

# RENAISSANCE PLACE

401 N. Great Neck Road  
Virginia Beach, VA 23454



Broker Contact:  
Claudine Usonis  
(757) 486.1000 TTY 711





tropical CAFE  
SMOOTHIE





# Why Choose Renaissance Place?

**192,000**

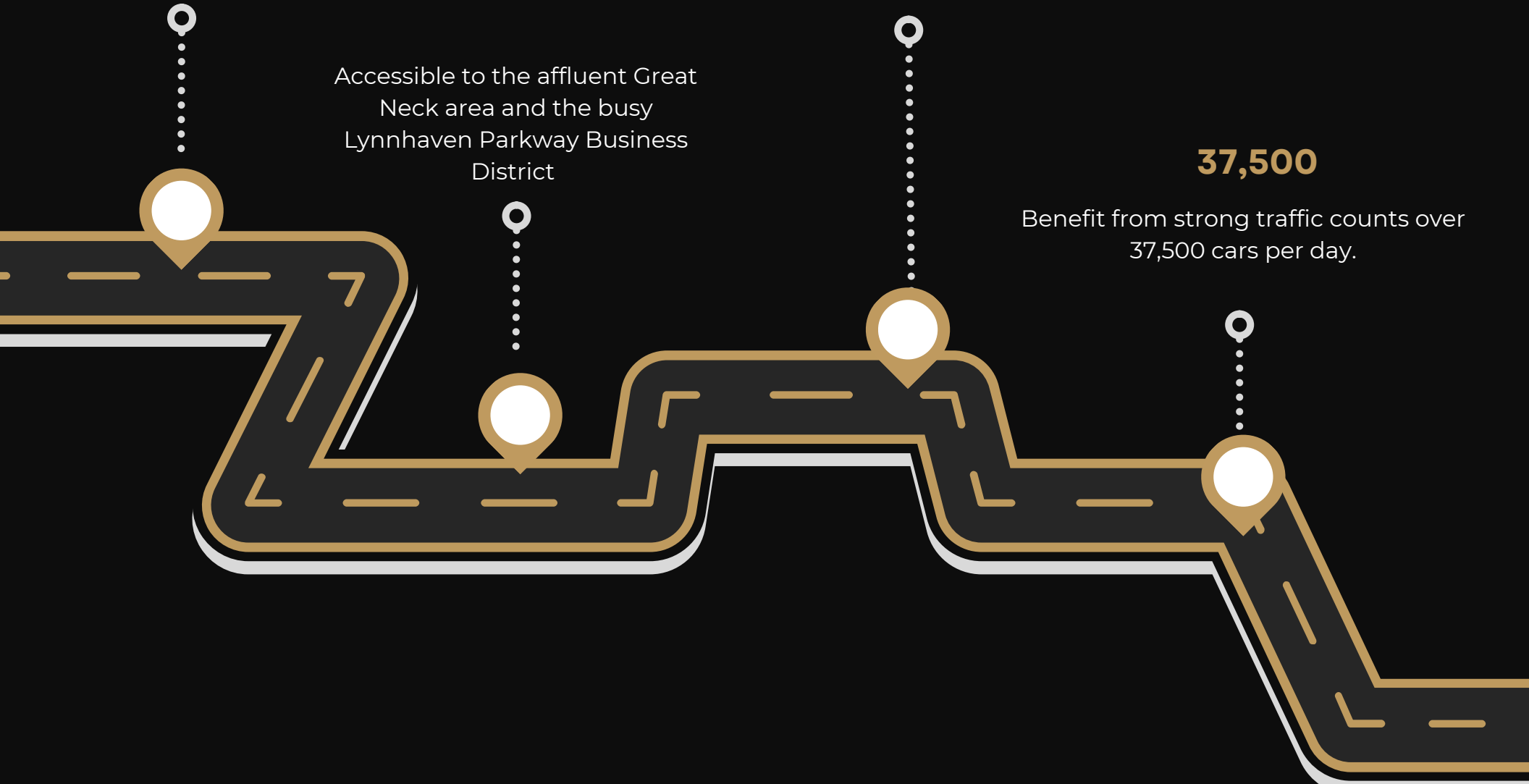
Over 192,000 potential customers reside within a 5-mile radius

The Breedon 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.







401 N. Great Neck Road  
Virginia Beach, VA 23454

Size:  
47,667 SF

Parking:  
285 Spaces

Rental Rate:  
Price Negotiable, Triple Net

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

Space Available:  
Suite 123 1,220 SF (Available 7/1/24)

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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** | Virginia Eye  
PHYSICIANS | Consultants

**CENTRAL**  
**111**  
**TAPAS BAR**

OPEN

111  
1st Floor  
Tapas Bar  
111  
1st Floor  
Tapas Bar  
111  
1st Floor  
Tapas Bar

VENUE  
CENTRAL

VENUE  
CENTRAL

VENUE  
CENTRAL

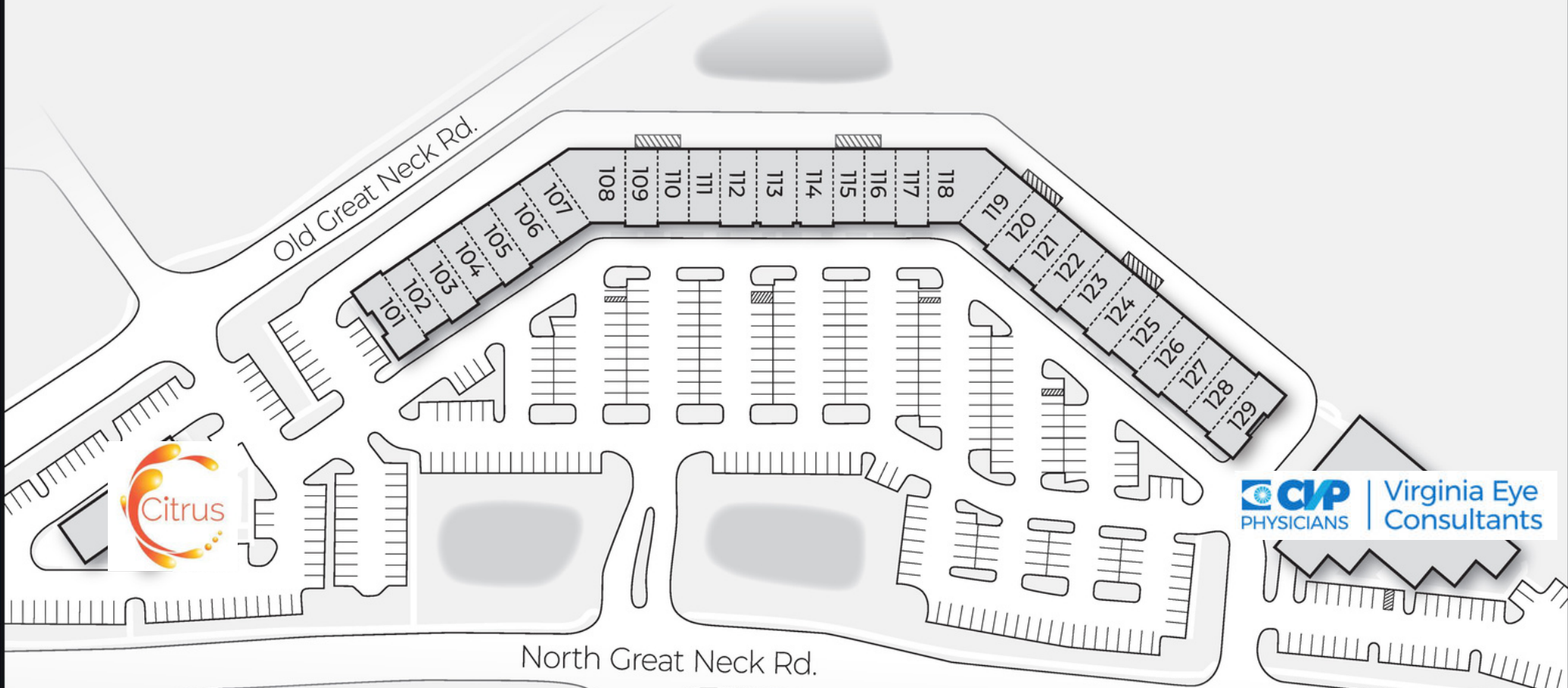
VENUE  
CENTRAL

VENUE  
CENTRAL

FREE PARKING

# Renaissance Shopping Center

401 North Great Neck Rd. • Virginia Beach, VA 23454 • [www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)



**CIP** | Virginia Eye  
PHYSICIANS | Consultants





# Renaissance Place

<b>Suite #</b>	<b>Tenant</b>
101-102	Tropical Smoothie Cafe
103	Nail Pro
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	Agora Bakery
118	Yiannis Wine Shop
119	Ava Clara Couture Bridal
120-121	Rock Box Fitness
122	Davidson Orthodontics
123	The Skinny Dip (1,220 SF AVAILABLE 7/1/24)
124	Renaissance Salon & Spa
125-128	The Real Estate Group
129	Pasteria



## 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).



# RENAISSANCE PLACE



The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23452  
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[www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Renaissance Place is proudly  
designed, developed &  
managed by

