGIE'S BAKERY

Sedation & Laughing Gas
Implants from \$989

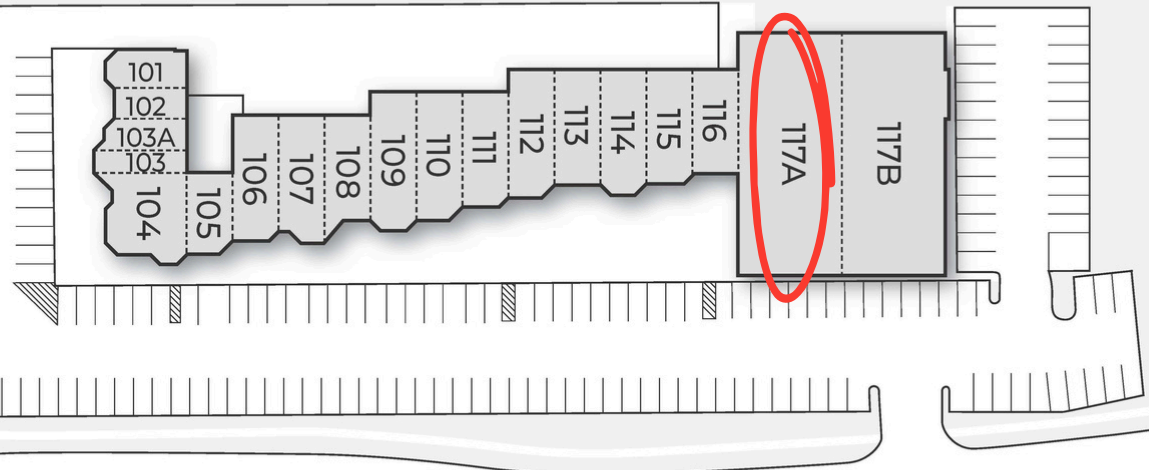
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3497 Holland Rd.



3501 Holland Rd.



Holland Rd.



Auburn Place Shoppes

3497 Holland Rd.

Suite #	Tenant
101-102	May's Parlor
103	Kirsy's Hair Studio
104	Boba Chef
105-109	Gaungdong Taste
110	Elle Madison Salon
111	The Little Nail Shop
112-113	Gentle Dental Care

3501 Holland Rd.

Suite #	Tenant
101 - 103A	Angie's Bakery
103	Wing's Go 2
104-105	Domino's Pizza
106-107	A & M Tobacco
108	Beauty Seasons
109	The Hemp Spectrum
110	Healthy Massage
111	Hong Kong House
112-114	Mom's Kitchen
115-116	Scandals Lounge
117A	AVAILABLE - 5,300 SF
117B	NAPA Auto Parts



OUR MISSION: Help Others. Live Better.

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).

CONTACT:



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BREEDAN

Nationally Recognized

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