

# Village Shoppes



2605 VIRGINIA BEACH BLVD.  
VIRGINIA BEACH, VA 23452





# DASHFIT

FITNESS EQUIPMENT SALES

CAFE MARU  
Breakfast & Lunch

Specialty  
TATTOO







# Why Choose Village Shoppes?

Over 226,000 potential customers reside within a five (5) mile radius.

Easy access from I-264, Lynnhaven Pkwy. and Virginia Beach Blvd.

Center Location:  
2605 Virginia Beach Blvd.  
Virginia Beach, VA 23452

Size:  
14,532 SF

Rental Rate:  
Price is negotiable, Triple Net

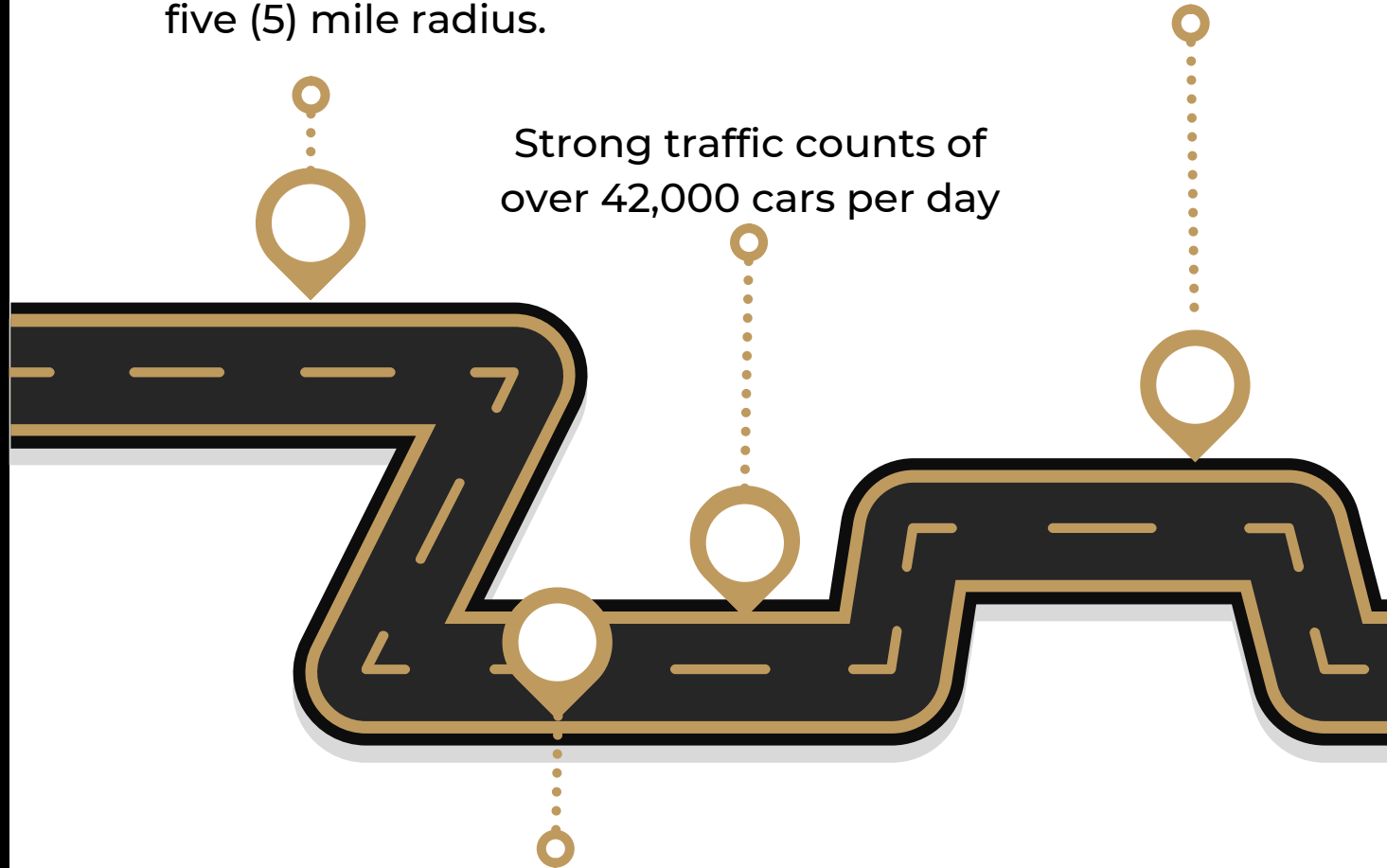
Estimated CAM,  
Taxes & Insurance:  
\$4.54 SF

Space Available :  
Suite 109 1,482 SF  
Suite 110 1,482 SF

Broker Contact:  
Claudine Usonis  
757-486-1000

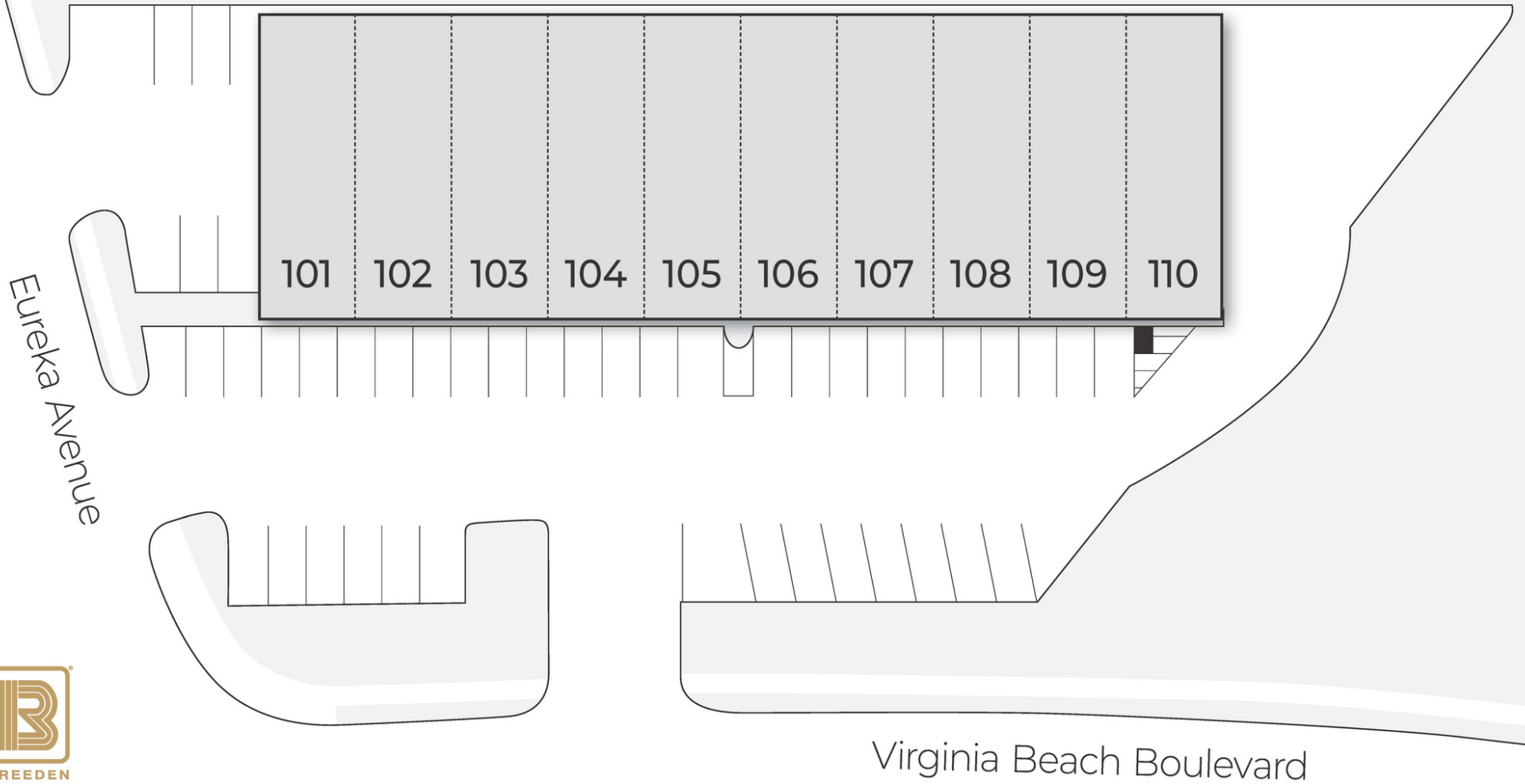
Strong traffic counts of over 42,000 cars per day

Situated to reach customers from Great Neck, Little Neck, and the Lynnhaven business corridor.



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# Village Shoppes Tenants

## **SUITE #    Tenant**

101 - 102	Dash Fit
103	Soul & Sea Café & Carry Out
104	Ancient Art Tattoo Studio
105	The Potters House Christian Center
106	Lavish Studio
107	Workout Plus
108	Glamour Nail Spa
109	AVAILABLE 1,482 SF
110	AVAILABLE 1,482 SF





## 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 2022).



# OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

## **BELIEF**

We believe our success will always lie in our integrity.

## **RELATIONSHIPS**

We believe every relationship is our most important one.

## **ENTREPRENEURIAL**

We believe in inspiring creativity and innovation.

## **EXPERTISE**

We believe in hiring and training the best.

## **DILIGENCE**

We believe the smallest detail is of the greatest importance.

## **ENTHUSIASM**

We believe in serving passionately and positively.

## **NO EXCUSES**

We believe in finding solutions, not problems.





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The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23452  
(757) 486.1000 TTY 711



[www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

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is proudly designed,  
developed & managed by

