

# FOR LEASE

## FORMER RESTAURANT SPACE AVAILABLE

3420 Atlantic Avenue | Virginia Beach, VA 23451



**S.L. NUSBAUM**  
REALTY CO.



**YOUR SIGN HERE**

**MARTIN MURDEN**

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# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Lease Rate:    | Contact Agent |
| Building Size: | 10,776 SF     |
| Available SF:  | 4,453 SF      |
| Lot Size:      | 0.37 Acres    |
| Year Built:    | 1950          |
| Zoning:        | OR            |

| SPACES   | LEASE RATE    | LEASE TYPE | SPACE SIZE |
|----------|---------------|------------|------------|
| Unit 103 | Contact Agent | NNN        | 4,453 SF   |

### PROPERTY OVERVIEW

Positioned in the heart of the Virginia Beach Oceanfront submarket, this former restaurant space sits steps from the boardwalk, oceanfront hotels, concert venues, local residential neighborhoods and major tourist attractions, ensuring strong visibility and consistent foot traffic from both visitors and locals. Ideal for an experienced restaurant operator looking to capitalize on the area's built-in customer base, the space also offers flexibility for conversion to traditional retail use.

### PROPERTY HIGHLIGHTS

- **Parking:** The property includes 36 reserved restaurant parking spaces on the first level of the parking deck. During the winter months, free metered parking and additional parking are available along Trolley Lane, offering added convenience for customers.
- **High Foot Traffic Year-Round:** Surrounded by hotels, shops, restaurants, and entertainment venues
- **Versatile Layout:** Ideal for restaurant reuse or conversion to high-impact retail
- **Strong Branding Visibility:** Exceptional frontage along one of the most recognizable coastal corridors in Virginia
- **Built-In Customer Base:** Popular with both tourists and a growing year-round residential population - Virginia Beach welcomes over 14 million visitors annually



# SITE PLAN

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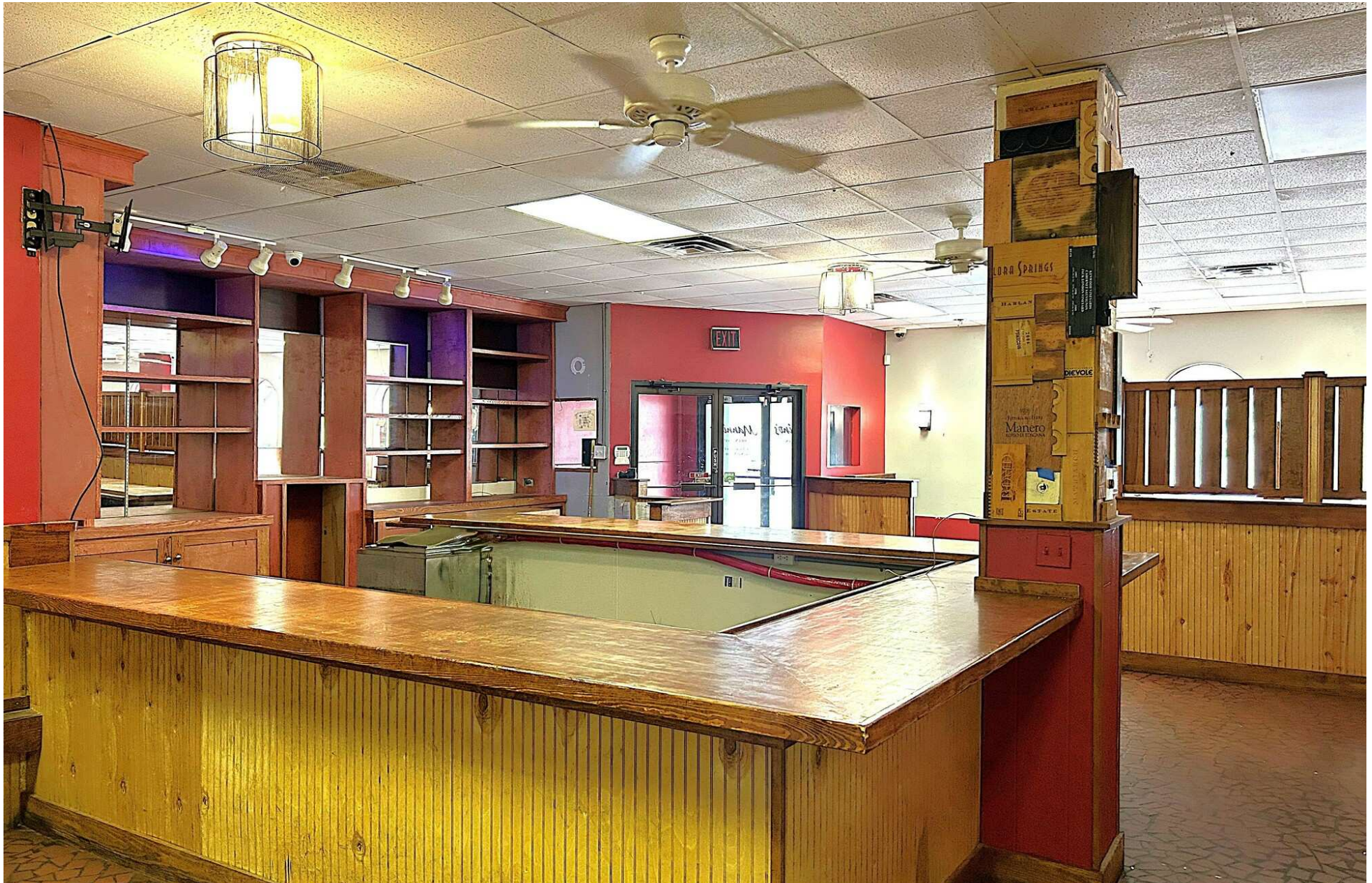
# INTERIOR PHOTO

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# LOCATION MAP

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# OCEANFRONT OVERVIEW

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## SUBMARKET OVERVIEW

The Virginia Beach Oceanfront is undergoing a transformative wave of investment, positioning it as a premier year-round destination for residents, visitors, and investors alike. Central to this revitalization is the \$350 million Atlantic Park development set to open summer 2025.

Complementing this are several streetscape improvement projects including that of Atlantic Avenue from 5<sup>th</sup> to 40<sup>th</sup> Street. These developments are poised to elevate the Oceanfront's appeal, leveraging its existing draw of over **14 million annual visitors** and robust local demographics.

## DEMOGRAPHICS

**104,392**

Population (Within 15 Minutes)

**45,468**

Households (Within 15 Minutes)

**\$128,281**

Average Household Income

**\$90,729**

Average Disposable Income

## ECONOMICS & INVESTMENT

**\$350M**

Atlantic Park Development

**\$48M**

Atlantic Avenue Investment

**\$3.8B**

Tourism

# CONTACT INFORMATION

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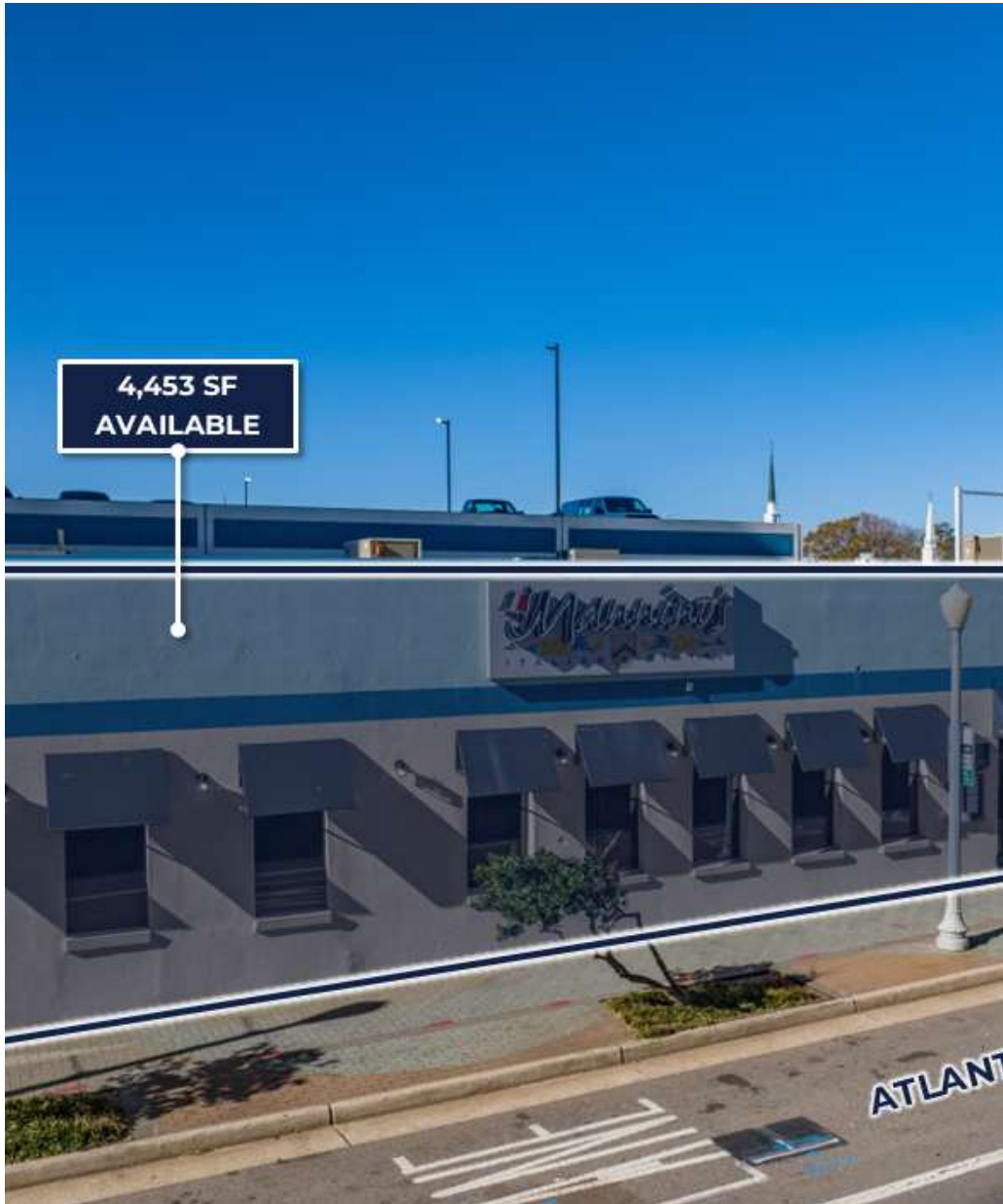
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