

University Shoppes

5660 Indian River Rd.
Virginia Beach, VA 23464



Broker Contact:
Claudine Usonis
(757) 486.1000 TTY 711





INDIAN RIVER FAMILY YMCA

We're proud to offer
SilverSneakers!



FBS-7965



Why Choose University Shoppes?

312,000

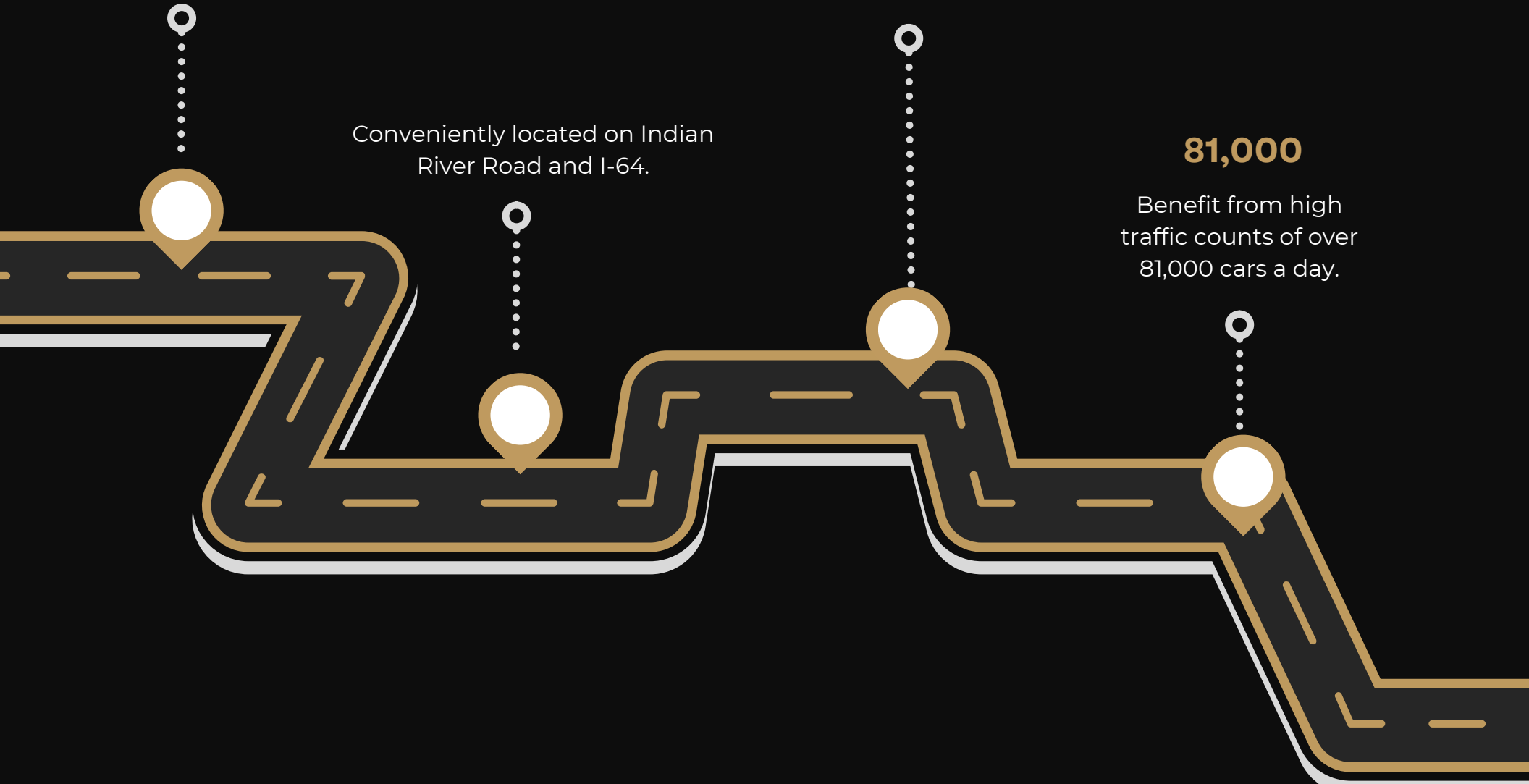
Over 312,000 potential customers reside within a 5-mile radius

Directly across from Regent University, consisting of over 10,000 students, faculty and staff, as well as The Founders Inn and Spa, Tapestry Collection by Hilton.

Conveniently located on Indian River Road and I-64.

81,000

Benefit from high traffic counts of over 81,000 cars a day.





LICKETY NIT
PROFESSIONAL HEAD LICE TREATMENT CENTER

**ORIENTAL
CUISINE**

KAINAN

101



Center Location:
5660 Indian River Rd.
Virginia Beach, VA 23464

Size:
47,200 SF

Parking:
300 Spaces

Rental Rate:
Contact Agent

Estimated CAM, Taxes & Insurance:
\$4.22 / SF

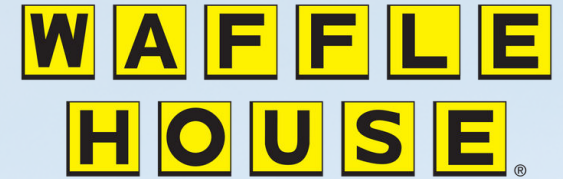
Space Available:
N/A

Broker Contact:
Claudine Usonis
757.486.1000

MAJOR TENANTS

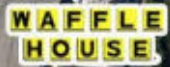


OUTPARCEL





UNIVERSITY SHOPPES



STRICKLAND BLVD

INDIAN RIVER ROAD
76,000 VPD

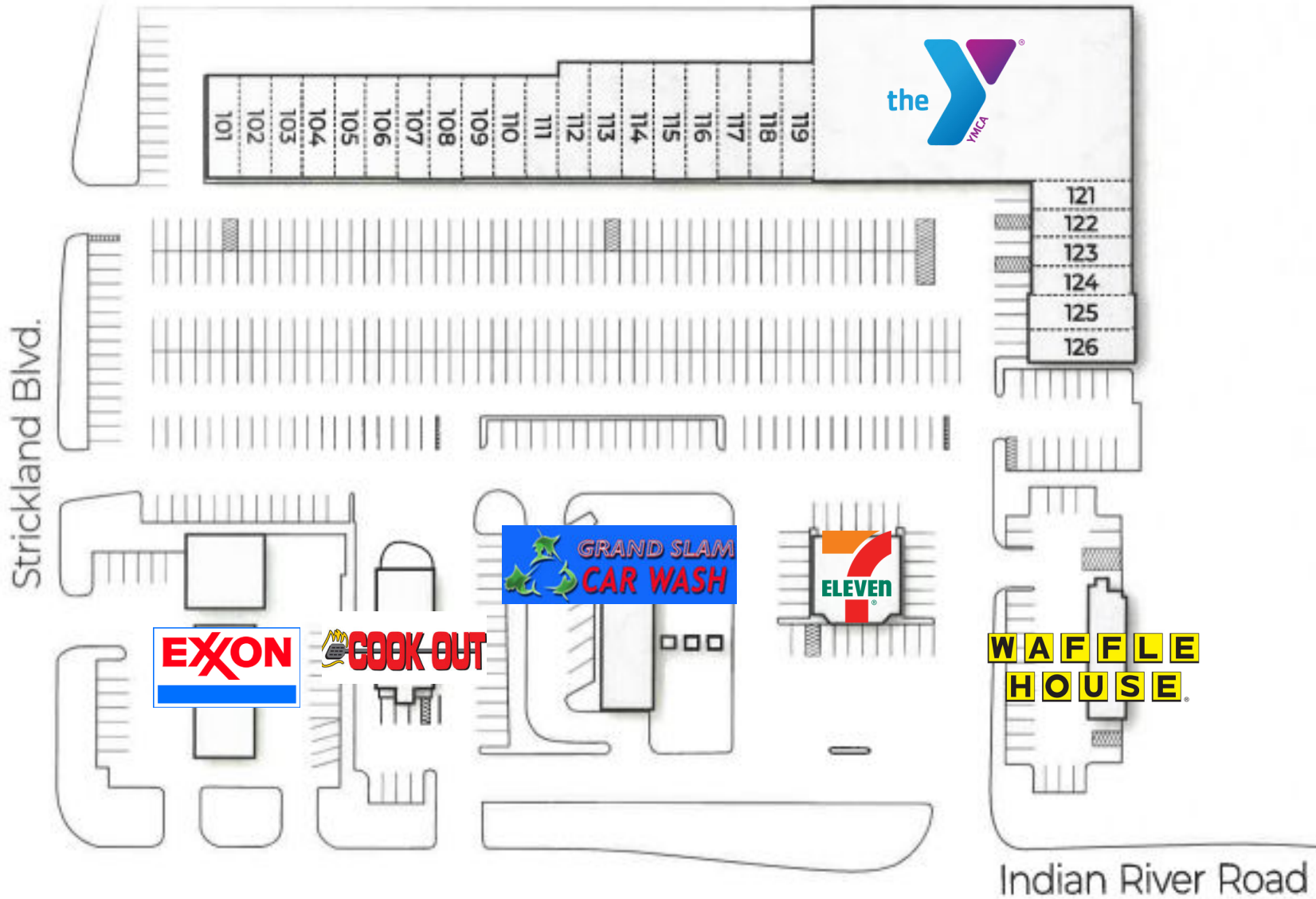
University Shoppes

<u>SUITE #</u>	<u>TENANT</u>
101	The Universal Church
102-104	Kainan Oriental Cuisine
105-107	The Parlor Barbershop
108	Joyful Foot Spa Massage
109	Ellen's Home-Style BBQ Express
110	JMT Vegan Eats
111	The Esthetics Studio
112-113	Goodrich Gourmet Catering
114	Family Dentistry
115	Tops China Restaurant
116	Wings Go
117-118	Virginia Beach Tobacco, Vape, CBD & Cigars
119	Lighthouse Veterinary Care for Cats
120-121	YMCA
122	Sentara Indian River Therapy Center
123	Las Molas Restaurant
124	Nails
125	Abby Cakes
126	State Farm



University Shoppes

5660 Indian River Rd. • Virginia Beach, VA 23464 • www.TheBreedenCompany.com



BREEDEN

University SHOPPES



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.

5660

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).



University Shoppes



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



www.TheBreedenCompany.com

University Shoppes is
proudly designed,
developed & managed by

