



RETAIL PROPERTY FOR LEASE

**941 LASKIN ROAD
(FORMER BEACH CINEMA ALEHOUSE)**

941 LASKIN ROAD, VIRGINIA BEACH, VA 23451



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 4 acre site offers prime location in the heart of Laskin Road Gateway – walkable to the Virginia Beach Oceanfront which attracts 19 million visitors annually and it is 1.5 miles to Hilltop. It is conveniently positioned near the surrounding neighborhoods including Birdneck Point, Bay Colony, the North End residences with excellent demographics.

EXISTING AS BUILT

Lease Rate:	Negotiable
Available SF:	20,679 SF
Lot Size:	4.08 Acres
Zoned:	B-2

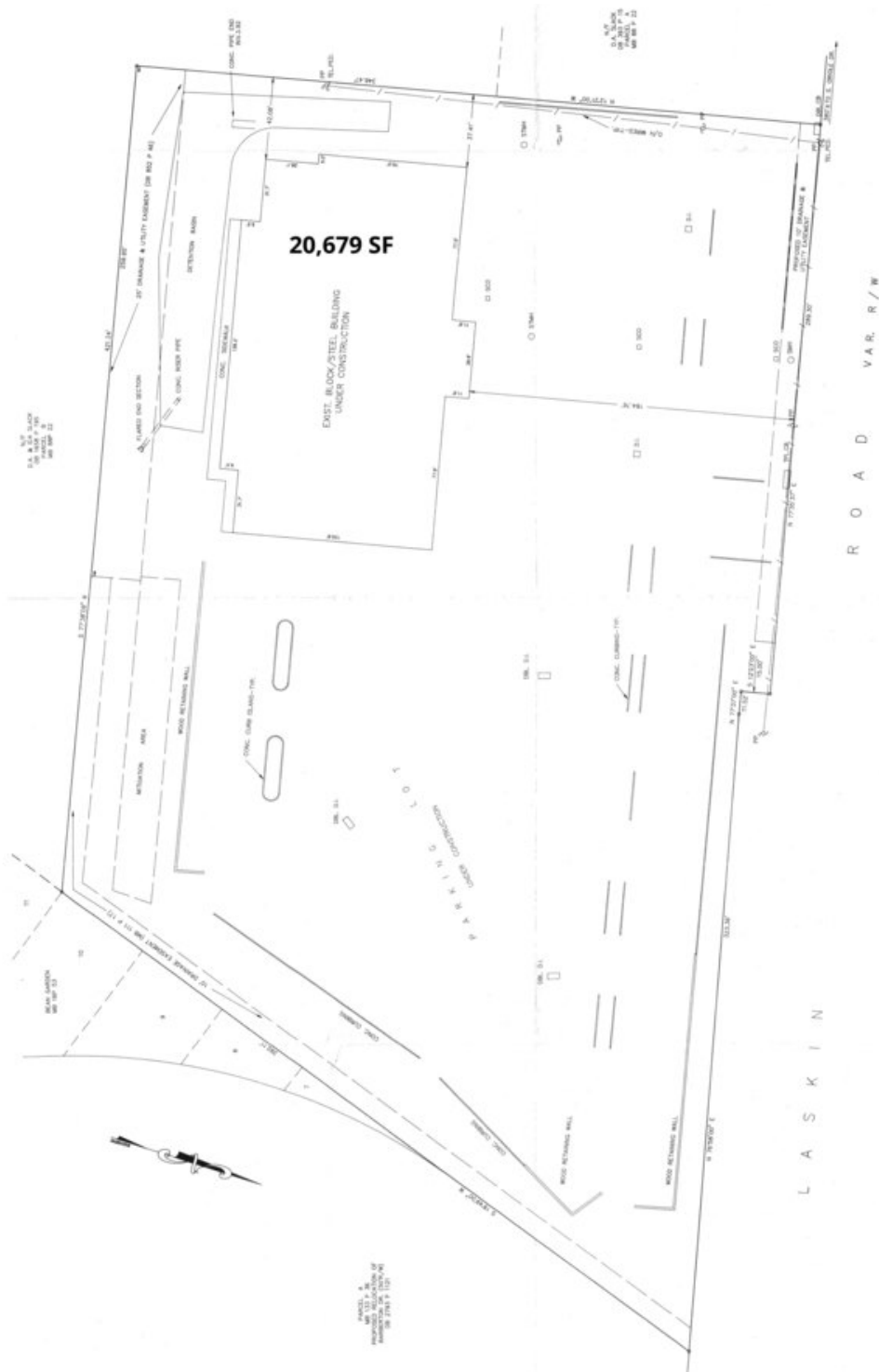
PROPERTY HIGHLIGHTS

- 300 vehicle parking lot
- Large pylon sign available
- Direct visibility and full ingress and egress on Laskin Road
- Prime location for essential retail, restaurant, and office
- High traffic count (28,000 VPD)

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SURVEY



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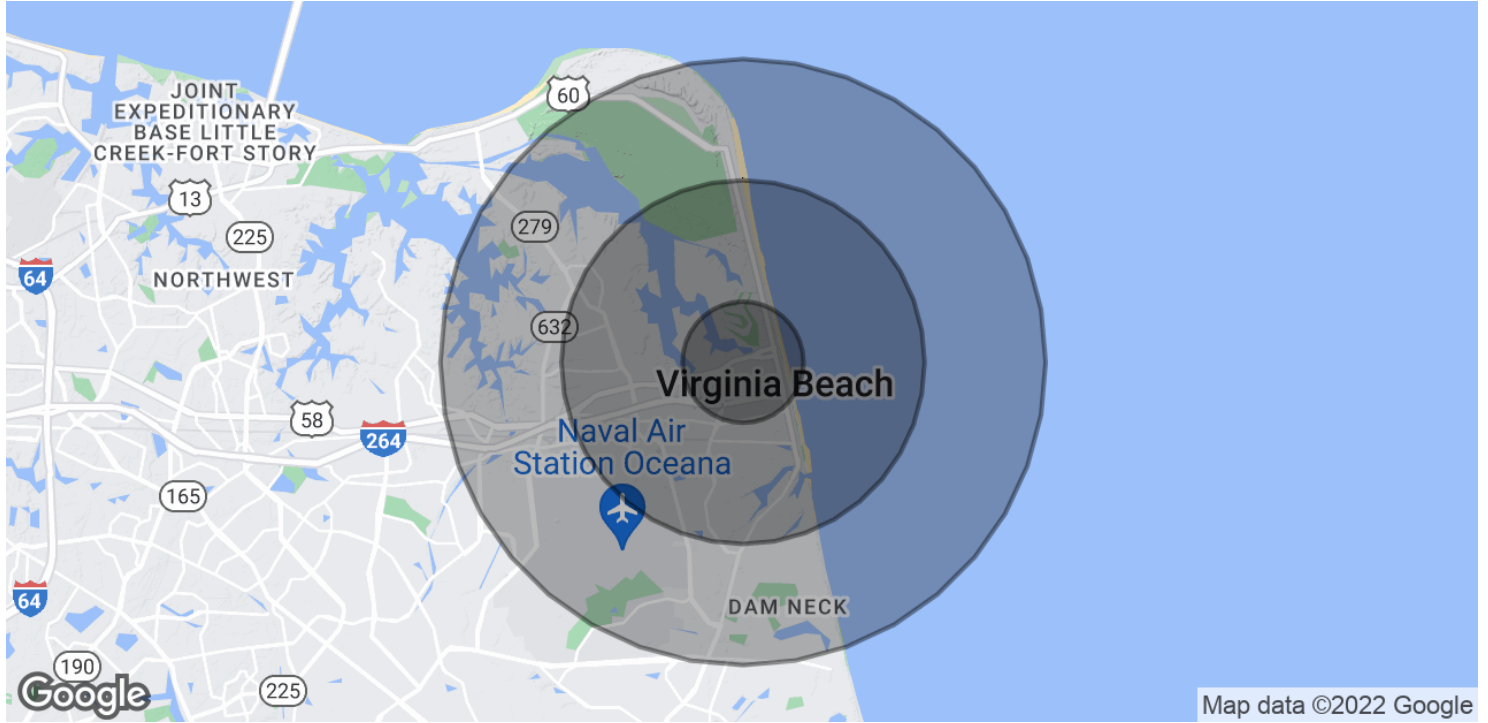
RETAIL AERIAL



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DEMOGRAPHICS MAP & REPORT



Map data ©2022 Google

POPULATION

Total Population

Average age

1 MILE

11,640

34.7

3 MILES

47,956

37.1

5 MILES

80,000

36.7

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

6,018

2.0

\$93,124

\$495,902

3 MILES

21,701

2.2

\$103,822

\$531,169

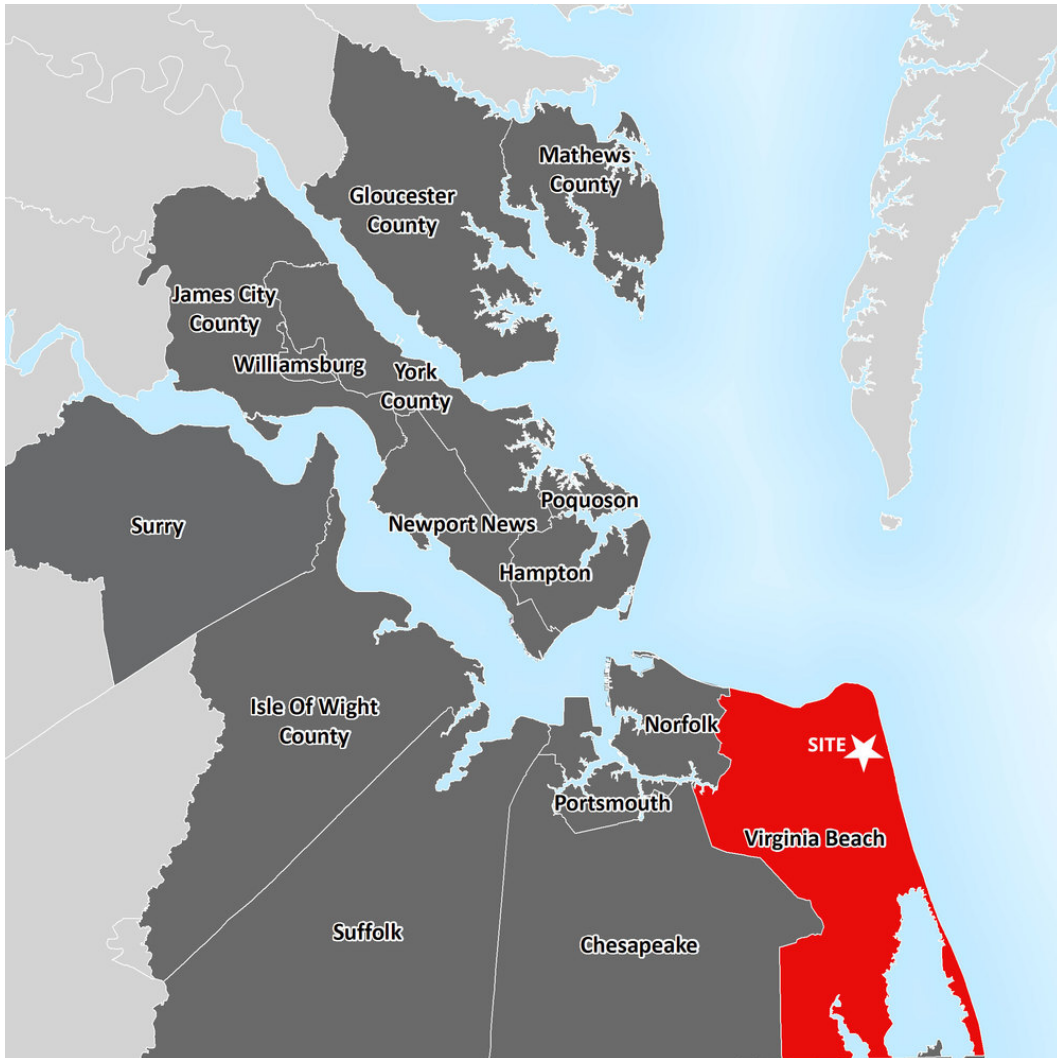
5 MILES

33,611

2.4

\$107,777

\$485,110



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