

Portsmouth, VA 23707

1241 Frederick Blvd.

RIVERCREST
REALTY
INVESTORS

Midtown Marketplace



- **Anchor:** Kroger, Tj Maxx
- **Key Tenants:** Hibbett Sports, Virginia ABC, Dunkin Donuts, Little Caesars Pizza, Wingstop
- **GLA:** 49,848 SF
- **Year Built:** 2014
- **Parking Ratio:** 5.81/1,000 SF
- **Average Daily Traffic:** 22,050 VPD - Frederick Blvd. 6,865 VPD - Turnpike Rd.

Distance	1 Mile	3 Mile	5 Mile
Population	13,192	82,075	231,129
Average Household Income	\$56,407	\$78,252	\$87,963

Leasing contact: Alexis Johnson · (919) 926-3112 · ajohnson@rivercrestrealty.com

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Tenants

101	TJ Maxx	23,999 SF
103	Bayport Credit Union	4,048 SF
105	Hibbett Sports	3,990 SF
107	Sky Nails	1,598 SF
109	Phone Repair Guy	1,594 SF
111	Wingstop	1,624 SF
200	Dunkin Donuts	1,778 SF
203	Metro by T-Mobile	1,017 SF
204	Virginia ABC	3,218 SF
208	Tobacco and Vape	1,419 SF
210	Little Caesars Pizza	1,639 SF
1601	Cox Communications	3,924 SF



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