

# 1901

EAST OCEAN  
VIEW AVENUE

NORFOLK, VA

TURN KEY BREWERY & EVENT SPACE



Colliers

**Jeff Fritz CCIM, CPM**

Vice President  
D +1 757 228 1840  
C +1 757 575 5519  
jeff.fritz@colliers.com

**Tyler Brooks**

Senior Vice President  
+1 757 213 8110  
tyler.brooks@colliers.com





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# EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

Colliers is pleased to present the opportunity to acquire 1901 E Ocean View Avenue (the “Property”). The Property presents a unique opportunity to acquire a fully built-out brewery facility in a high-visibility coastal corridor of Norfolk, VA. Located just one block from the Chesapeake Bay and surrounded by a growing mix of residential, commercial, and hospitality development. The Property provides a strategic location with strong demographic momentum, flexible layout options, and the rare advantage of existing production-ready infrastructure.

## PROPERTY SUMMARY

ADDRESS	1901 E. Ocean View Ave., Norfolk, VA
SQUARE FOOTAGE	7,020 SF
PARCEL SIZE	.96 AC
BUILT/RENOVATED	2006/2019
PARKING	34 Spaces
ZONING	C-2
OWNERSHIP	Fee Simple





## FLEXIBLE USE POTENTIAL

- FF&E conveys
- Turn-key ready
- Suitable for brewery, taproom, restaurant, distillery, or creative commercial reuse with open floor plans and industrial-style finishes



## HIGH-END FINISHES & RECENT CAPEX

- Formerly a bank, the Property provides many high-end finishes and build-out elements consistent with the growing affluent demographics
- All new HVAC in 2023 (two 3 ton RTUs, & one 7.5 ton RTU)



## EXCELLENT RETAIL FUNDAMENTALS AND DEMOGRAPHICS

- Growing and affluent trade-area with over 150,000 people living within 5 miles of the property, earning over \$95,000/yr
- 3-mile population increase of 90% from 2000 - 2023, and expected to further increase 5% from 2023 - 2028



## PRIME COASTAL LOCATION

- One block from the Chesapeake Bay in the Ocean View corridor, offering strong visibility and steady residential and visitor traffic



# OFFERING DETAILS

1901 E OCEAN VIEW AVE  
NORFOLK, VA 23503

**PRICE** \$1,450,000

**GLA SF** 7,020

**ZONING** C-2

**LOT SIZE** +/- .96 acres





# Why Hampton Roads

Hampton Roads - officially referred to as the Virginia Beach-Norfolk-Newport News Metropolitan Statistical Area (MSA) - is located at the geographic center of the East Coast, approximately 75 miles southeast of Richmond, Virginia (the State capitol), 170 miles southeast of Washington, D.C. and 110 miles northeast of Raleigh, North Carolina.

The Hampton Roads area is well-known for its long rich history including the settler's first landing on American soil at Jamestown in 1607. Jamestown is located in the northern portion of Hampton Roads and is a major tourist attraction along with nearby Yorktown and Williamsburg

which have rich histories as well. The Hampton Roads area is the 37th largest Metropolitan Statistical Area ("MSA") in the nation with a population of approximately 1.8 million. Hampton Roads is the eighth largest metro area in the Southeast United States.

Businesses are attracted to Hampton Roads for a number of factors including a relatively low cost of living, high quality of life, and a well-educated and ample labor force. Major companies recently expanded into Hampton Roads include MSI, Lowe's, LS Greenlink, and Dominion Energy

**1.8M**

RESIDENTS IN  
HAMPTON ROADS

**82K**

ACTIVE DUTY  
MILITARY  
PERSONNEL

**108M**

VISITORS SPENDING  
\$30.3 BILLION

**#1**

TOP STATE  
BUSINESS CLIMATE

~ SITE SELECTION MAGAZINE

HOME TO  
**20%** OF  
VIRGINIA'S  
POPULATION

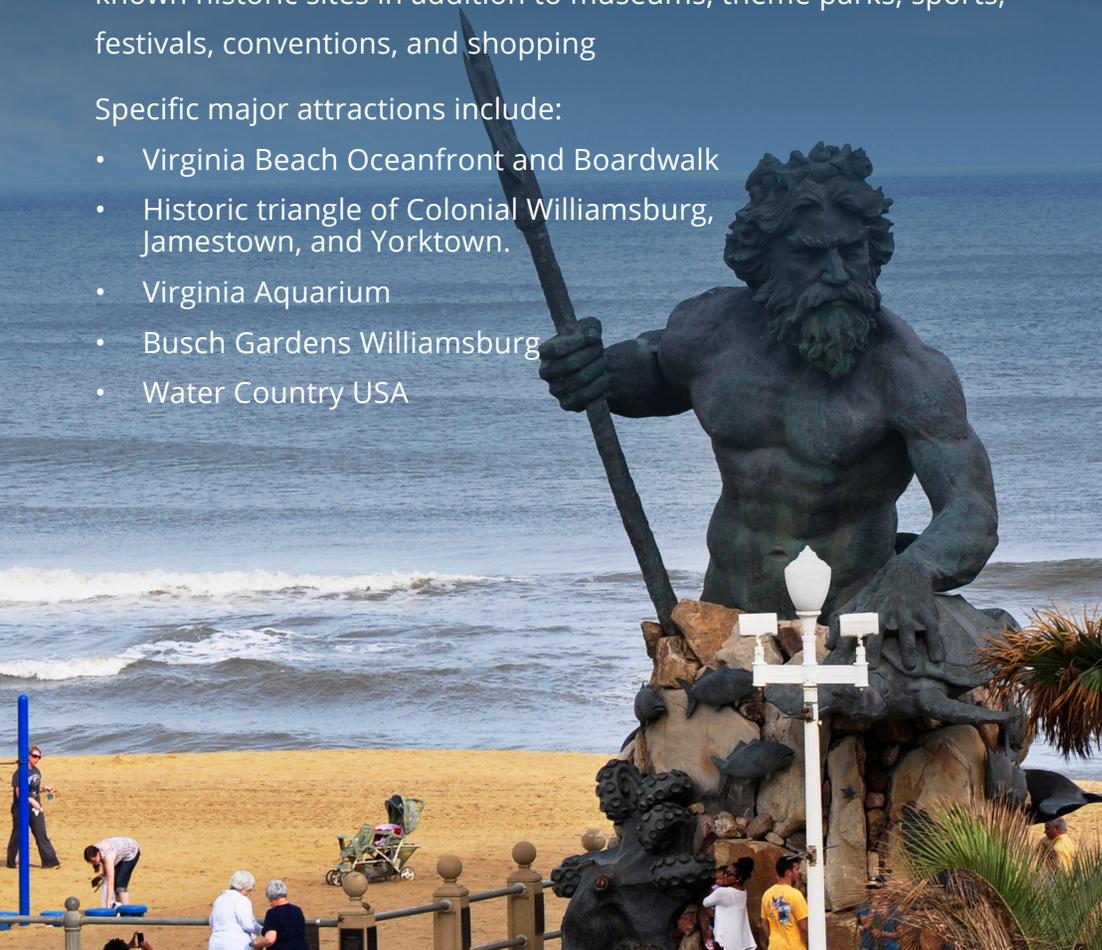


# Tourism

Tourism on a regional, natural, and international level is another major driver of the Hampton Roads economy and includes beaches, state parks, and other natural resources as well as internationally-known historic sites in addition to museums, theme parks, sports, festivals, conventions, and shopping

Specific major attractions include:

- Virginia Beach Oceanfront and Boardwalk
- Historic triangle of Colonial Williamsburg, Jamestown, and Yorktown.
- Virginia Aquarium
- Busch Gardens Williamsburg
- Water Country USA



**\$5.1** BILLION  
IN ANNUAL VISITOR SPENDING

**45,000 +**  
JOBS SUPPORTED BY TOURISM

# Military & Defense

Hampton Roads has the largest concentration of military personnel in the U.S. outside of the Pentagon in Washington, D.C. There are 18 military installations in the region with Army, Navy, Air Force, Marine, Coast Guard, and Joint Service Commands. The region is also headquarters for NATO's Allied Command Transformation, which is also the only NATO headquarters located on U.S. soil.

## \$125 Billion Economic Impact



**465,000**  
ACTIVE DUTY MILITARY,  
FAMILY MEMBERS &  
RETIREES

**150,000**  
MILITARY & FEDERAL  
CIVILIAN PERSONNEL  
PLOYED ON BASES

**146,000**  
ACTIVE DUTY MILITARY  
AND RESERVE

# Airports

Norfolk International Airport (ORF) and Newport News/Williamsburg Airports (PHF) support eight commercial airlines, providing approximately 65 flights per day to international gateway cities.



**#4**  
BUSIEST AIRPORT  
in Virginia

## Norfolk International Airport (ORF)

Welcomed 4.86 million passengers in 2024. A 8% increase over 2023. (2023 saw 4.55M passengers)

**\$650M**

EXPANSION PROJECT UNDERWAY



## Newport News/Williamsburg Airport

Four flights a day with connecting service to hundreds of cities worldwide



# Roadways

Hampton Roads is within a day's drive from 130 million consumers. The State of Virginia has the third largest state-maintained transportation network, including interstate routes I-95, I-81, I-64, I-85, I-77, and I-66

# Port of Virginia

The Port of Virginia's wider shipping channel is now open for two-way passage of ultra-large container vessels (ULCV), reducing the amount of time one of the large vessels spends on berth by up to 15 percent.

*"All major shipping lines call on the Port of Virginia enabling direct access to over 80 ports and 200 countries worldwide"*

- The Hampton Roads Economic Development Alliance

**\$63B**

IN GROSS STATE PRODUCT



# Market Overview

## Higher Education

The Hampton Roads region has 33 local universities, colleges, and trade schools that train and prepare our future workforce. These institutions cover a wide knowledge base, ranging from William & Mary, one of the top public schools in the country, to

the Apprentice School, which trains hundreds of shipbuilders each year. In total, over 100,000 students are enrolled in our local postsecondary education system, learning and developing competitive skill sets to help them excel in our key industry sectors.



43%  
of population  
with a college  
degree

Over 100K+ Enrolled in 33 Local Universities, Community Colleges, & Trade Schools



23,743 Students



10,250 Students



9,744 Students



5,786 Students



4,559 Students



4,749 Students



1,474 Students



1,805 Students



15,912 Students



9,012 Students



1,650 Students

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Colliers Virginia  
150 West Main Street | Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300 | F: +1 757 460 1200

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