

FOR GROUND LEASE

SECOND GENERATION RESTAURANT OUTPARCEL

1336 N Great Neck Rd. | Virginia Beach, VA 23454



S.L. NUSBAUM
REALTY CO.



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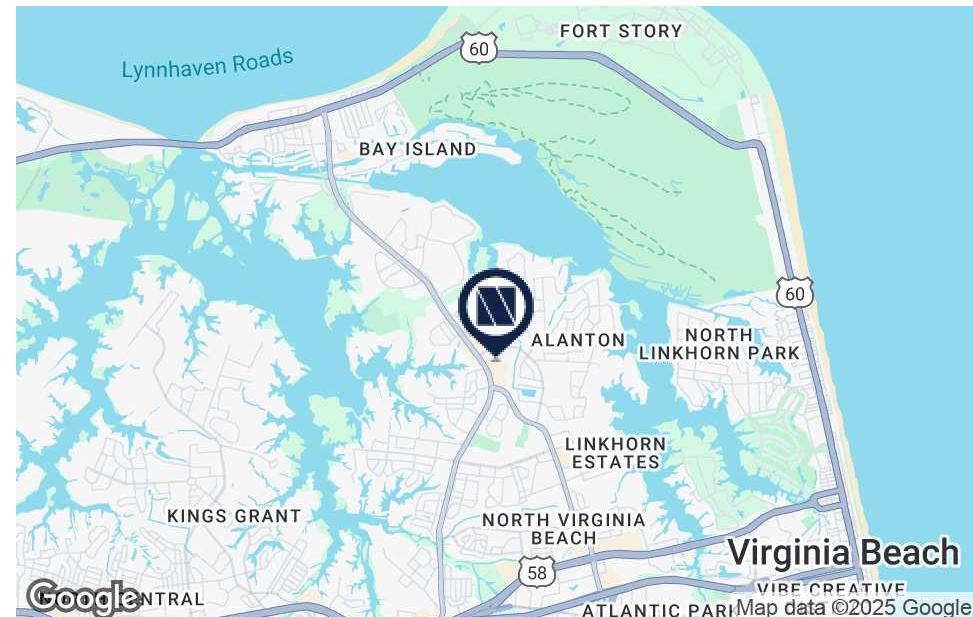
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF Building:	3,000± SF
Lot Size:	0.75± AC

PROPERTY OVERVIEW

Prime 0.75± AC restaurant outparcel with a 3,000± SF second-generation restaurant building and spacious outdoor patio. This rare opportunity is located in the Great Neck Village Shopping Center in the fully developed Great Neck corridor. The site offers excellent visibility and access, with a dedicated curb cut on Great Neck Road, cross access with the shopping center, and prominent pylon sign. Positioned adjacent to the main entrance of Great Neck Village, this location benefits from strong traffic counts and a high-volume retail environment.

PROPERTY HIGHLIGHTS

- 0.75± AC site with turnkey 3,000± SF second-gen restaurant with a large outdoor patio.
- Excellent ingress/egress, cross access with the shopping center.
- Dedicated pylon signage.
- Strong daily traffic counts and household incomes.

PLANS

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GREAT NECK VILLAGE VIRGINIA BEACH, VIRGINIA



LEGEND

- Outparcel B
- Unavailable

AREA RETAIL

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TRAFFIC COUNTS AT GREAT NECK RD

VPD (VDOT 2023)

First Colonial Rd To Shorehaven Dr

37,000

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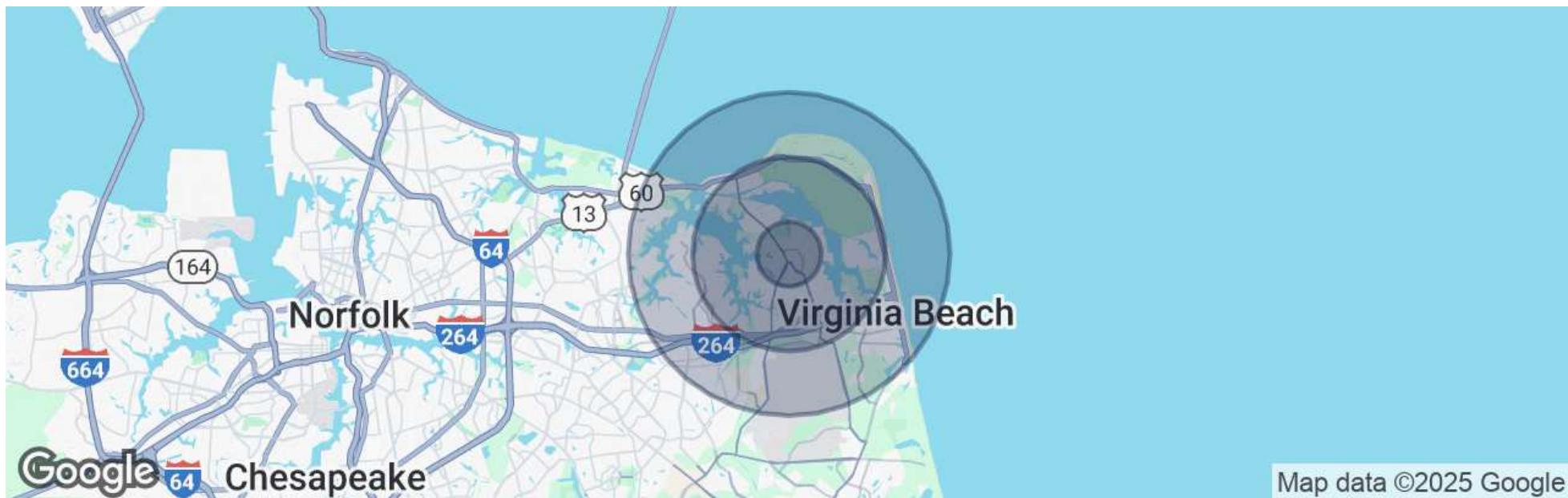
DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,900	58,238	135,510
Average Age	39.0	38.4	38.3
Average Age (Male)	37.3	37.7	37.0
Average Age (Female)	39.3	38.9	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,459	23,861	56,893
# Of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$90,645	\$92,280	\$86,851
Average House Value	\$407,070	\$475,939	\$450,156

2020 American Community Survey (ACS)

CONTACT INFORMATION

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