

Eagle Harbor Shopping Center

13478 Carrollton Boulevard
Carrollton, Virginia 23314



Broker Contact:
Mark Pendleton
(757) 486.1000 TTY 711





Why Choose Eagle Harbor Shopping Center?

21,092

Over 21,092 potential customers reside within a five (5) mile radius.

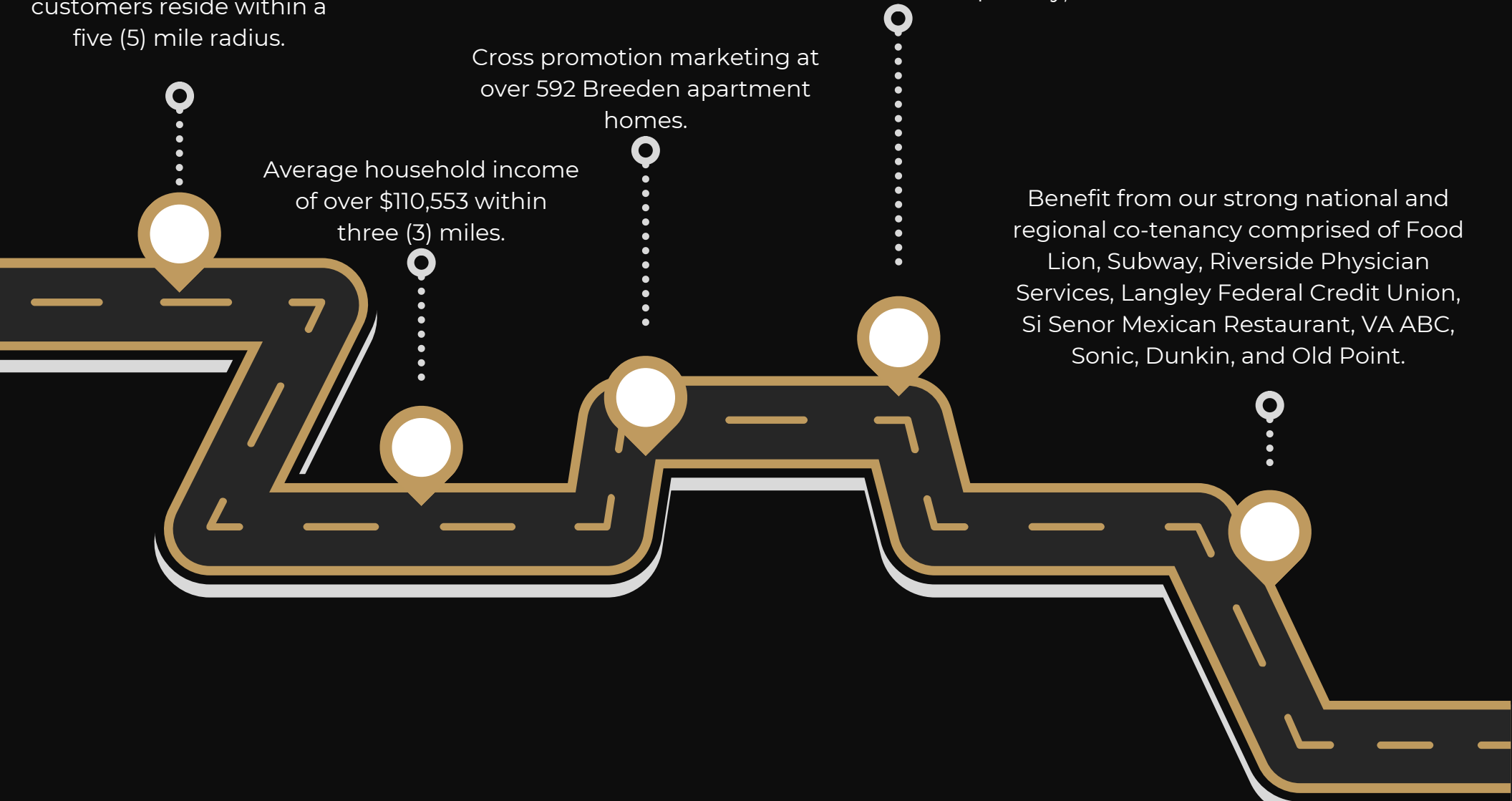
Average household income of over \$110,553 within three (3) miles.

Cross promotion marketing at over 592 Breeden apartment homes.

31,000

Located at one of the busiest intersections in Isle of Wright with over 31,000 cars per day,

Benefit from our strong national and regional co-tenancy comprised of Food Lion, Subway, Riverside Physician Services, Langley Federal Credit Union, Si Senor Mexican Restaurant, VA ABC, Sonic, Dunkin, and Old Point.



AmeriCare PLUS
In-Home Personal Care Agency

Pet Paradise

CHIROPRACTOR

WIS

PIZZA

ALAMO

WALKERS





Center Location:
13478 Carrollton Boulevard
Carrollton, Virginia 23314

Size:
77,049 Square Feet

Parking:
426 Spaces

Rental Rate:
Contact Agent

Estimated CAM, Taxes & Insurance:
\$3.54 SF

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MAJOR TENANTS



OUTPARCEL



Founders Point
2.2 Miles
Total: 319 Homes
Price: \$550,000 - \$1,000,000



6.62 Acres
\$2,650,000 → 11

Bridgewater at Eagle Harbor
Total: 150 Homes
Price: \$180's

Northgate Drive

6.875 Acres
Can be Subdivided

The Nest on 17
208 Apt. Units

+/- 1.7 Acres
\$950,000



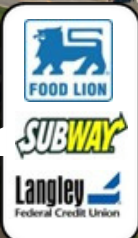
10 - B

RITE AID
Coming Soon
8-C

Smith Neck Road

Woodbridge at Eagle Harbor
Total: 120 Homes
Price: \$200's

US Route 17 / Carrollton Blvd.



Eagle Harbor Shopping Center

CharterHouse at Eagle Harbor
Total: 58 Homes
Price: \$500's



9C-2

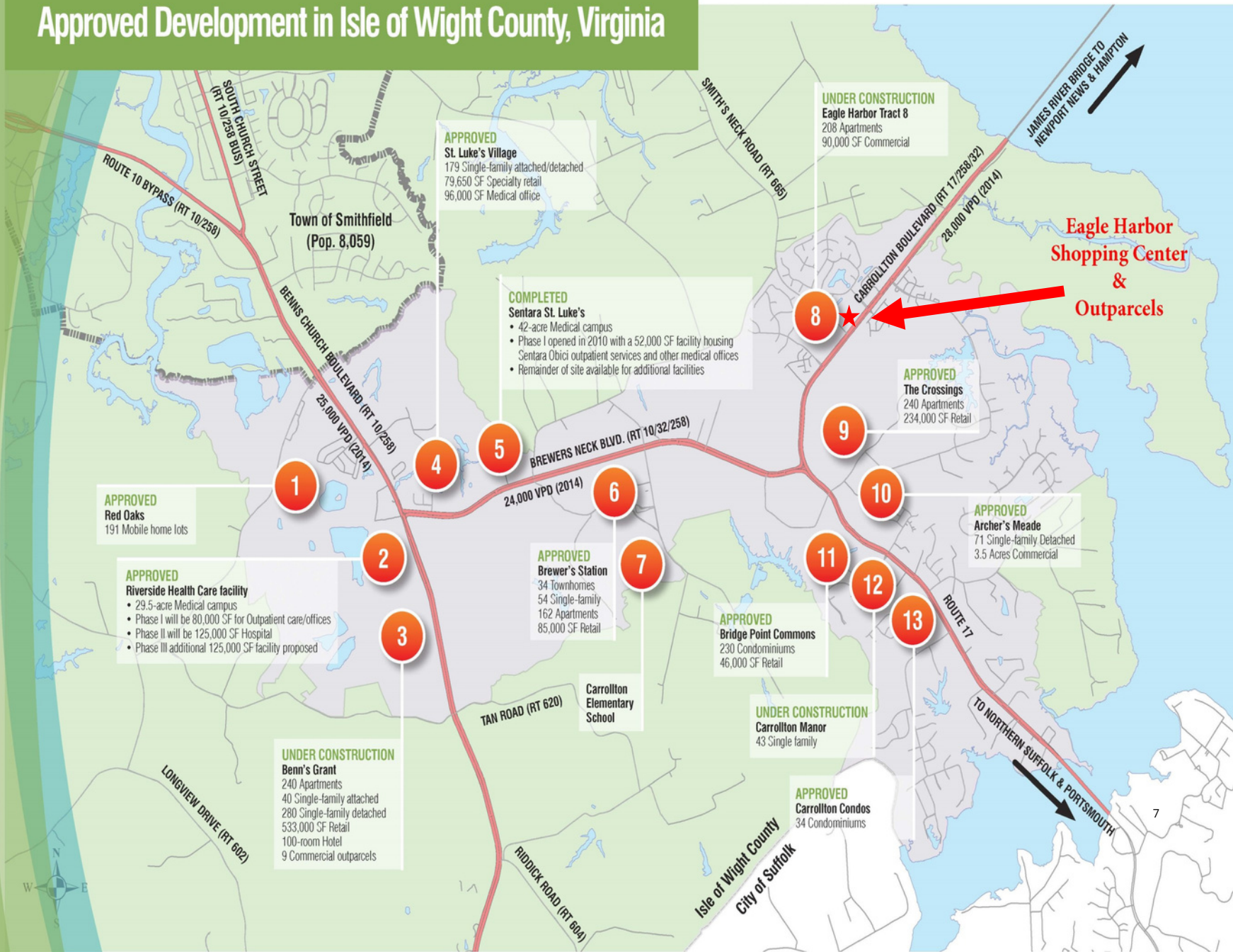
9C-3
1.38 Acres

Carrollton Car Wash

Eagle Harbor Apartments
Total: 384 Homes

Eagle Harbor
Total: 262 Homes
Price: \$300's to over \$700's

Approved Development in Isle of Wight County, Virginia



Expand your market and your bottom line while staying home, here in the Heart of Hampton Roads.

Newport DSD is a strategic growth area planned for future residential, commercial and industrial development. It is the fastest growing area in Isle of Wight County.

DEMOGRAPHICS

- Population
- 5-Mile Radius: 18,000
- 7-Mile Radius: 25,000
- Current Number of Households: 2,900
- Median Household Income: \$86,574
- Median Home Value \$291,400
- Educational Attainment 89.8% High School Graduate or Higher

Sources: Nielsen Claritas, U.S. Census Bureau (American Community Survey 2009-2013) and Isle of Wight County Department of Planning & Zoning

MARKET CONDITIONS

- Retail Sales = 2.4% average annual increase in total taxable sales since 2000, up 2.8% in 2014
- Documented unmet retail demand
- 2,000 new residential units approved for development
- 1,000,000+ SF of retail and office space approved for development
- Central location and easy commute within the Hampton Roads region allows it to pull from a regional workforce of over 800,000 people
- Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles)
- Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

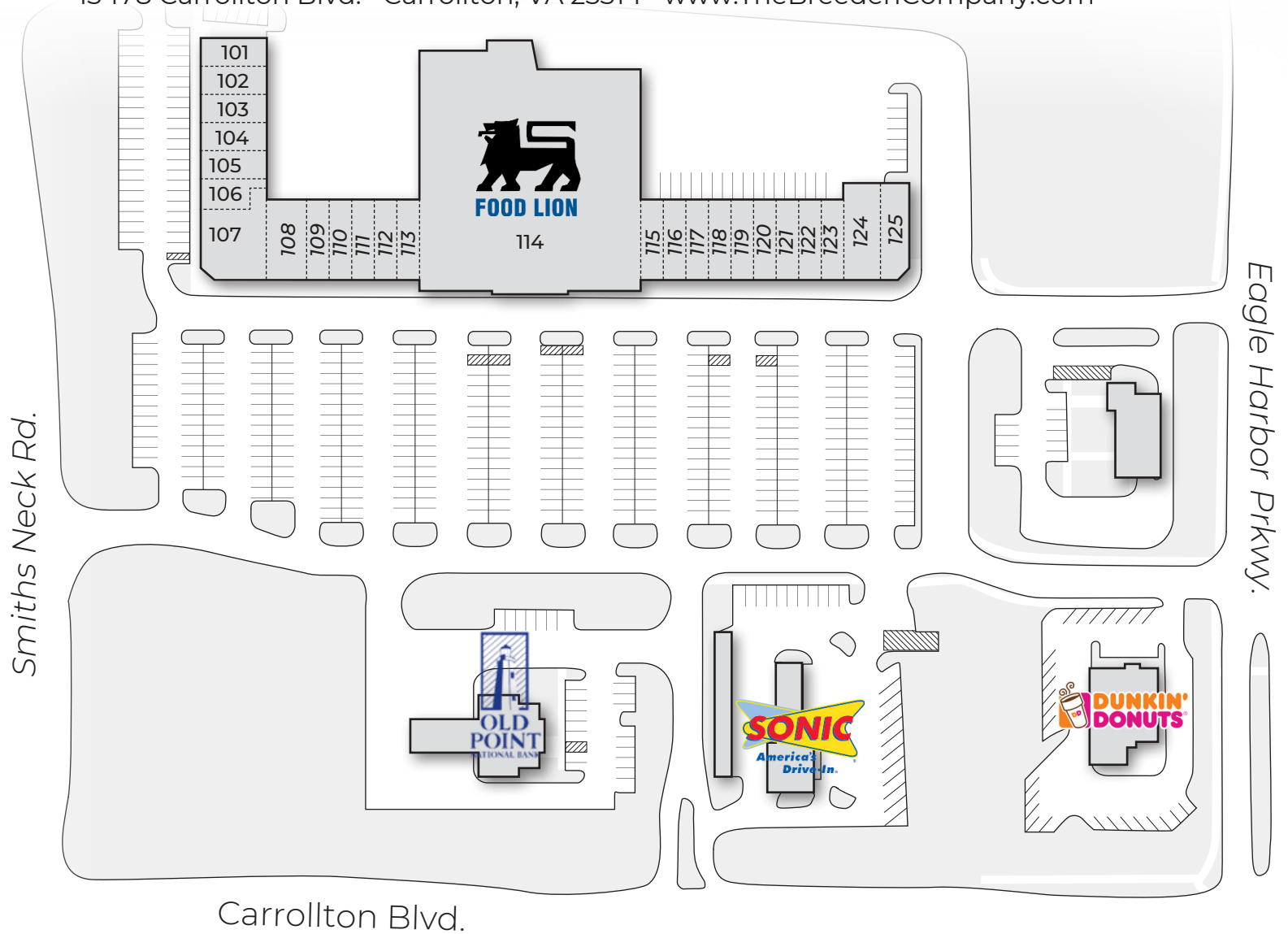
EXISTING RETAIL CENTERS

- Eagle Harbor Shopping Center // 77,049 square feet
- The Shoppes at Eagle Harbor // 23,303 square feet
- Carrollton Cove Shoppes // 27,149 square feet
- Carrollton Shoppes // 13,050 square feet

For additional information about the existing and approved developments, please visit: insidetheisle.com/featured-available-properties/

Eagle Harbor Shopping Center

13478 Carrollton Blvd. • Carrollton, VA 23314 • www.TheBreedenCompany.com



Eagle Harbor Shopping Center Tenants

SUITE #	Tenant
101 (V-W)	Carrollton Smiles
102 (U)	Beyond the Decor Florist
103 (T)	Eagle Harbor Cleaners
104 (S)	Edward Jones
105 (R)	Q Quisine
106 (Q1)	Comprehensive Tax & Financial Solutions
107 (Q)	AmeriCare Plus
108 (P)	Pet Paradise
109 (O)	Toland Chiropractic Wellness Center
110 (N)	54 Beans
111 (M)	Mama Mia's

SUITE #	Tenant
112 (L)	All About You Day Spa
113 (K)	Luxury Nails
114	Food Lion
115 (J)	Cost Cutters
116 (I)	Subway
117 (H)	Shux Xing Chinese Restaurant
118 (G)	AI Massage
119-121 (F-D)	Riverside Physician Services, Inc.
122-123 (E)	Si Senor Mexican Restaurant
124 (A2)	VA ABC
125 (A1)	Langley Federal Credit Union

Outparcel Tenants

Sonic Drive-In
Old Point National Bank
Dunkin Donuts



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. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

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



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Virginia Beach, VA 23452
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www.TheBreedenCompany.com



Eagle Harbor Shopping Center is proudly designed, developed & managed by

