

RENAISSANCE PLACE

401 N. Great Neck Road
Virginia Beach, VA 23454



Broker Contact:

Claudine Usonis
(757) 486.1000 TTY 711







Why Choose Renaissance Place?

192,000

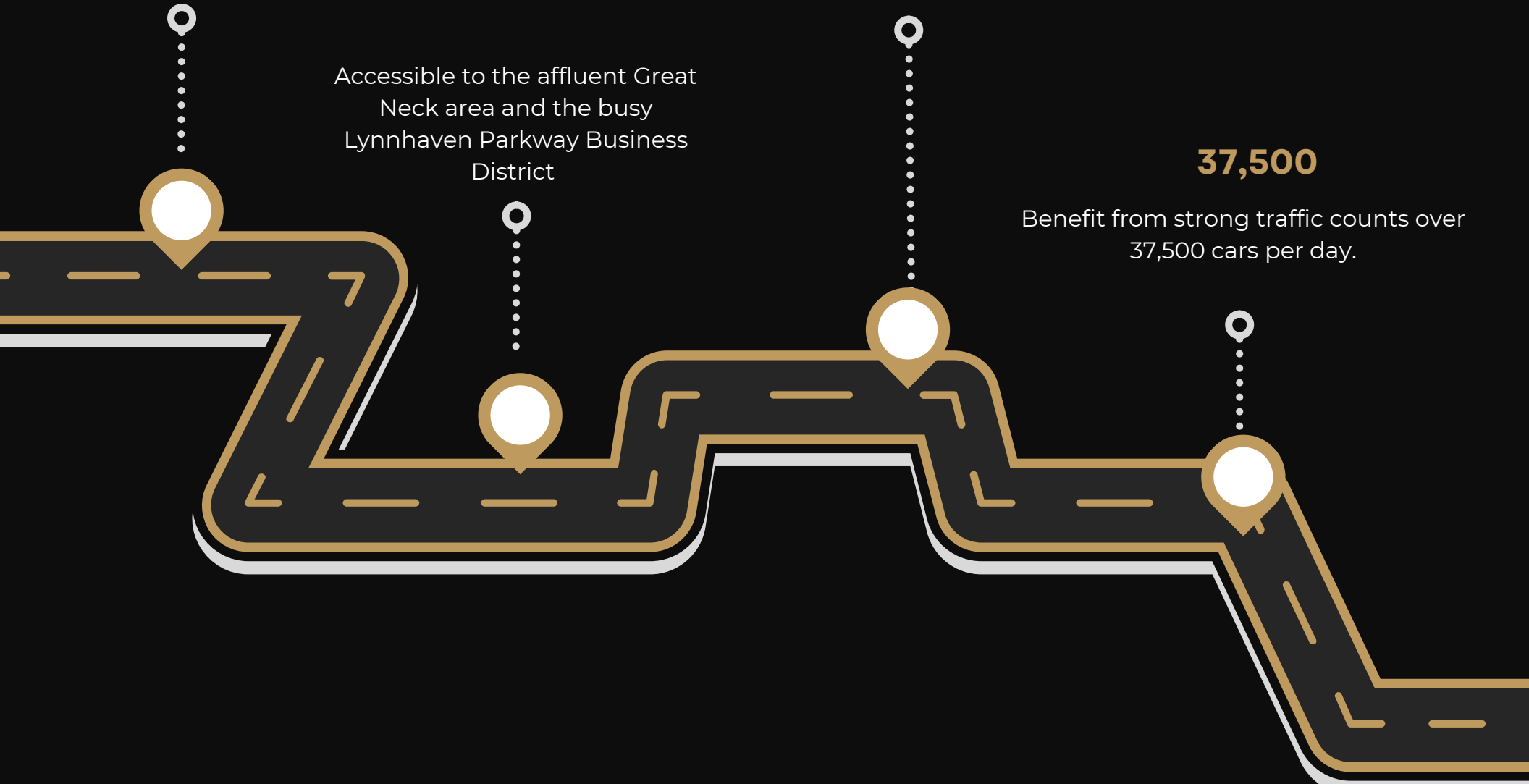
Over 192,000 potential customers reside within a 5-mile radius

The Breedren Company develops, leases, and manages its properties. Locally operated we take pride in our properties and constantly monitor all details because we have a vested interest.

Accessible to the affluent Great Neck area and the busy Lynnhaven Parkway Business District

37,500

Benefit from strong traffic counts over 37,500 cars per day.







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Size:
47,667 SF

Parking:
285 Spaces

Rental Rate:
Price Negotiable, Triple Net

Estimated CAM, Taxes & Insurance:
\$6.74 / SF

Space Available:
Fully Leased

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MAJOR TENANTS

tropical **CAFE**
SMOOTHIE

 **SUNDAYS**
SUN | SPA | SHOP

WARRIORS
GRILL

 the **Real Estate Group**™
Experience - Dedication - Results

 **Ava Clara**
COUTURE BRIDAL

OUTPARCEL

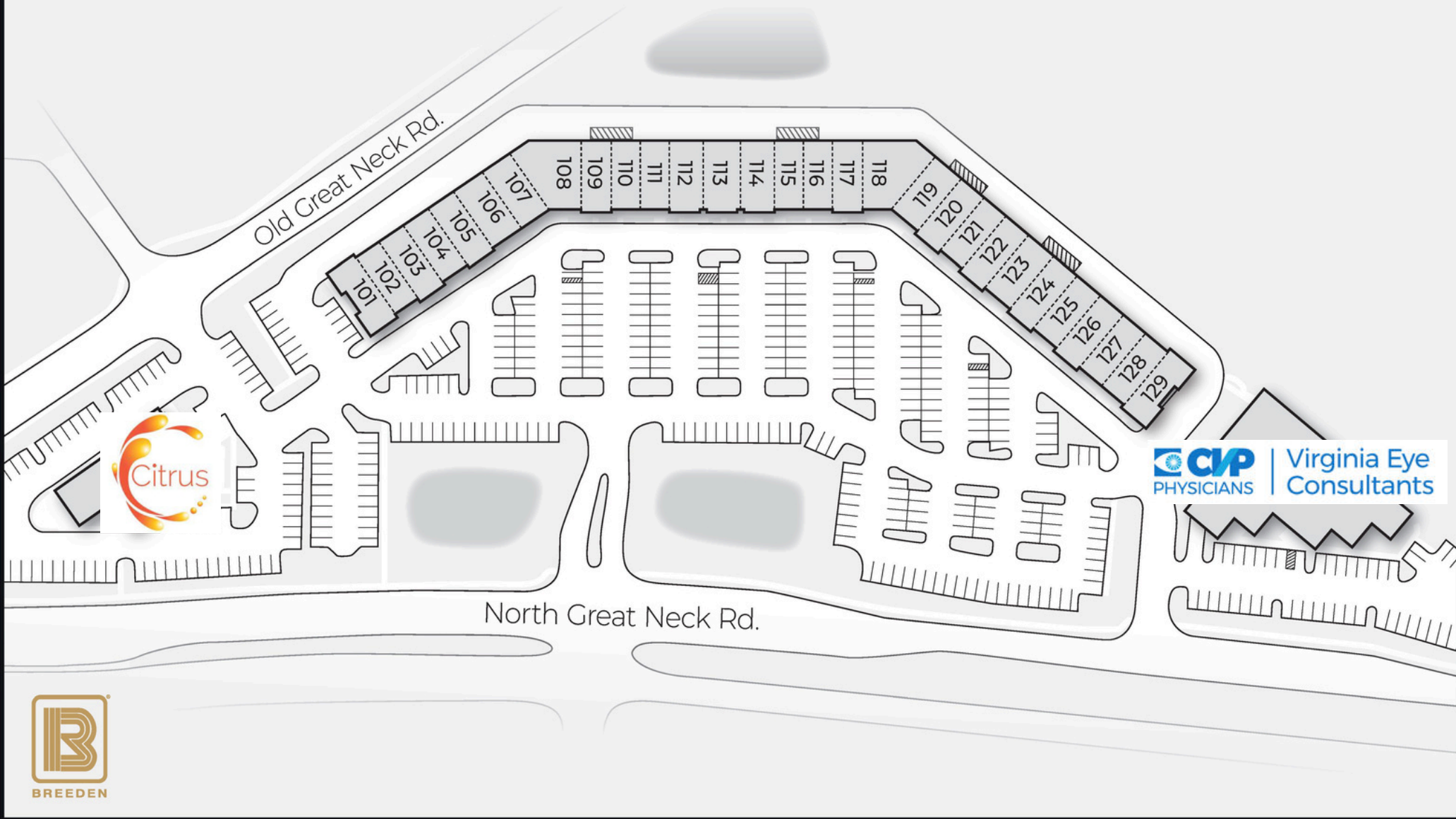
 **Citrus**

 **CIP**
PHYSICIANS | Virginia Eye
Consultants



Renaissance Shopping Center

401 North Great Neck Rd. • Virginia Beach, VA 23454 • www.TheBreeddenCompany.com



Renaissance Place

Suite #	Tenant
101-102	Tropical Smoothie Cafe
103	Pretty Nails & Cocktails
104-105	El Mexsal Bar & Grill
106-107	Warrior's Grill
108	O Yummy Sushi
109	Salon Oh
110	Golden Hour Boutique
111	Central 111 Tapas Restaurant
112-113	Venue 112
114-115	Sundays Blue Box Tanning
116-117	Victoria's Pizzeria
118	Yiannis Wine Shop
119	Ava Clara Couture Bridal
120-121	Rock Box Fitness
122	Davidson Orthodontics
123	Splurge Cheesecake and Treats
124	Renaissance Salon & Spa
125-128	The Real Estate Group
129	The Veranda Trattoria



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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