

RESTAURANT FOR LEASE

2613 ATLANTIC AVE

VIRGINIA BEACH, VIRGINIA



Table of Contents



Property Overview Page 3

Highlights Page 4

Local Area Page 5

Demographics Page 6

Local Economy Page 7

Floor Plan Page 8

Additional Pictures Page 9



Levi Thomson

Executive Vice President
lthomson@divaris.com
757.333.4382



Neal Sadler

Leasing & Sales Associate
neal.sadler@divaris.com
757.497.2113



PROPERTY **Overview**

2613 ATLANTIC AVE | VIRGINIA BEACH, VA | 23451

Located in the heart of Virginia Beach, this exceptional restaurant space offers a unique opportunity to establish a thriving dining destination. Situated on the ground floor of the 27th Atlantic apartment building, this 7,596 square foot full-service restaurant boasts stunning views of the beach and ocean, thanks to its prime frontage on the Virginia Beach boardwalk.

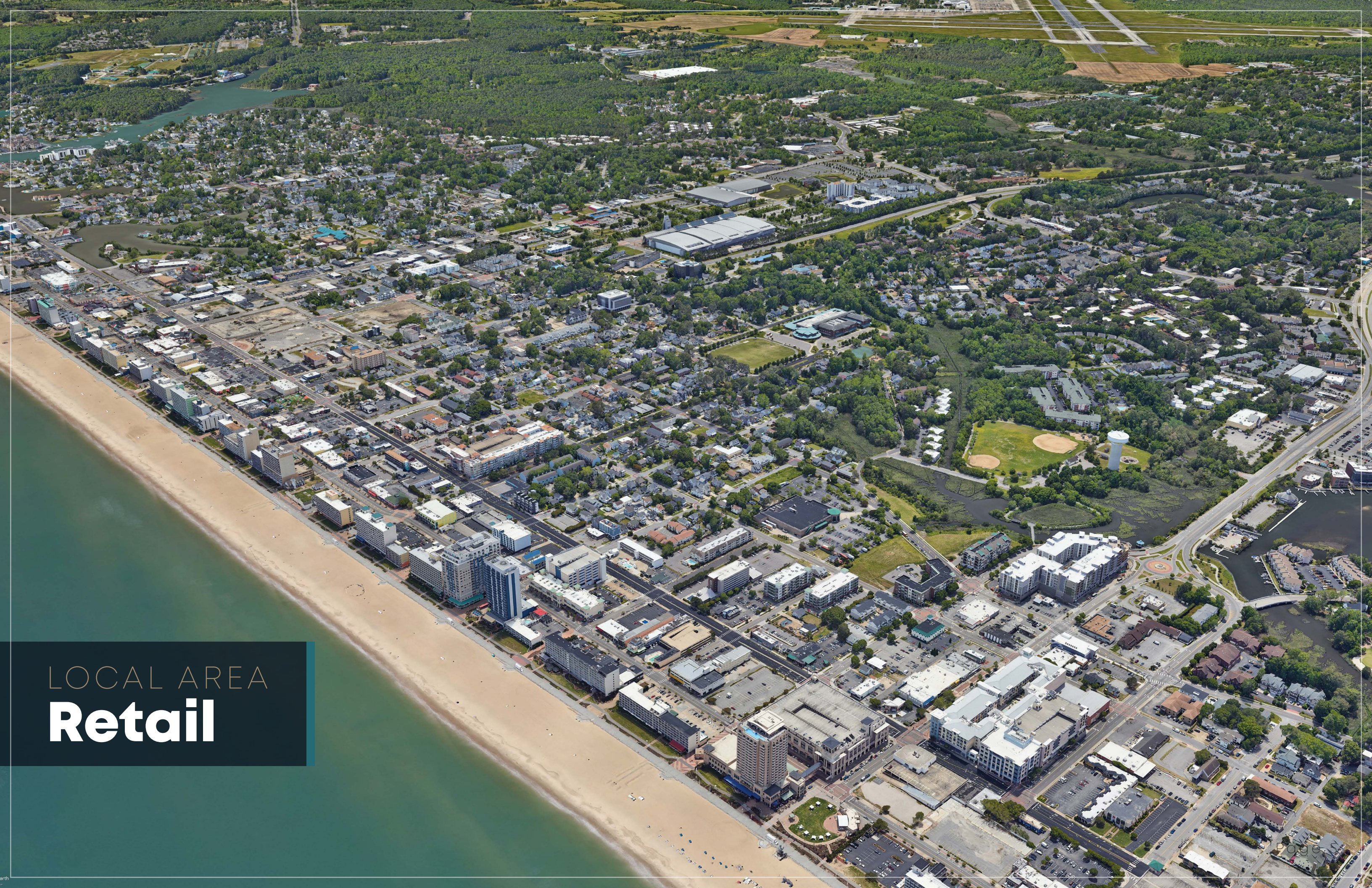
With seating for 300 guests, this expansive space is perfect for accommodating large groups and events. The covered outside seating area provides a comfortable spot for patrons to enjoy the ocean views while dining al fresco. For special occasions, the rooftop event space is available to rent for private functions, offering a one-of-a-kind setting with breathtaking views of the Atlantic Ocean.

Ample parking is conveniently located in the adjacent parking garage, making it easy for customers to access the restaurant. This exceptional restaurant space is ready to be transformed into a vibrant dining destination, capitalizing on its prime location and stunning ocean views. Take advantage of this rare opportunity to bring your culinary vision to life at 2613 Atlantic Avenue.

PROPERTY Highlights

- ✦ **Premier Oceanfront Location:** A 7,596 square foot full-service restaurant situated on the ground floor of the 27th Atlantic apartment building, offering unparalleled views of the Virginia Beach boardwalk and ocean.
- ✦ **Expansive Seating:** Accommodates up to 300 guests, providing ample space for large groups and events.
- ✦ **Al Fresco Dining:** Enjoy covered outside seating, perfect for taking in the sights and sounds of the oceanfront.
- ✦ **Exclusive Event Space:** A rooftop event space available for private rentals, offering a unique and memorable setting for special occasions.
- ✦ **Convenient Parking:** Ample parking available in the adjacent parking garage, ensuring easy access for guests.





LOCAL AREA
Retail

Demographics

5 MIN DRIVE

11,729
Population

41.9

Median Age



Average
Household
Size

\$73,682

Median
Household
Income

EDUCATION

3%

No High
School
Diploma



21%
High
School
Graduate



25%
Some
College



52%
College
Degree

BUSINESS



1,148

Total Businesses



12,210

Total Employees

10 MIN DRIVE

40,570
Population

38.7

Median Age



Average
Household
Size

\$80,516

Median
Household
Income

EDUCATION

4%

No High
School
Diploma



20%
High
School
Graduate



26%
Some
College



50%
College
Degree

BUSINESS



3,035

Total Businesses



27,692

Total Employees

15 MIN DRIVE

121,140
Population

37.9

Median Age



Average
Household
Size

\$79,152

Median
Household
Income

EDUCATION

5%

No High
School
Diploma



22%
High
School
Graduate



30%
Some
College



43%
College
Degree

BUSINESS



7,720

Total Businesses



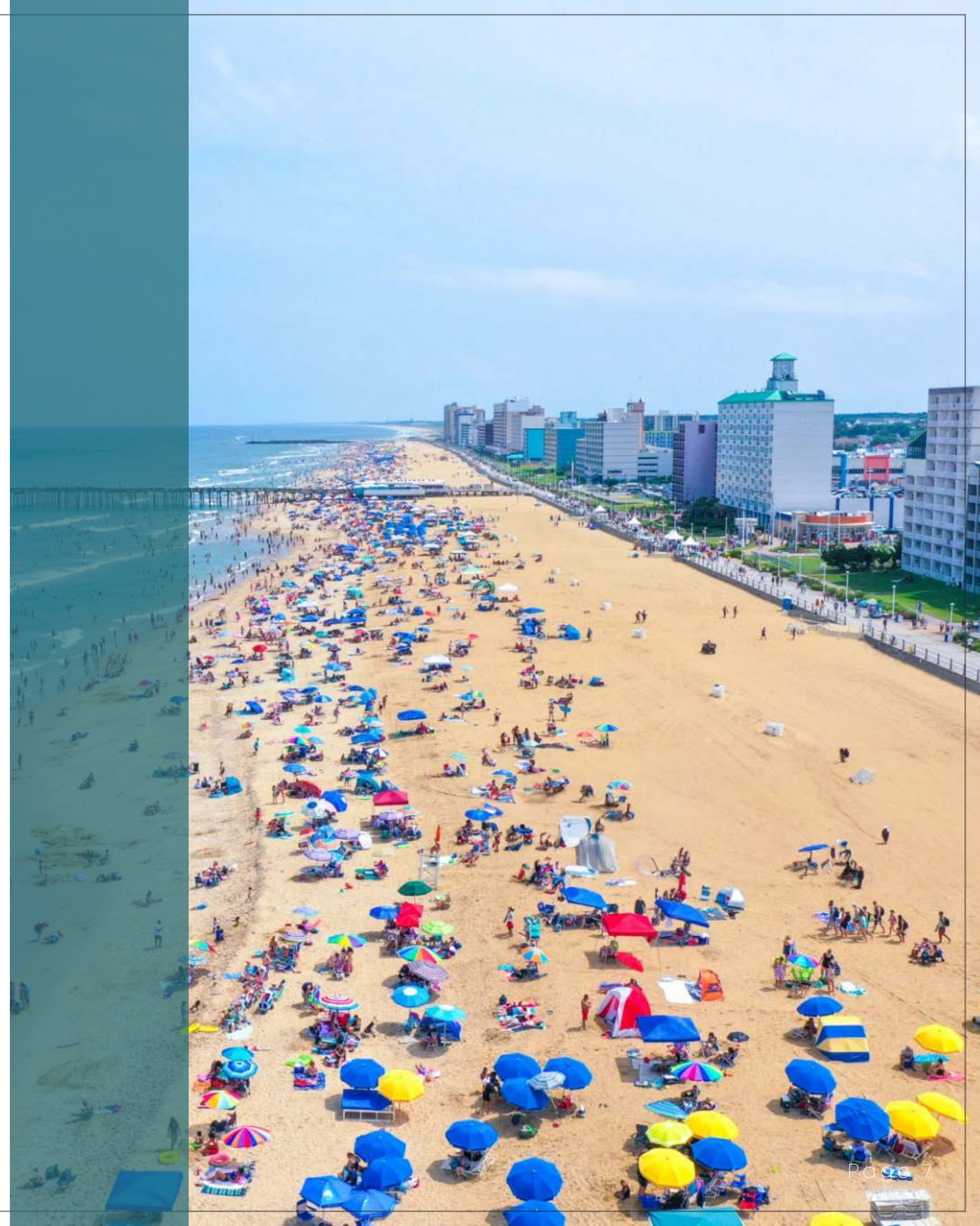
84,384

Total Employees

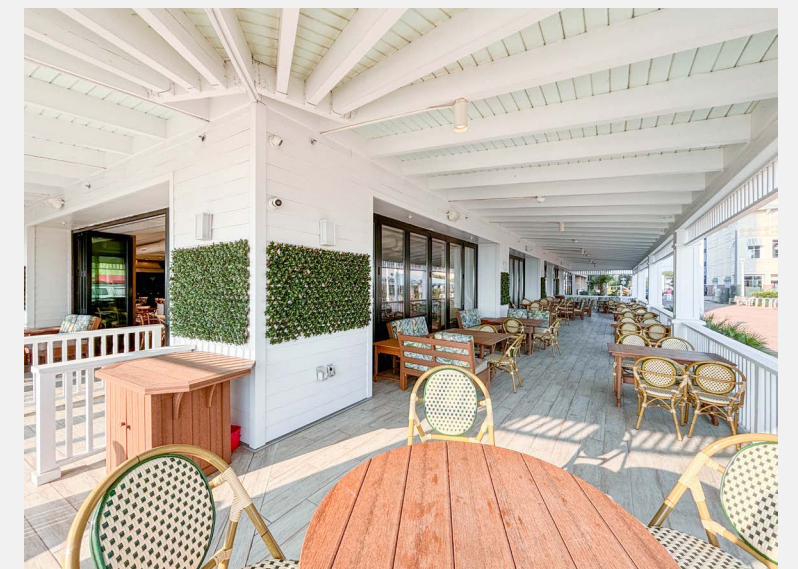
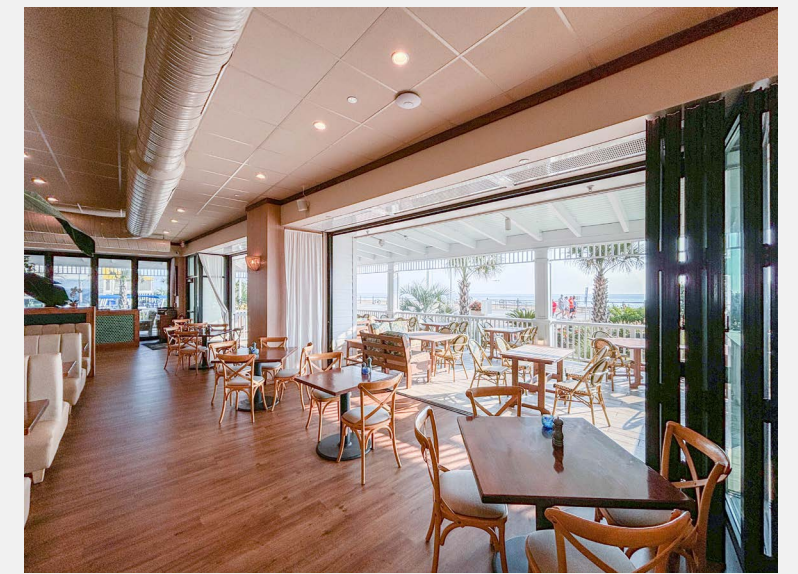
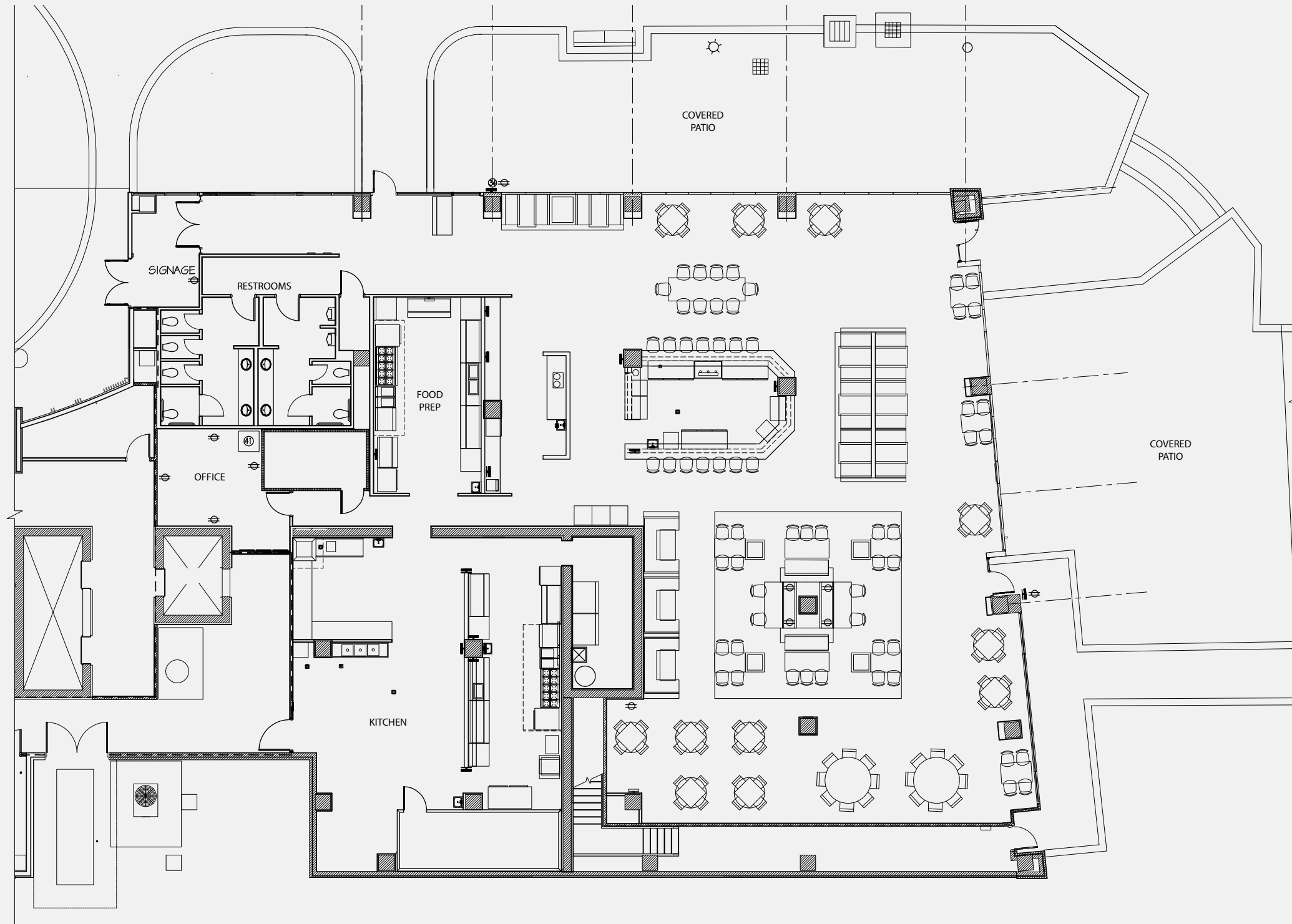
THE LOCAL **Economy**

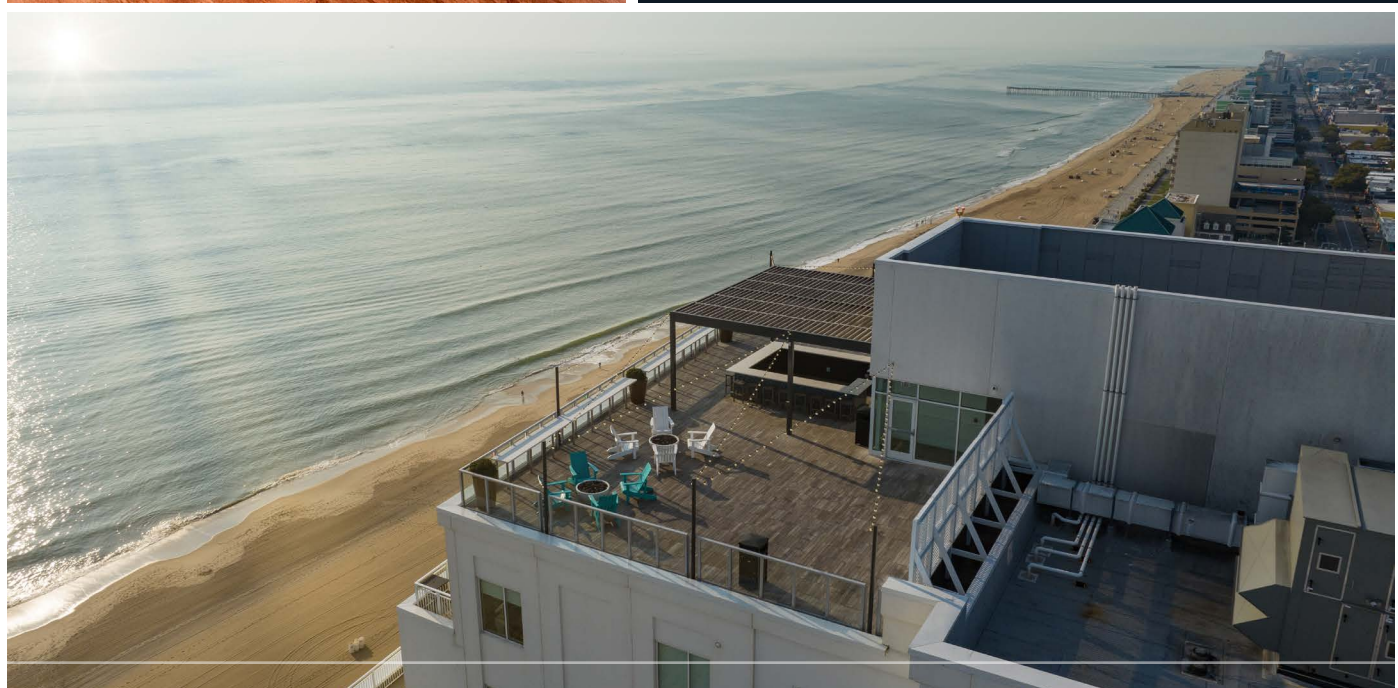
Virginia Beach boasts a strong and diverse economy, providing a solid foundation for businesses to succeed. As one of the largest cities in the Commonwealth of Virginia, Virginia Beach has a growing population of over 459,000 residents, with a median household income exceeding \$86,000. The city's economy is driven by key industries such as tourism, defense, healthcare, and technology, with major employers including the U.S. military, Sentara Healthcare, and STIHL. This diverse economic base ensures a stable and resilient local economy, with opportunities for businesses to thrive.

Tourism is a significant contributor to the local economy, with over 3 million visitors annually drawn to Virginia Beach's 35 miles of coastline, vibrant boardwalk, and wide range of attractions. The city's strong tourism industry fuels demand for dining, entertainment, and retail options, creating a prime environment for restaurants and other businesses to succeed. Additionally, Virginia Beach's business-friendly environment, competitive tax rates, and high quality of life make it an attractive location for entrepreneurs, startups, and established companies alike. With its solid economic foundation, Virginia Beach is an ideal place to launch or expand a business, and this restaurant space at 2613 Atlantic Avenue is perfectly positioned to capitalize on the city's thriving economy.



Floor Plan





SPR
E
L
E
C
T
I
O
N



Levi Thomson
Executive Vice President
lthomson@divaris.com | 757.333.4382

Neal Sadler
Leasing & Sales Associate
neal.sadler@divaris.com | 757.497.2113

4525 Main Street | Suite 900 | Virginia Beach, VA 23462 | 757.497.2113 | Divaris.com