



NEW RESTAURANT BUILDING FOR SALE

8180 SHORE DRIVE

NORFOLK, VA 23518



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PROPERTY OVERVIEW



OFFERING SUMMARY

Building Size:	12,579 SF
First Floor:	7,186 SF
Second Floor:	5,392 SF
Total Occupancy:	302 People
Sale Price:	Please Contact

PROPERTY OVERVIEW

Located in the Ocean View section of Norfolk adjacent to the popular East Beach neighborhood and adjacent to Vinings Landing Marina, Cobb's Marina and a number of other marinas situated on Little Creek. Immediately to the east of the property is Joint Expeditionary Base Little Creek-Fort Story. This military base, which is one of a number of military bases in the area, is home to approximately 24,000 U.S. Army, Navy, Marine Corp, and Coast Guard personnel.

PROPERTY HIGHLIGHTS

- Newly constructed 2-story waterfront restaurant building in warm dark shell conditions
- Large second floor banquet space with outside deck space overlooking marinas
- Boat slips can be added along north side of the building for customers arriving by boat
- Excellent visibility and easy access from Shore Drive
- 600 amp, 3-phase, 120/208 of electrical power
- 1 1/2" water supply line

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ADDITIONAL PHOTOS



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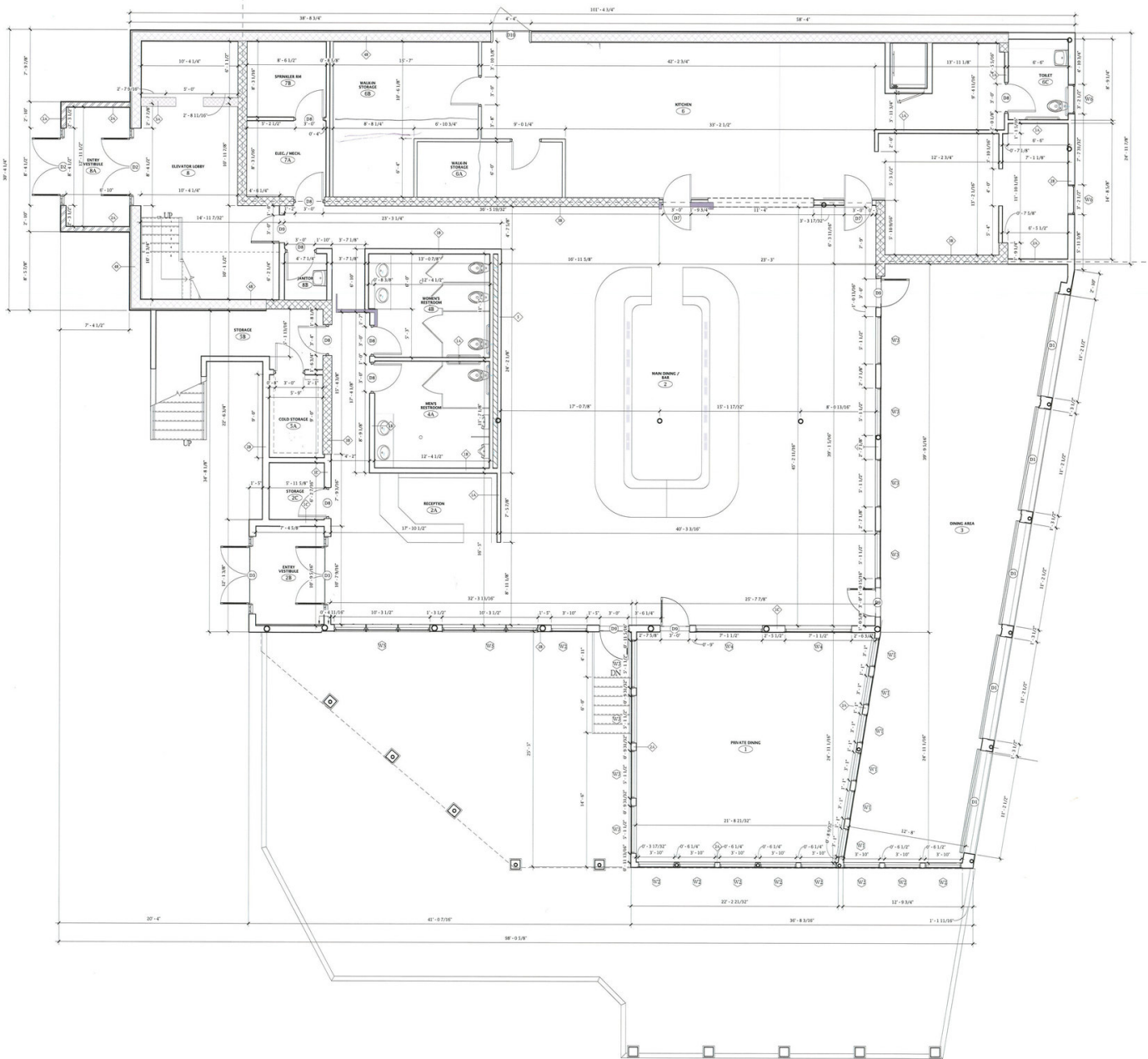
PARKING MAP



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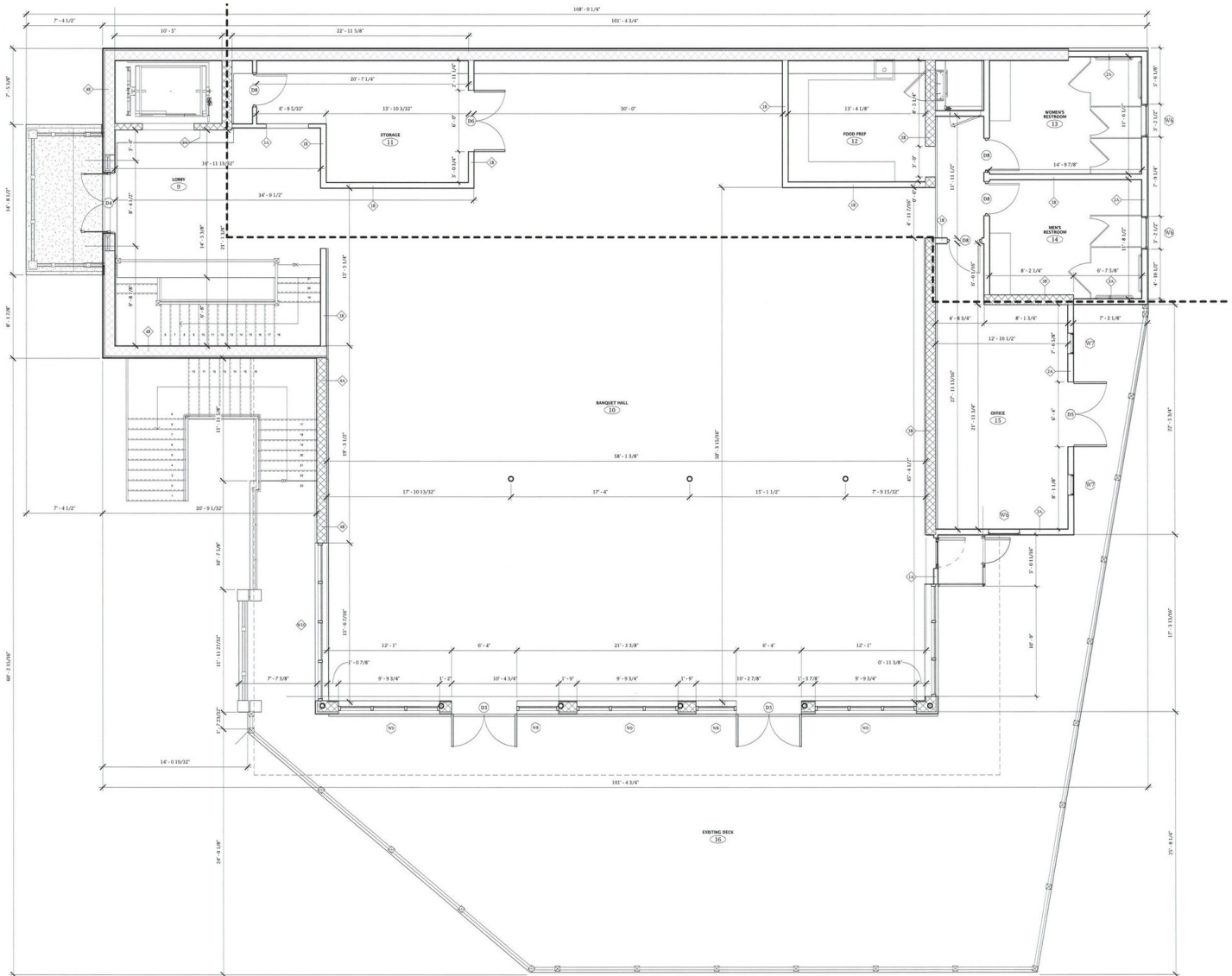
FIRST FLOOR PLAN



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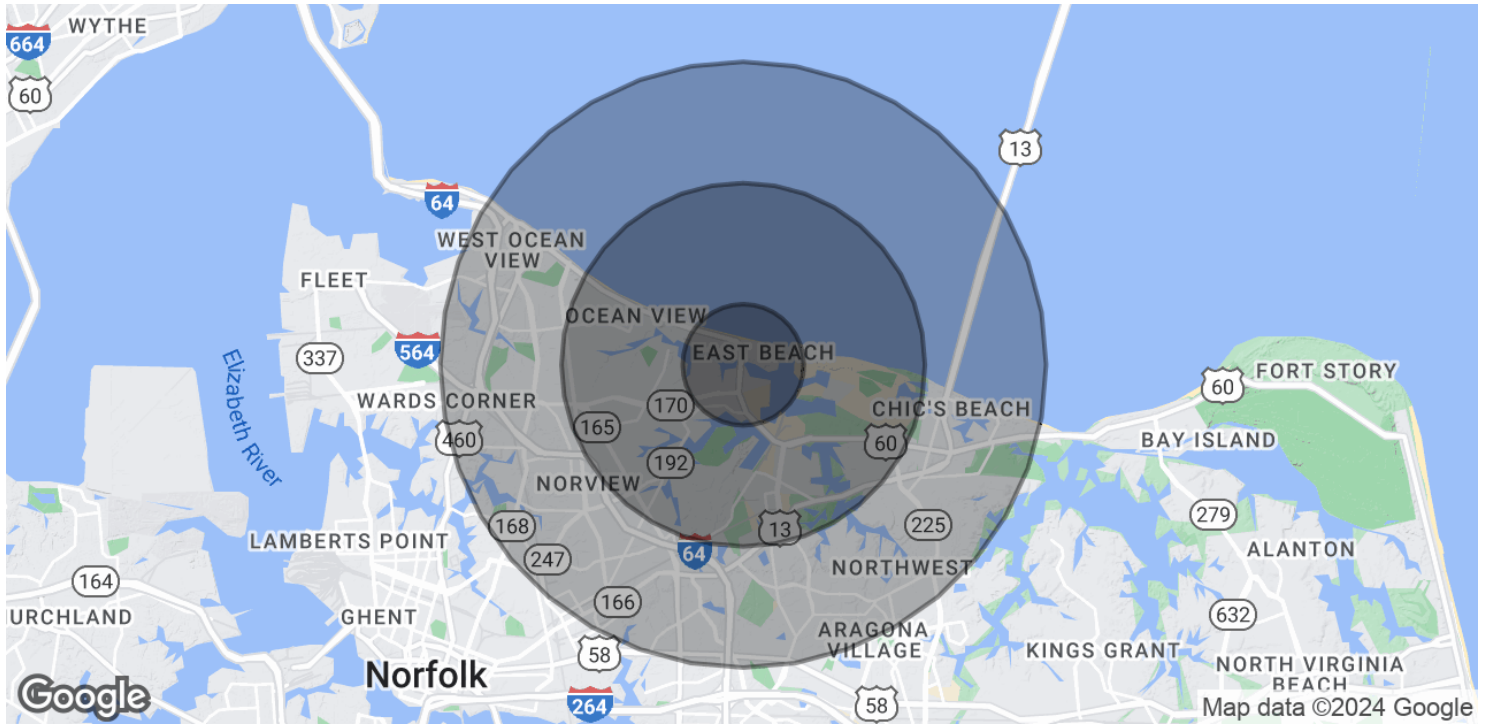
SECOND FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



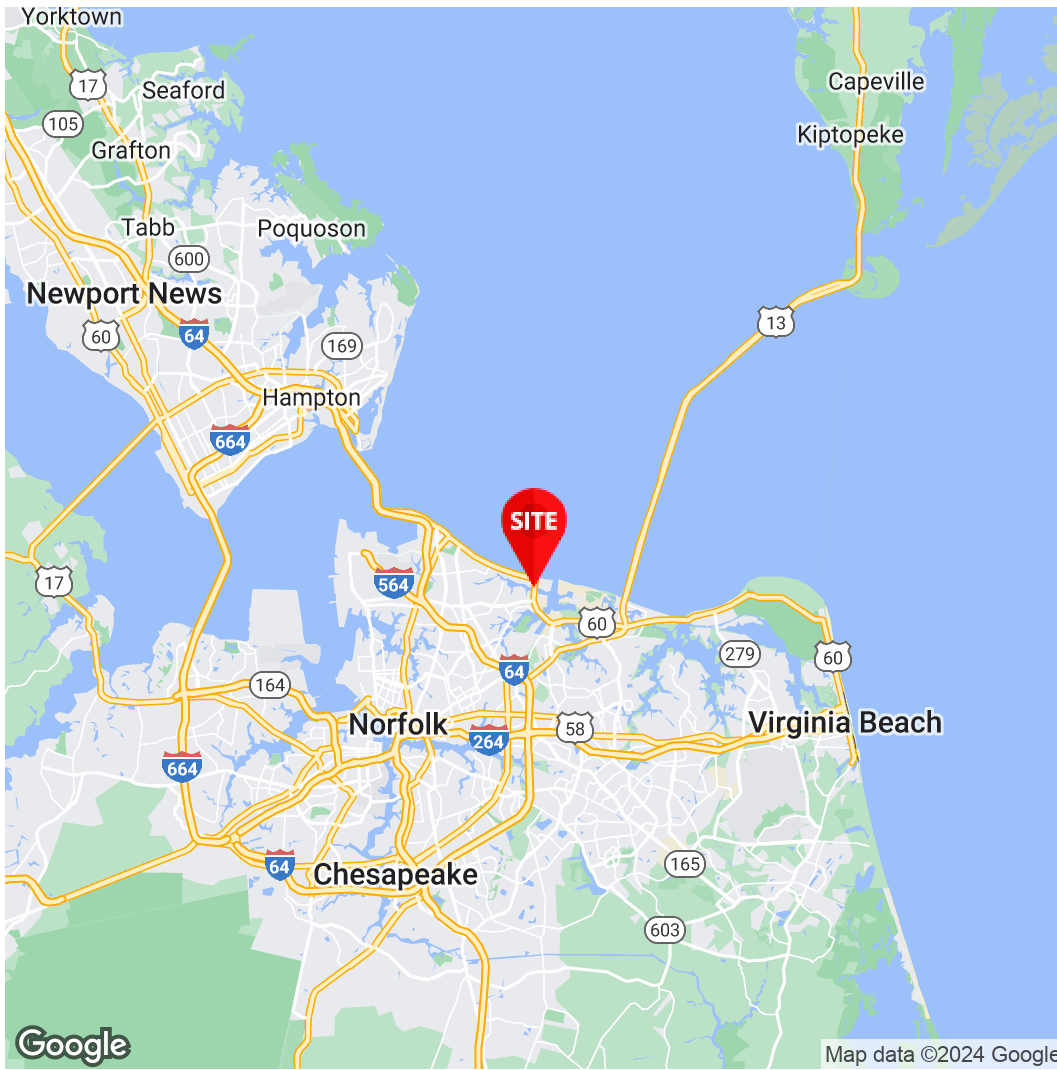
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,612	51,779	166,161
Average age	40	39	39
Average age (Male)	40	38	38
Average age (Female)	41	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,294	22,037	69,356
# of persons per HH	2.2	2.3	2.4
Average HH income	\$114,311	\$92,376	\$92,539
Average house value	\$534,991	\$363,044	\$352,310

* Demographic data derived from 2020 ACS - US Census



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