

# Montgomery Square Shoppes

725 High Street  
Portsmouth, VA 23704



**Broker Contact:**

Mark Pendleton  
(757) 486.1000 TTY 711





# Why Choose Montgomery Square Shoppes?

**118,000**

Over 118,000 potential customers reside within a three (3) mile radius.



Downtown Major Employers include the Naval Shipyard and the Naval Medical Center.



908 apartments within the Downtown Portsmouth area and 69 units directly above the Shoppes.

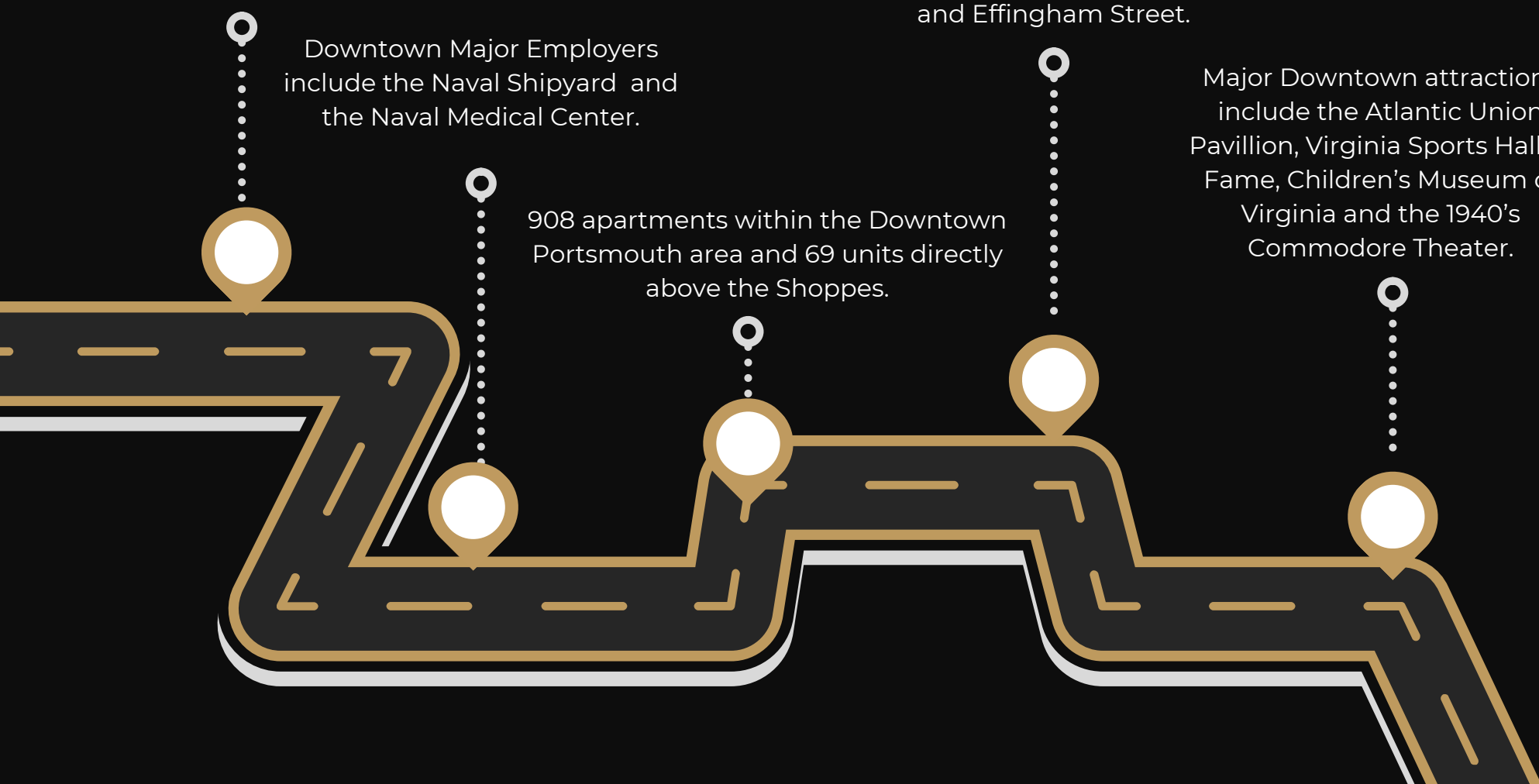


**65,000**

Strong traffic counts of over 65,000 cars per day at the intersection of High Street and Effingham Street.



Major Downtown attractions include the Atlantic Union Pavillion, Virginia Sports Hall of Fame, Children's Museum of Virginia and the 1940's Commodore Theater.





Montgomery Square Shoppes  
1725 High Street  
Portsmouth, VA 23704

Size:  
43,816 SF

Parking:  
Street Parking & Public Parking Lot

Rental Rate:  
Price Negotiable

Space Available:  
Unit 104B 10,922 SF

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## Montgomery Square Tenants

Suite #	Tenant
101	Bloom Coworking
102	Cure Coffeehouse
103A	Post Secondary Brewing
103B	Partnership Development Foundation
104	Bloom Coworking
<b>104B</b>	<b>AVAILABLE 10,922 SF</b>



Post Secondary Brewing

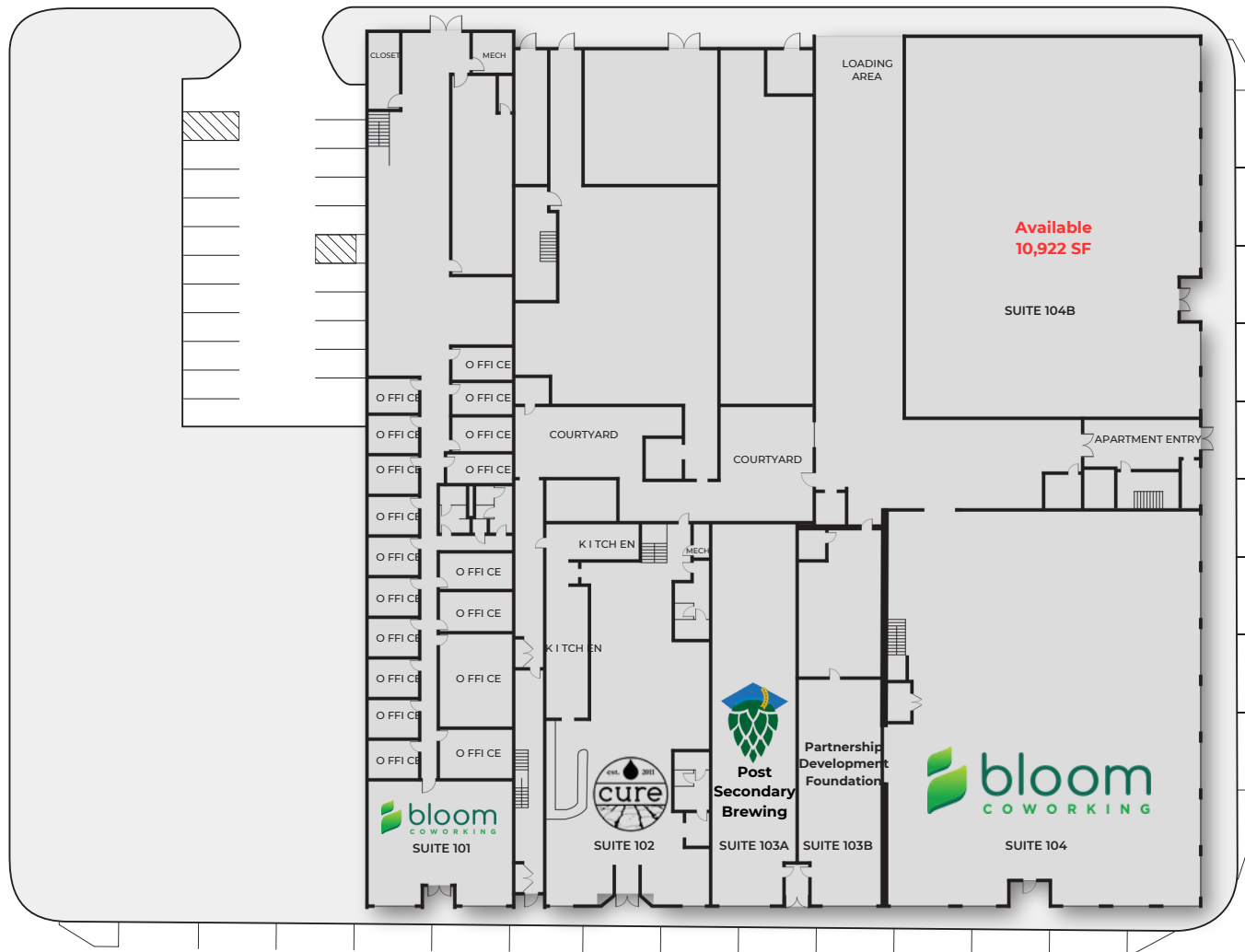
# Montgomery Square Shopping Center

725 High St. • Portsmouth, VA 23704 • [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

King St.

Green St.

Effingham St.



High St.





## **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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**BREEDEN**

Nationally Recognized

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