

Auburn Place Shoppes

3497 & 3501 Holland Road
Virginia Beach, VA 23452



Broker Contact:
Claudine Usonis
(757) 486.1000 TTY 711



DRIVING RATE

CLEANERS

McMadison
salon

AAPEX
DRIVING SCHOOL

GENTLE DENTAL
CENTER

DRIVER SUPPORTER BEHIND THE WHEEL

DRIVING LESSONS DRIVER / RE-EX

AAPEX DRIVING SCHOOL

Please call for schedule: 757-498-4018

Financing Available

Dentures from \$659

Adults & Children

Laminates from \$599

Zoom!® Bleaching

Whitening from \$149

Sedation & Laughing Gas

RESERVED PARKING





BREEDEN





MOM'S KITCHEN

Scandinavia's

Breakfast

Lunch

SALAD BAR

OPEN

Dinner

WE SERVE LUNCH

RESERVED PARKING



Why Choose Auburn Place Shoppes?

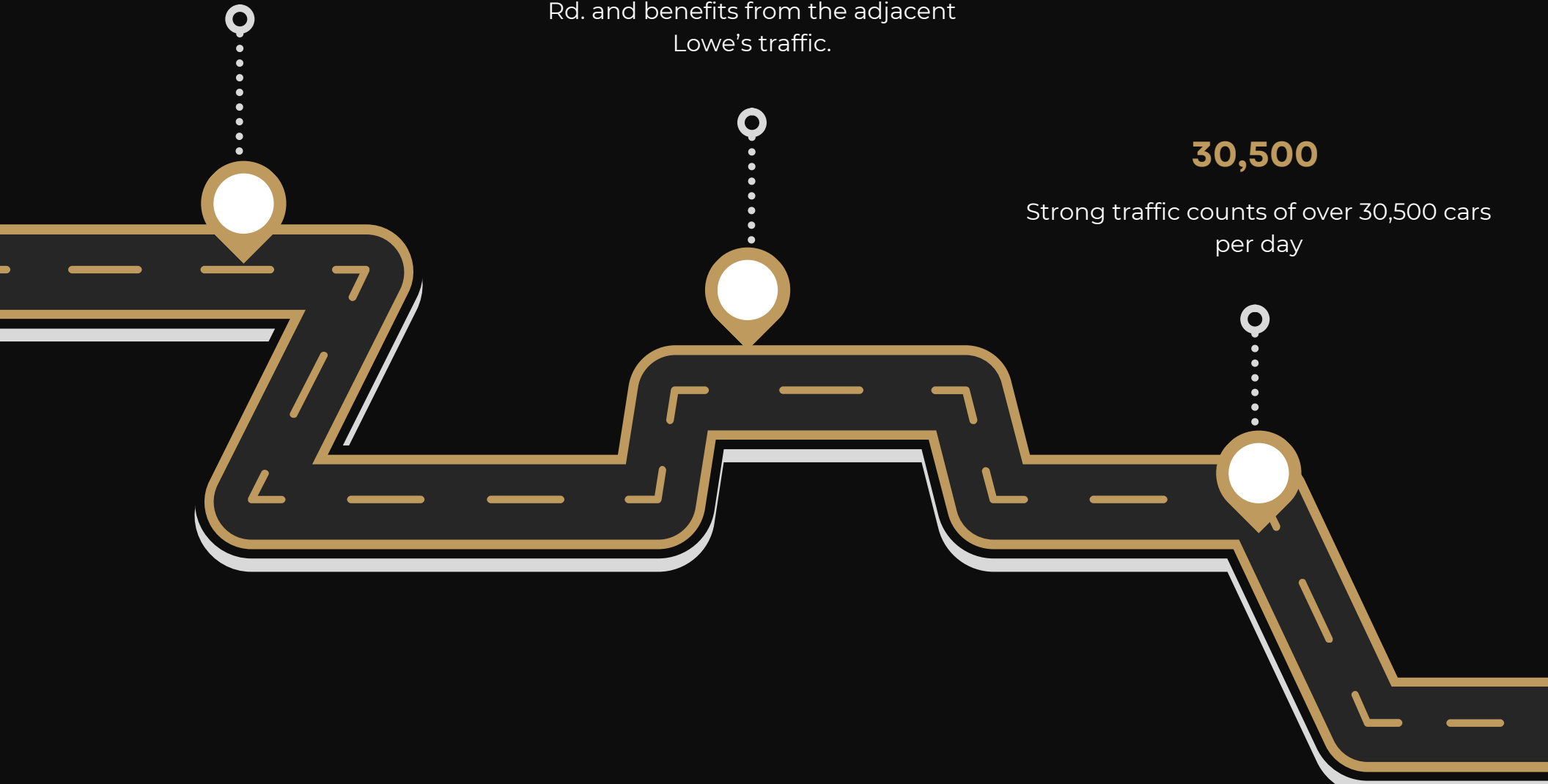
256,000

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






Auburn Place
SHOPPES

3501

AUBURN PLACE PIZZA

103



3497 & 3501 Holland Rd.
Virginia Beach, VA 23452

Size:
42,709 SF
Building 1 - 28,732 SF
Building 2 - 13,977 SF

Parking:
Building 1 - 106 Spaces
Building 2 - 155 Spaces

Rental Rate:
Contact Agent

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

Space Available:
Unit 111 1,047 SF

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MAJOR TENANTS



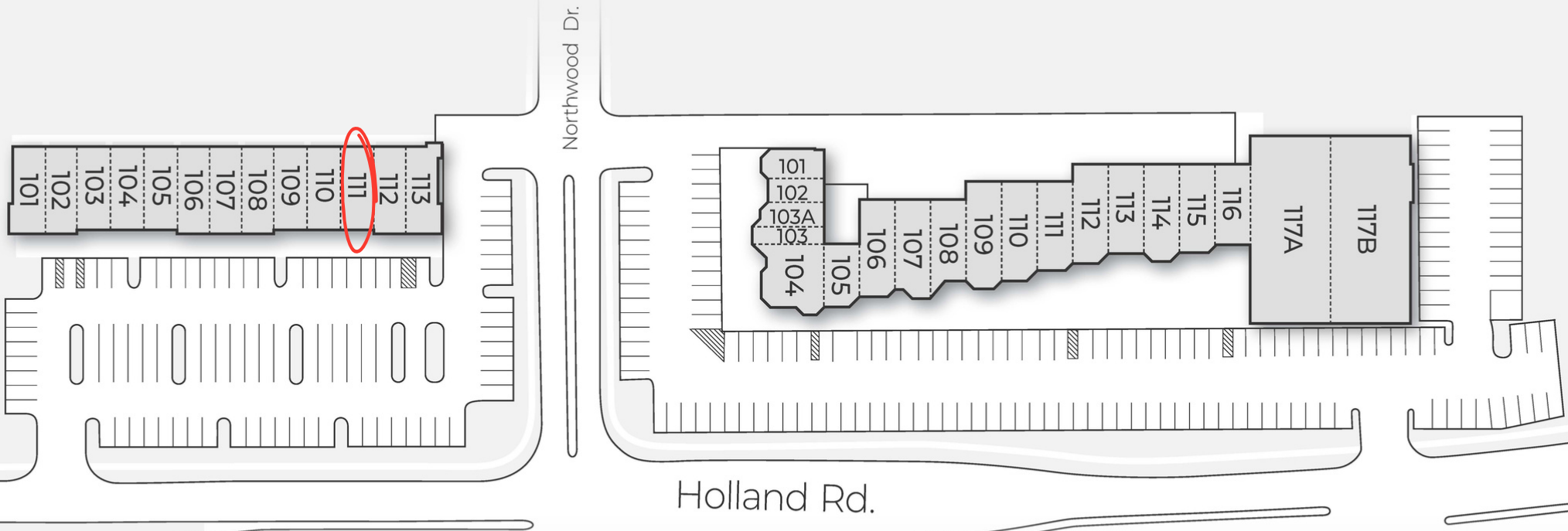
TENANTS OVER 20 YEARS



ANGIE'S BAKERY

Auburn Place Shoppes

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BREEDEN

Auburn Place Shoppes

Building 1

3497 Holland Road

Suite #	Tenant
101-102	May's Parlor
103	Kirsy's Hair Studio
104	Boba Chef
105-109	Gaungdong Taste
110	Elle Madison Salon
111	AVAILABLE 1,047
112-113	Gentle Dental Care

Building 2

3501 Holland Road

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	Pole Palace
117B	NAPA Auto Parts



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.

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, and 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).



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The Breeden Company
560 Lynnhaven Parkway
Virginia Beach, VA 23452
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www.TheBreedenCompany.com

Auburn Place Shoppes
is proudly designed,
developed & managed by

