

# Great Neck Square Shopping Center

Corner of Great Neck Rd. & First Colonial Rd.  
Virginia Beach, VA 23454

Great Neck  
SQUARE  
SHOPPING CENTER  
2100

FOR LEASE

BREEDEN  
REALTY

486.1000

Broker Contact:  
Claudine Usonis  
(757) 486.1000 TTY 711





**Harris Teeter**  
Your Neighborhood Food & Pharmacy



# Why Choose Great Neck Shopping Center?

**124,900**

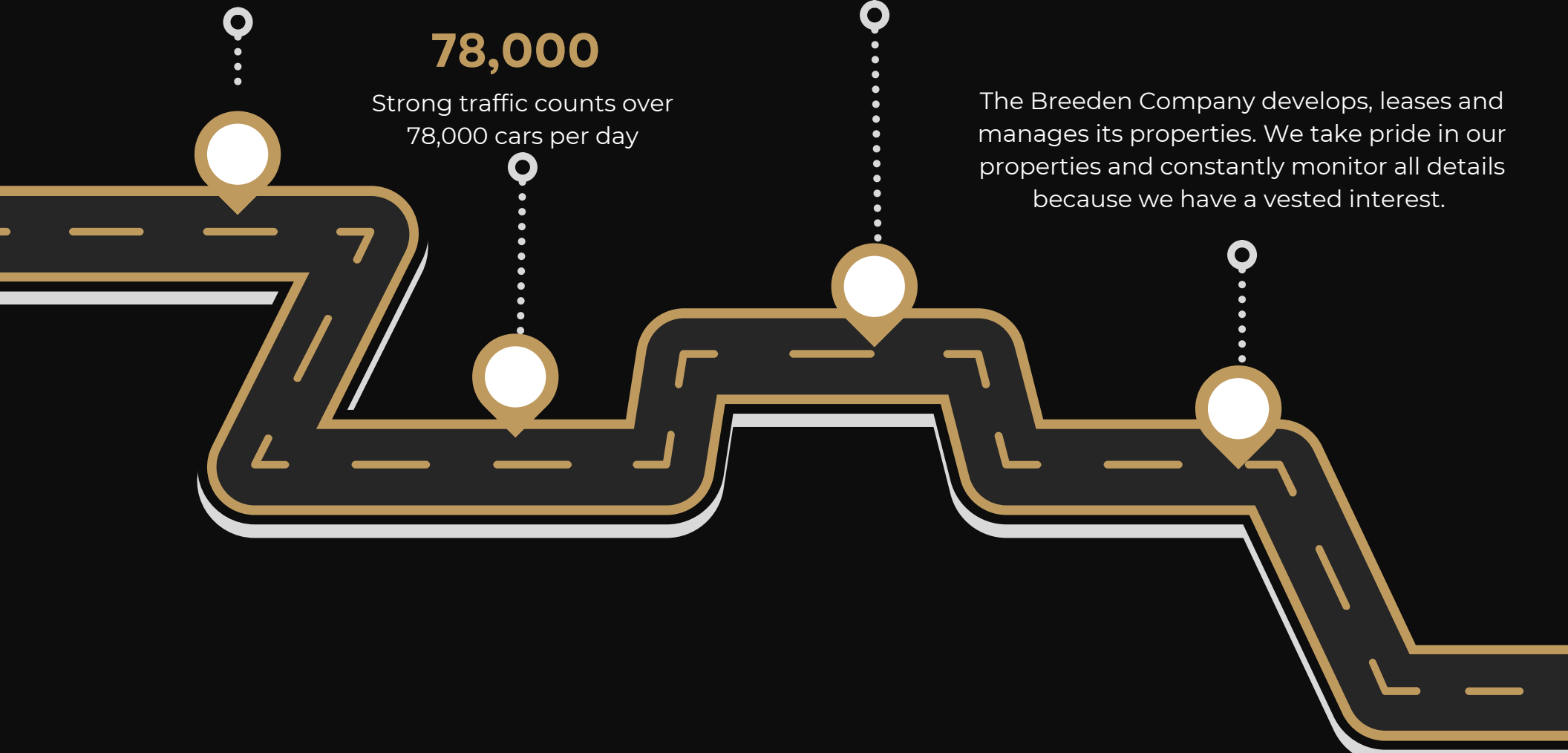
Over 124,900 potential customers residing within a five (5) mile radius.

Great Neck area has one of the highest income levels in Hampton Roads Where the average household income exceeds \$152,300 within a 1 mile radius of the shopping center.

**78,000**

Strong traffic counts over 78,000 cars per day

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





Great Clips

Cozy Nails

ADA Nails

Kids Books

Abbey Horwitz  
The Art of Dentistry

Wexel Ort  
Fashion Clear Braces

Hair's Best  
The Art of Hair Styling



## Leasing

Center Location:  
Corner of Great Neck Rd. & First  
Colonial Rd.  
Virginia Beach, VA 23454

Size:  
94,687 Square Feet

Parking:  
440 Spaces

Rental Rate:  
Price Negotiable, Triple Net

Estimated CAM, Tax & Insurance:  
\$3.74 / SF

Space Available :  
Fully Leased

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## Major Tenents

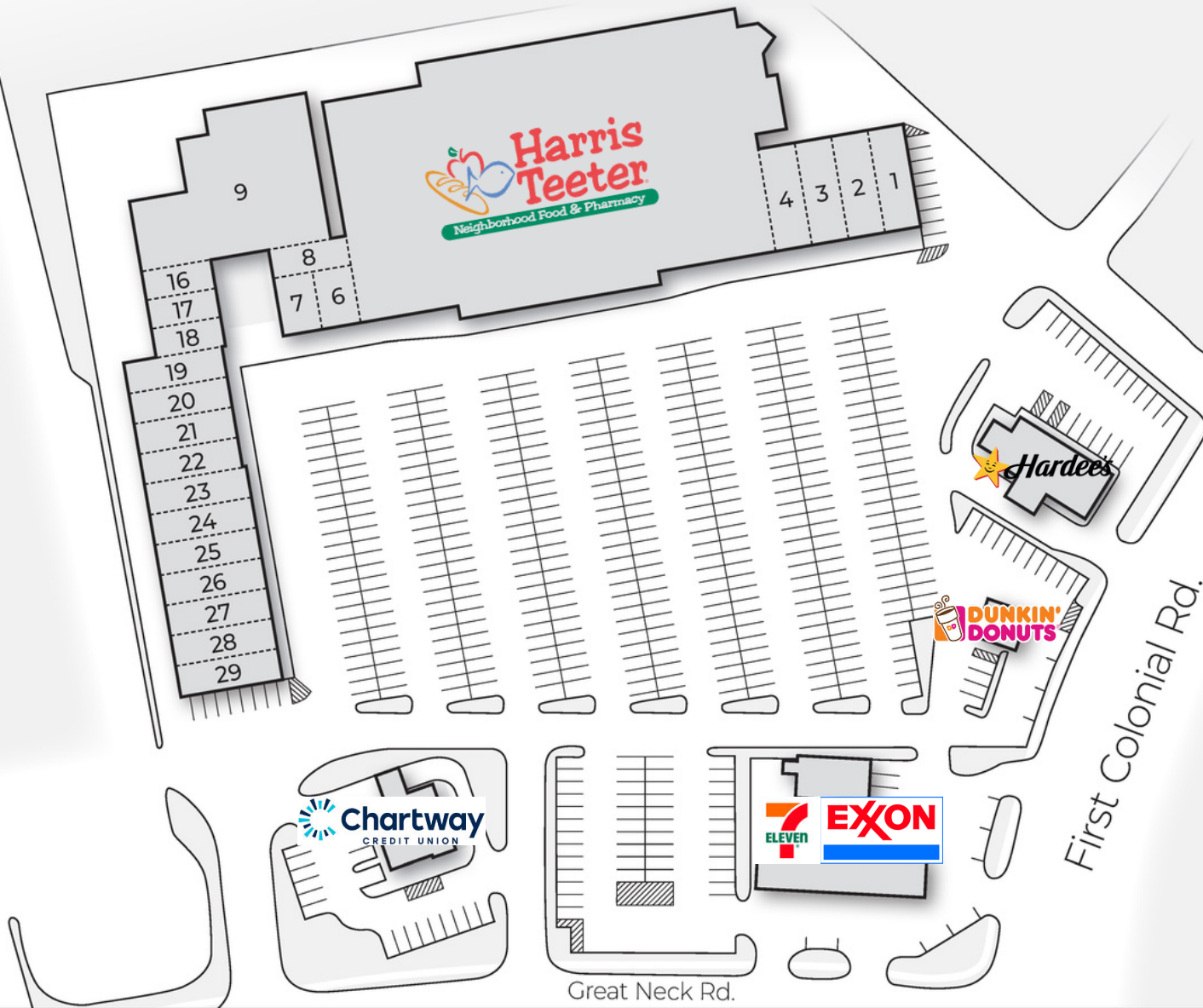


## Outparcels



# Great Neck Shopping Center

2100 First Colonial Rd. • Virginia Beach, VA 23454 • [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)



# Great Neck Square Shopping Center Tenants

<b>SUITE#</b>	<b>TENANT</b>
1-3	Y-Not Delicatessen
4	Atkinson Reality
5	Harris Teeter
6-8	Sunshine and Sweet Pea's
9-15	Virginia Beach Physical Therapy and Wellness
16-21	The Art of Dentistry
22	No Rootz Hair Color & Spa
23	Barritt's Books
24	Beach Kabob House
25	Great Nails
26	Great Clips
27-29	Plaza Azteca





## 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 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.



# Great Neck Square Shopping Center



The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23456  
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Great Neck Square Shopping Center is proudly designed, developed & managed by

