

3020 Shore Drive

Virginia Beach, Virginia 23451
www.cbre.com/norfolk

Possible Owner/User Opportunity Footsteps Away From the Chesapeake Bay



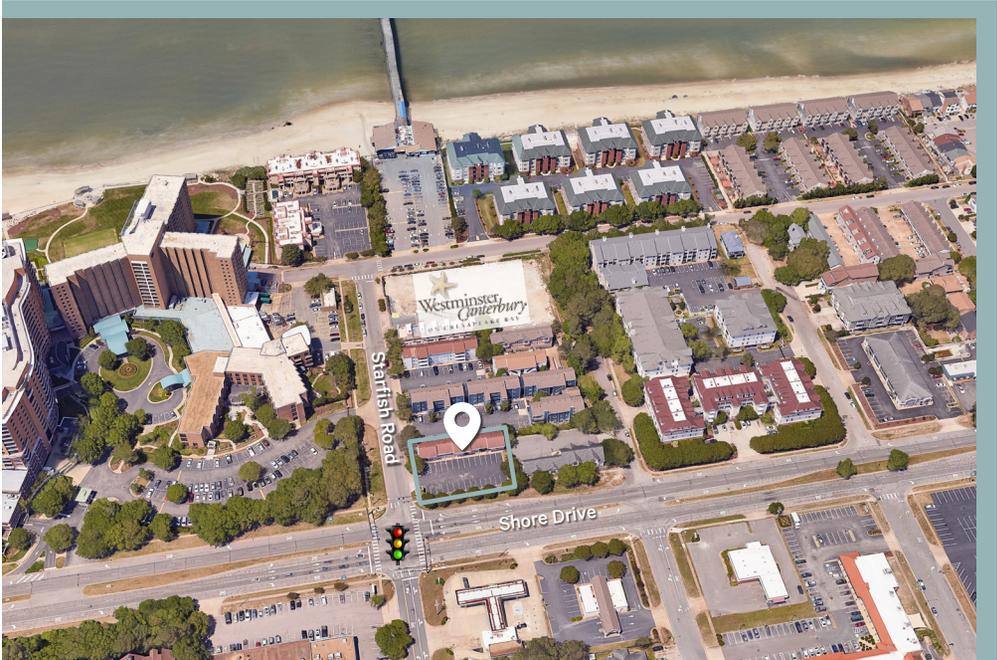
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Property Overview

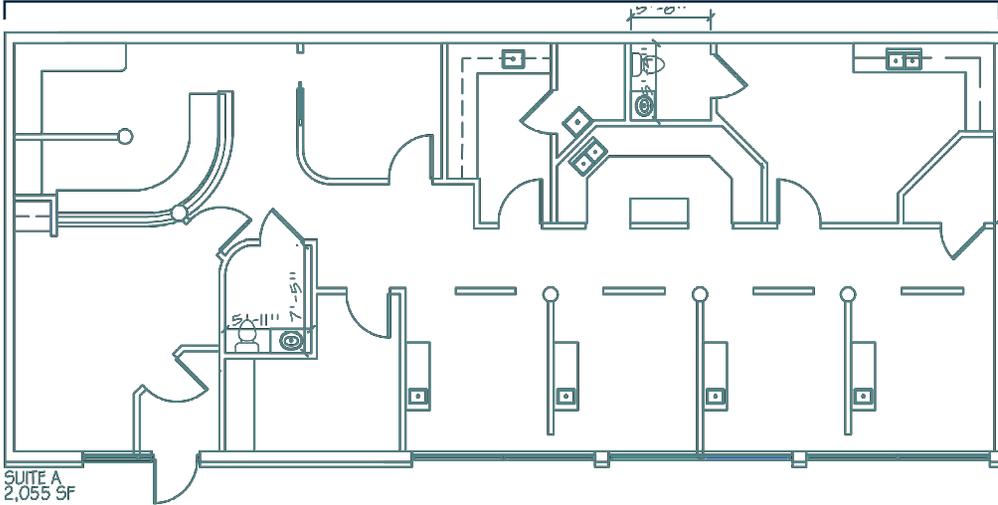
3020 Shore Drive is a 4,100 SF building situated on 0.34 acres. Two suites totaling 2,045 SF are currently offered for lease, Suite B at 810 SF and Suite C at 1,235 SF.

The property sits at a signalized intersection providing excellent visibility along Shore Drive, which experiences over 34,500 vehicles per day. It is steps from the newly constructed 22-story Westminster Canterbury Senior Living Tower, featuring more than 200 units in addition to the original Westminster Canterbury building with another 200 units. Both building and pole signage opportunities are available for the owner/user or tenant.

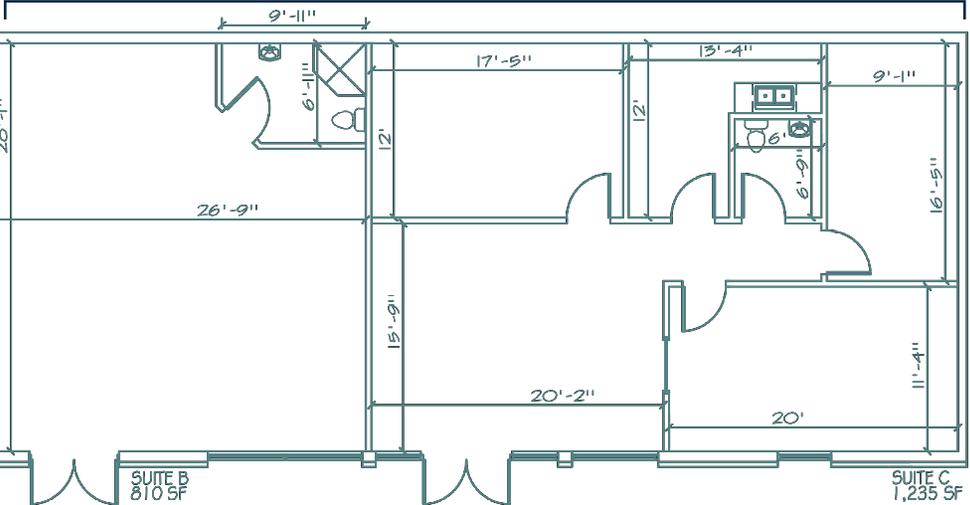
Please contact the listing agents for lease rate and sale pricing.



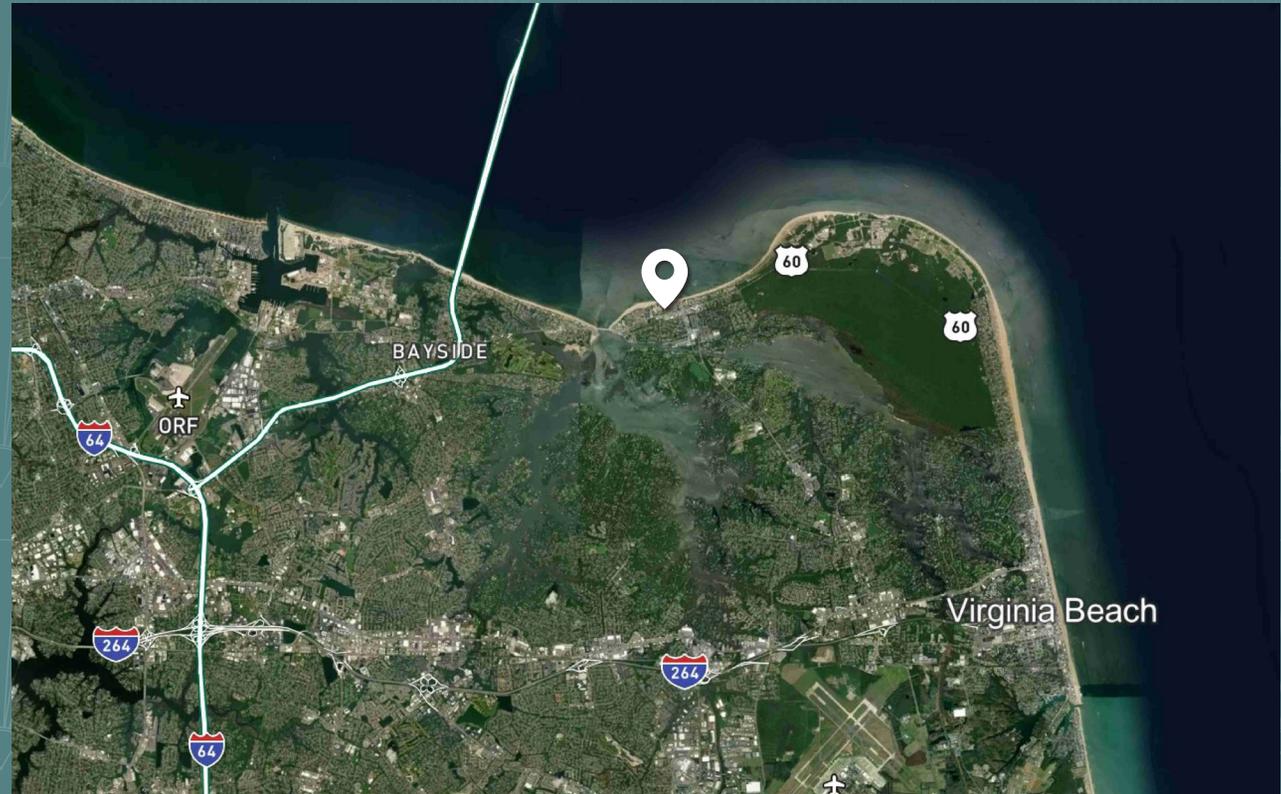
Occupied



Month-to-Month Tenant



Demographic	1 Mile	3 Miles	5 Miles
Population	7,478	25,400	96,184
Daytime Population	7,006	13,189	86,868
Businesses	301	770	3,591
Employees	2,974	5,722	31,146
Households	4,143	11,245	40,480
Median Household Income	\$115,899	\$138,824	\$108,818
Average Household Income	\$171,672	\$197,660	\$156,209
Median Age	55.4	48.7	42.4



Contact Us

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