

# 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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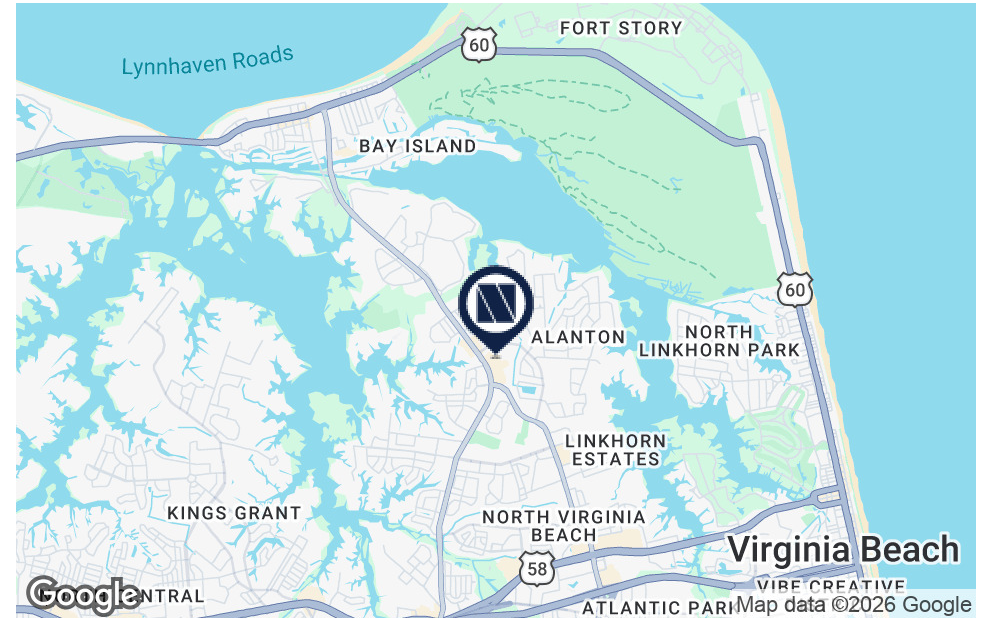
# EXECUTIVE SUMMARY

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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

Available

Outparcel B

Unavailable

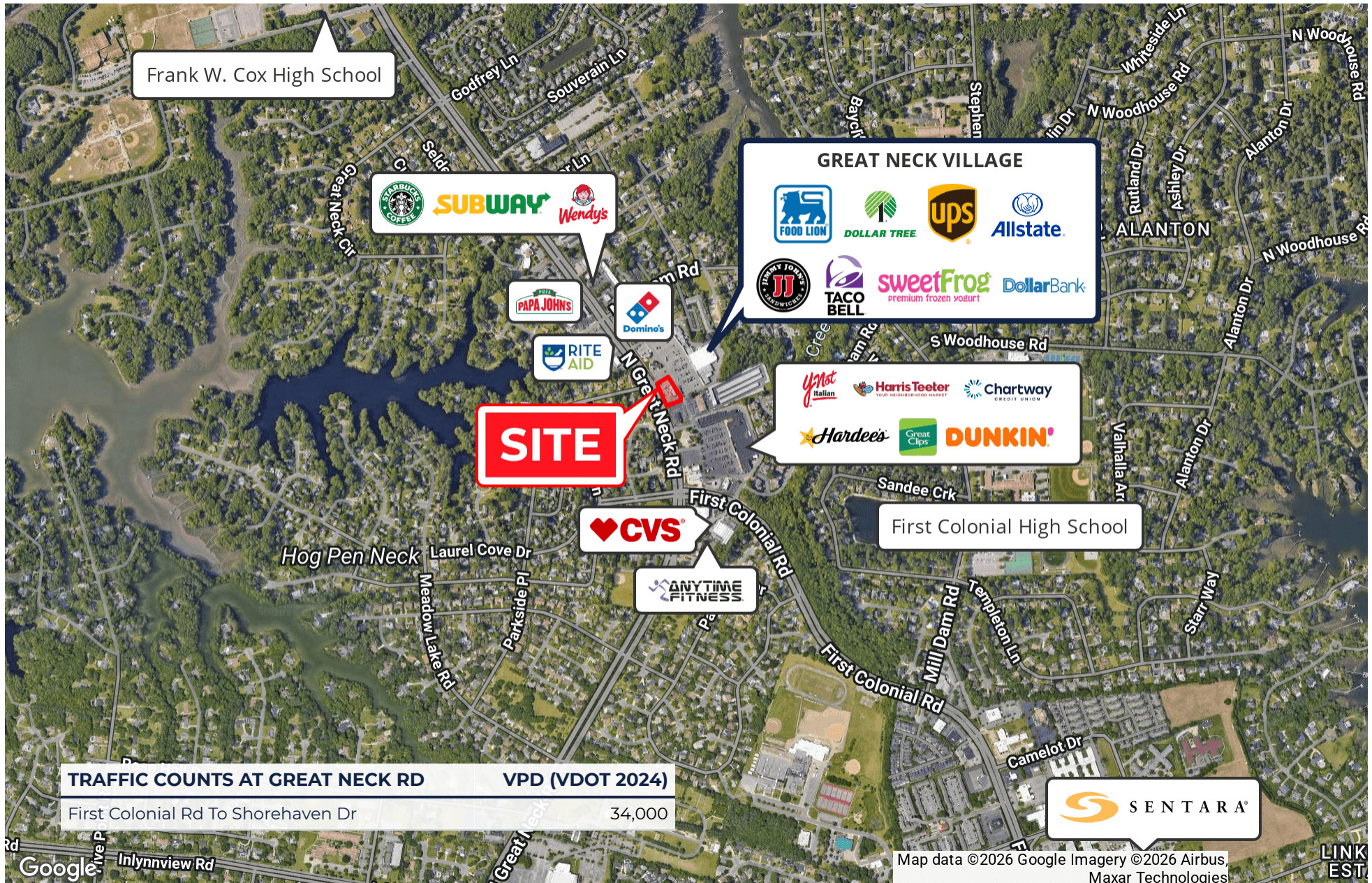
# AREA RETAIL

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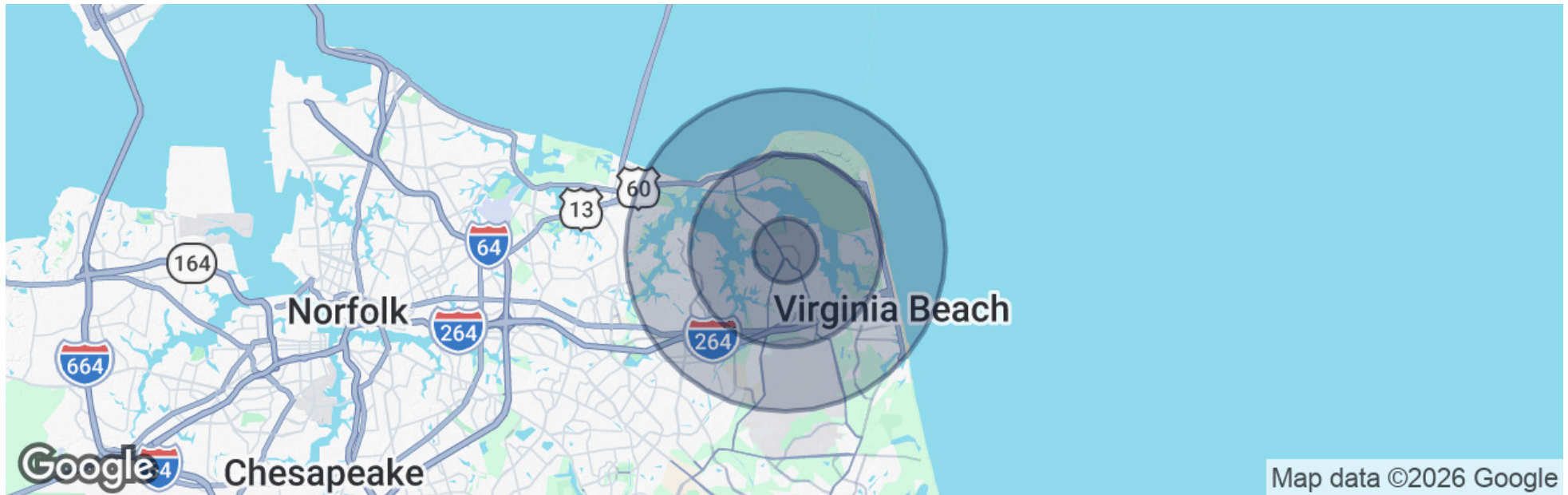
# DEMOGRAPHICS MAP & REPORT

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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| 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           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| 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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