



1,238 -
32,900 SF
Available

4017 - 4261 E Little Creek, Norfolk, VA 23518

East Beach Marketplace

Prime Retail Opportunity: Join Top National Tenants in a High-Traffic Location Near Naval Amphibious Base Little Creek

East Beach Marketplace features a newly renovated anchor, Food Lion, and hosts a range of national retailers, including CVS Pharmacy, Planet Fitness, Starbucks, Verizon, Family Dollar, and Papa John's. Conveniently located next to the Naval Amphibious Base Little Creek, East Beach Marketplace caters to the 24,602 active military and civilian personnel stationed there. The JEB-LC is one of the largest military bases on the East Coast and ranks among Virginia's largest employers.

Accelerating success.

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Property Highlights



32,900 SF Junior Anchor Space Available



92 Luxury Apartments Coming Soon



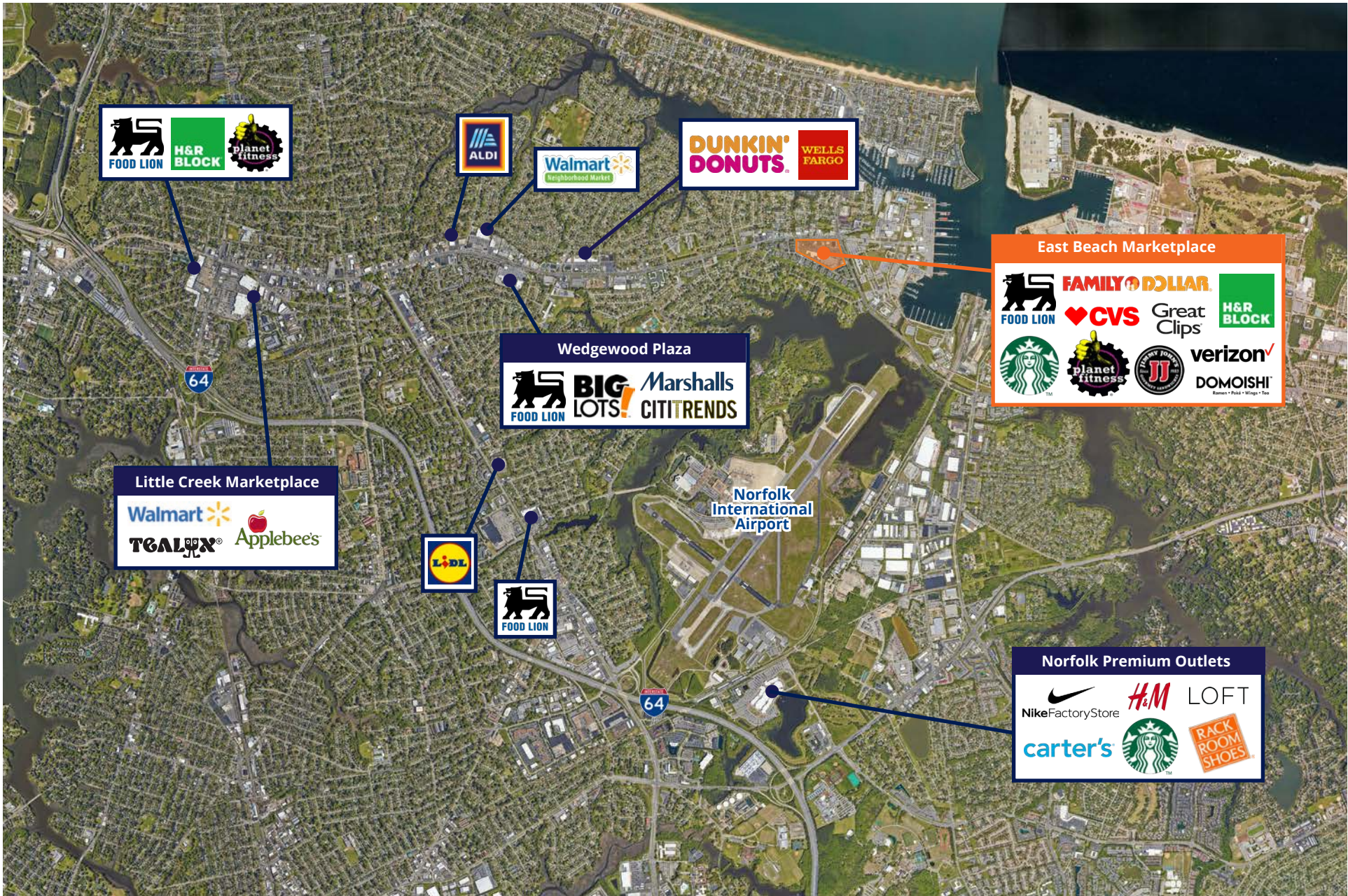
Pylon Signage Available on both Shore Drive and E Little Creek Rd



Site Plan



A	Jimmy John's	1,480 SF	4245	Planet Fitness	16,900 SF
B	Great Clips	1,198 SF	4243	H & R Block	1,770 SF
C	5 Star Nutrition	1,287 SF	4241	Studio East Salon	2,467 SF
4253	Food Lion	42,000 SF	4239	Bon Secours	6,450 SF
4251	AVAILABLE	32,900 SF	4031	Family Dollar	10,800 SF
4249	Sushi King	13,950 SF	4213	Dirty Buffalo	4,658 SF
4249-A	Domoishi	1,200 SF	4213-C	Starbucks	1,872 SF
4249-B	California Nails	1,500 SF	4213-B	Domino's	1,414 SF
4249-C	AVAILABLE	1,238 SF	4213-A	Verizon Wireless	1,414 SF
4247	AVAILABLE	7,400 SF	PAD	CVS Pharmacy	1,200 SF



Retailer Map



Over 62,000 VPD on the intersection of Shore Drive and E Little Creek Road



Location caters to the 5 surrounding submarkets of Shore Drive, E. Little Creek, East Beach, Ocean View, and Naval Base



Market Overview

NORFOLK, VA



3-Mile Average
Disposable Income
\$73,576



5-Mile
Population
211,000+



5-Mile Average
household income
\$103,828



Total Businesses
in 3-Mile Radius
3,831

Demographics	1 Mile	3 Mile	5 Mile
Total Households	4,412	26,593	79,545
Total Population	9,957	63,298	190,381
Average Household Income	\$120,900	\$89,693	\$90,966







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