

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:** 20,776 VPD - Frederick Blvd. 7,266 VPD - Turnpike Rd.

Distance	7 Min	10 Min	13 Min
Population	51,590	101,061	202,075
Average Household Income	\$67,755	\$76,476	\$80,012

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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