

**OCEANFRONT
RETAIL FOR LEASE**

31 ocean

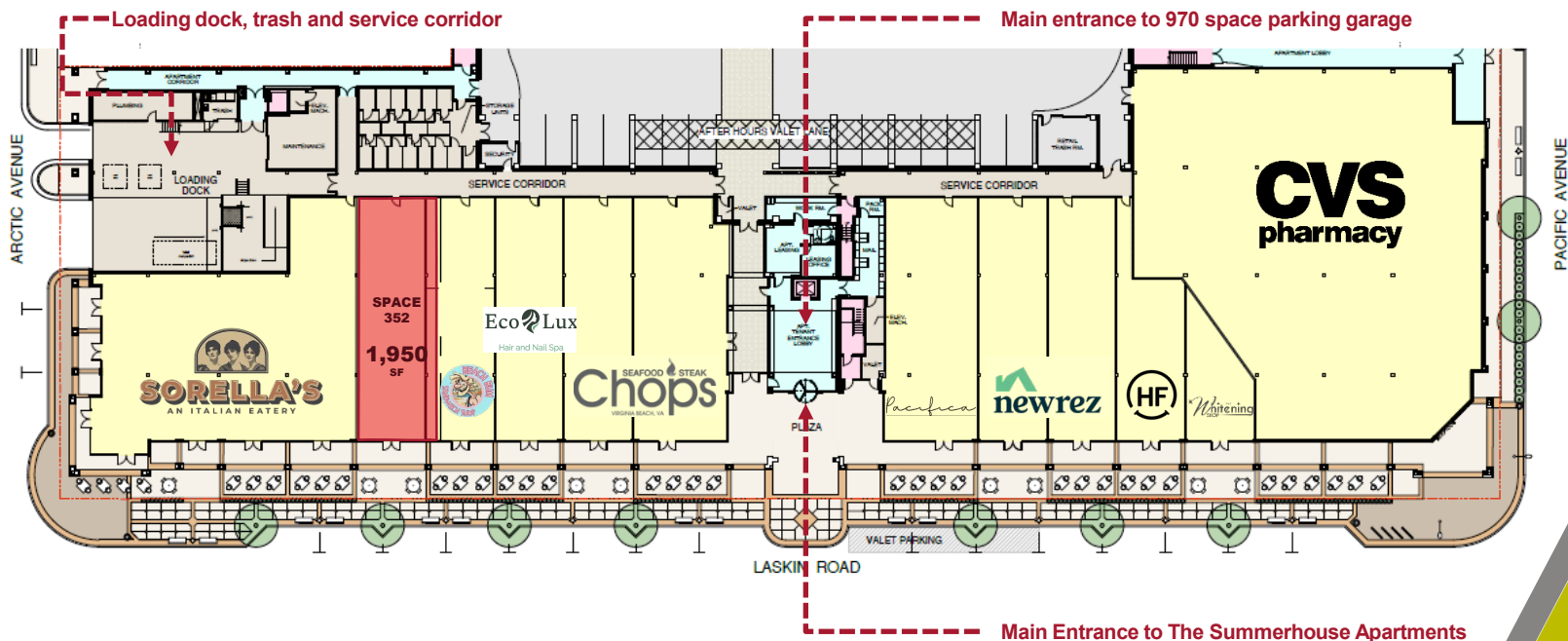
THE SHOPS AT 31 OCEAN

348 Laskin Road, Virginia Beach, VA 23451

*Ideal Spaces For
Wellness &
Boutique Uses*

*A Pedestrian's Paradise
and Shopper's Delight*





Highlights

- Space #352: 1,950 SF - Ideal use for boutique retail
- Nearly 50,000 square feet of ground floor retail, developed in 2013
- The Shops at 31 Ocean are connected to The Summerhouse Apartments—178 resort apartments and the Sidney Kellam Office Center—62,000 square feet of Class A office
- Co-tenancy with iconic Virginia Beach restaurants
- Covered parking (970 spaces) and street parking available
- One block from the beach and boardwalk – Neptune's Park and the center of seasonal entertainment and events just steps away
- Contact listing broker(s) for pricing and additional details

Virginia Beach Market Oceanfront Synergies

460,000

CITY POPULATION

1.8 M

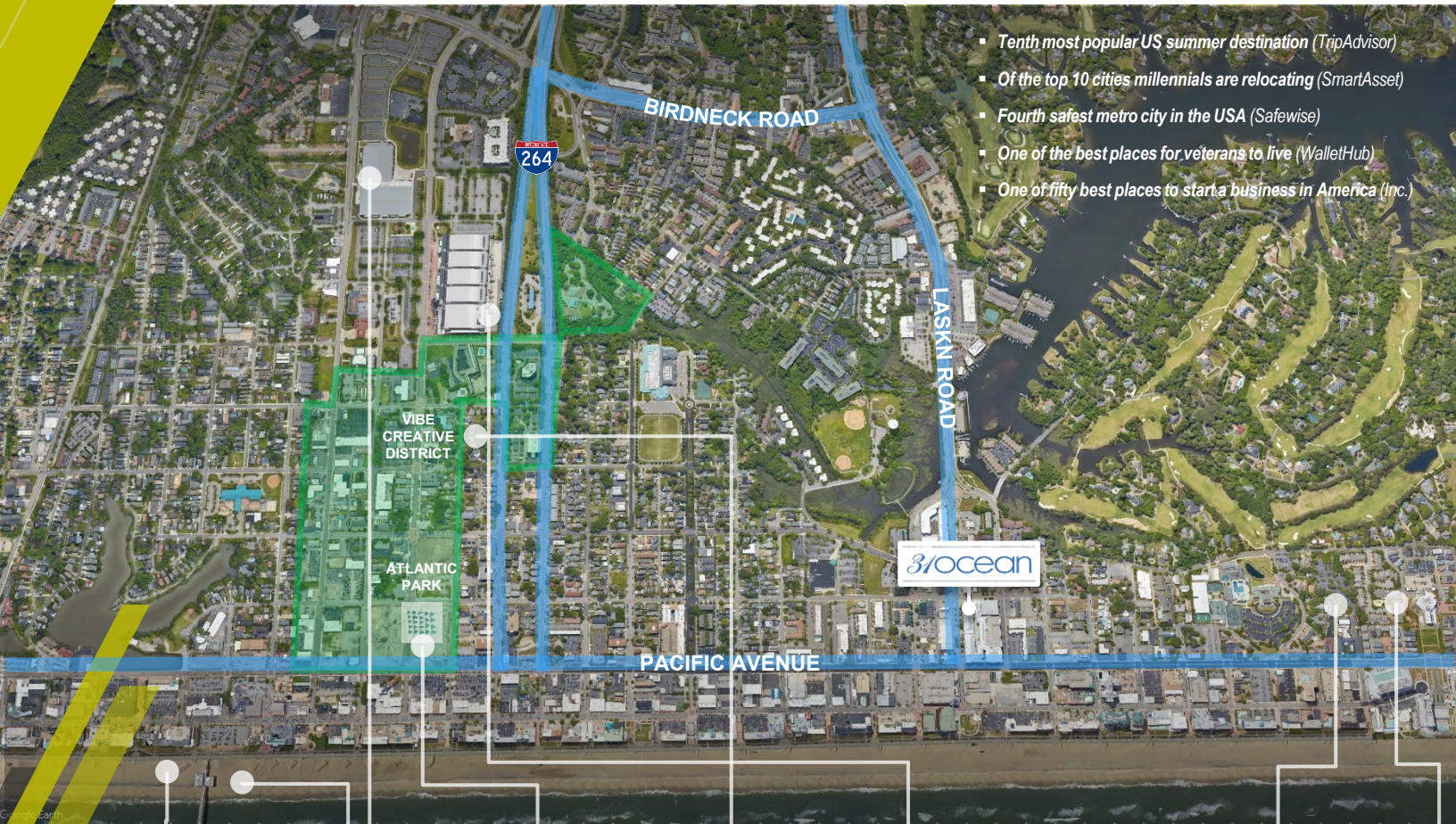
MSA POPULATION

\$86,425

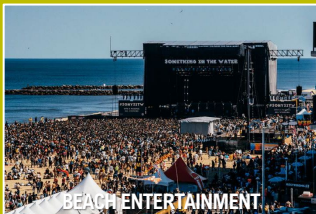
AVG HOUSEHOLD INCOME

11.5 M

ANNUAL VISITORS



- Tenth most popular US summer destination (TripAdvisor)
- Of the top 10 cities millennials are relocating (SmartAsset)
- Fourth safest metro city in the USA (Safewise)
- One of the best places for veterans to live (WalletHub)
- One of fifty best places to start a business in America (Inc.)



BEACH ENTERTAINMENT



ATLANTIC PARK DEVELOPMENT



VB CONVENTION CENTER



PRINCESS ANNE COUNTRY CLUB



VIRGINIA BEACH FISHING PIER



VIRGINIA BEACH SPORTS CENTER

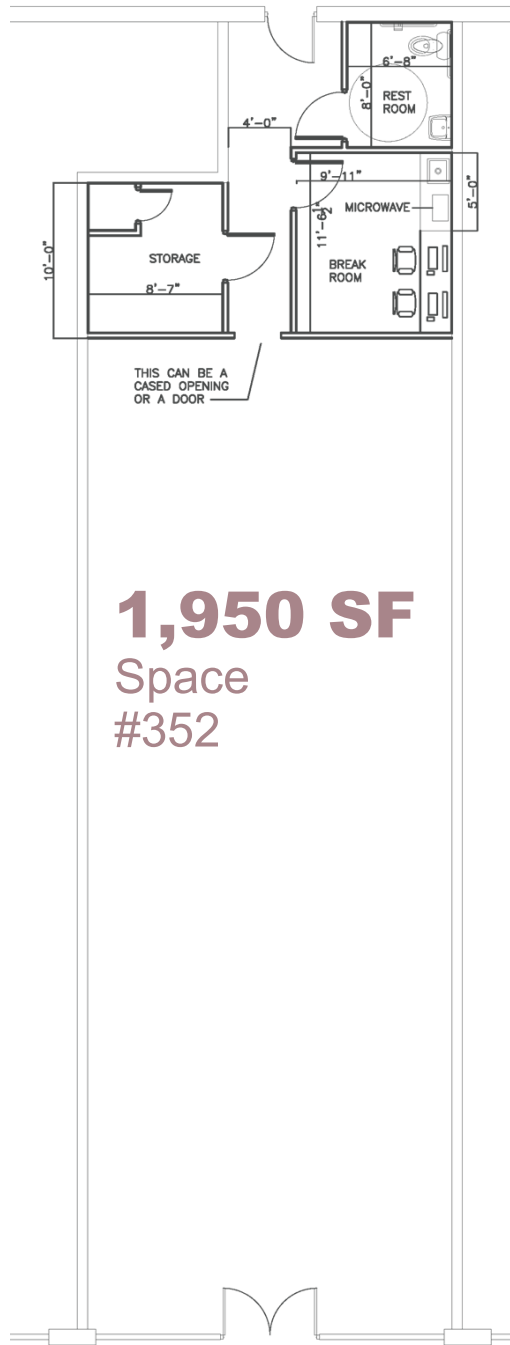


VIBE CREATIVE DISTRICT



CAVALIER RESORT

BOUTIQUE RETAIL FOR LEASE



1,950 SF
Space
#352



JOHN DUFFY, JR., CCIM, SIOR
Vice President
757.213.4141
john.duffy@thalhimer.com

ROB WRIGHT
Senior Vice President
757.499.2896
rob.wright@thalhimer.com



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