



VICTORY CROSSING

4020 VICTORY BOULEVARD | PORTSMOUTH, VA 23701

FEATURES

- **3,500 SF & 6,000 (up to 12,000) SF Retail spaces for lease.**
- **Join our newest tenants - ROSS Dress for Less and DTLR!**
- New Casino (Rivers Casino Portsmouth) now open across from shopping center.
- Located in Portsmouth's vibrant Retail Hub.
- Tenants include *GameStop*, *ABC Store* and more.
- Pylon space available on Victory Blvd and Airline Blvd.
- High street visibility on Victory Blvd and I-264.
- Superior ingress and egress.
- Situated on the corner of Victory Boulevard and Interstate 264
- Easy interstate access near heavy day time traffic generators including *Tidewater Community College* and *Norfolk Naval Shipyards*.

SPACE TYPE	Retail Spaces for Lease
AVAILABLE SPACE	3,500 & 6,000-12,000 SF Retail
ASKING PRICE	\$20.00 PSF - excludes NNN

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 Population	10,004	83,077	194,778
Avg HH Income	\$56,202	\$63,347	\$76,043
Daytime Employment	4,934	26,134	121,457
Traffic Count	29,330 VPD on Victory Blvd 67,000 VPD on I-264		

* Detailed demographics upon request



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PROPERTIES
Commercial Real Estate



SITE PLAN



SUITE	TENANT	SF
1	DTLR	4,800
2	Game Stop	1,800
3	Cricket Wireless	1,600
4	H&R Block	1,400
5	America's Best Wings	1,600
6	Los Amigos Restaurant	2,800
7	Victory Hair Braids	1,200
8	Athlete's Foot	2,000
9	Nail Affair II	1,600
10	Pitbull Tobacco	3,000
11	AVAILABLE	3,500
12	ABC Store	3,500
13	Ross Dress for Less	25,000
14	AVAILABLE	6,000
15	AVAILABLE	6,000
16	Rainbow Apparel	7,000

*12,000 SF





AERIAL



AERIAL



NEW ATTRACTION: Rivers Casino Portsmouth now open!
Located across from Victory Crossing.



Victory Crossing Portsmouth



AERIAL / MAP

