



SUITE 100

Casone Enterprises

1337

100

RETAIL SPACE FOR LEASE

# SHOPPES AT OCEANA

1337 OCEANA BLVD, VIRGINIA BEACH, VA 23454



# SHOPPES AT OCEANA

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

The Shoppes at Oceana, was recently constructed in 2021. With it's close proximity to NAS Oceana (One of the East Coasts largest naval air stations), this project is ideal for a variety of retailers such as fashion, boutiques, medical, and services.

### PROPERTY HIGHLIGHTS

- Oceana Boulevard sees 32,000 vehicles per day.
- Just 3 miles from beachfront access.
- This center is located less than .5 miles from Naval Air Station Oceana which is a 6,820-acre Naval Air Station that is home to all east coast strike fighter jet squadrons.
- The strip center is directly across from the NAS Oceana Commissary, with daily exposure to 25,000+ members associated with NAS Oceana.
- The Air Station consists of 10,500 military, 10,000 family members, and 4,500 civil employees, and is one of the largest employers of Virginia Beach providing a total economic impact of \$2B annually.

### SPACES

	LEASE RATE	SPACE SIZE
<b>Suite 100</b>	Negotiable	1,698 SF
<b>Suite 130 Available Nov. 2025</b>	Negotiable	1,268 SF

### DEMOGRAPHICS

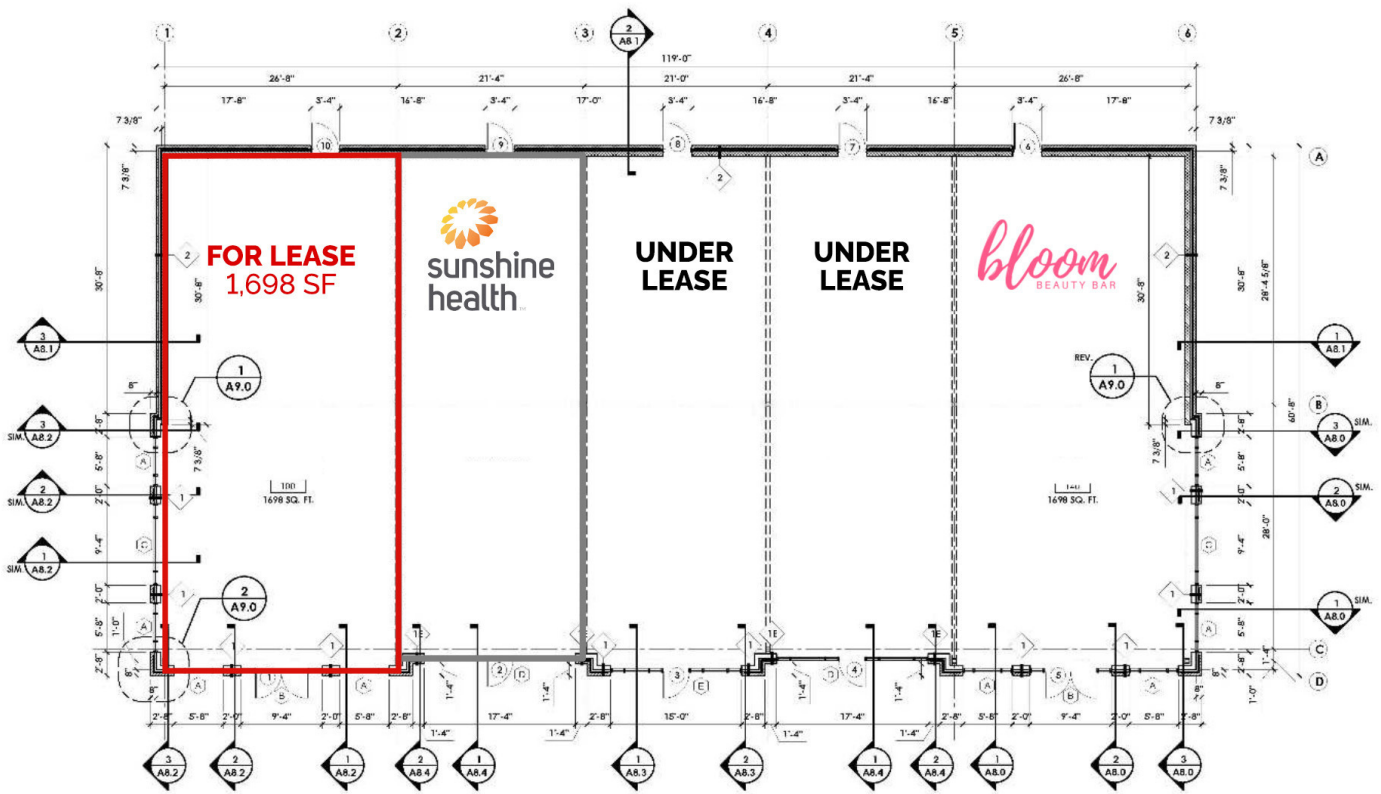
	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,145	15,695	49,521
<b>Total Population</b>	5,102	41,679	118,313
<b>Average HH Income</b>	\$70,530	\$97,078	\$89,950

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,268 - 1,698 SF
<b>Building Size:</b>	17,633 SF

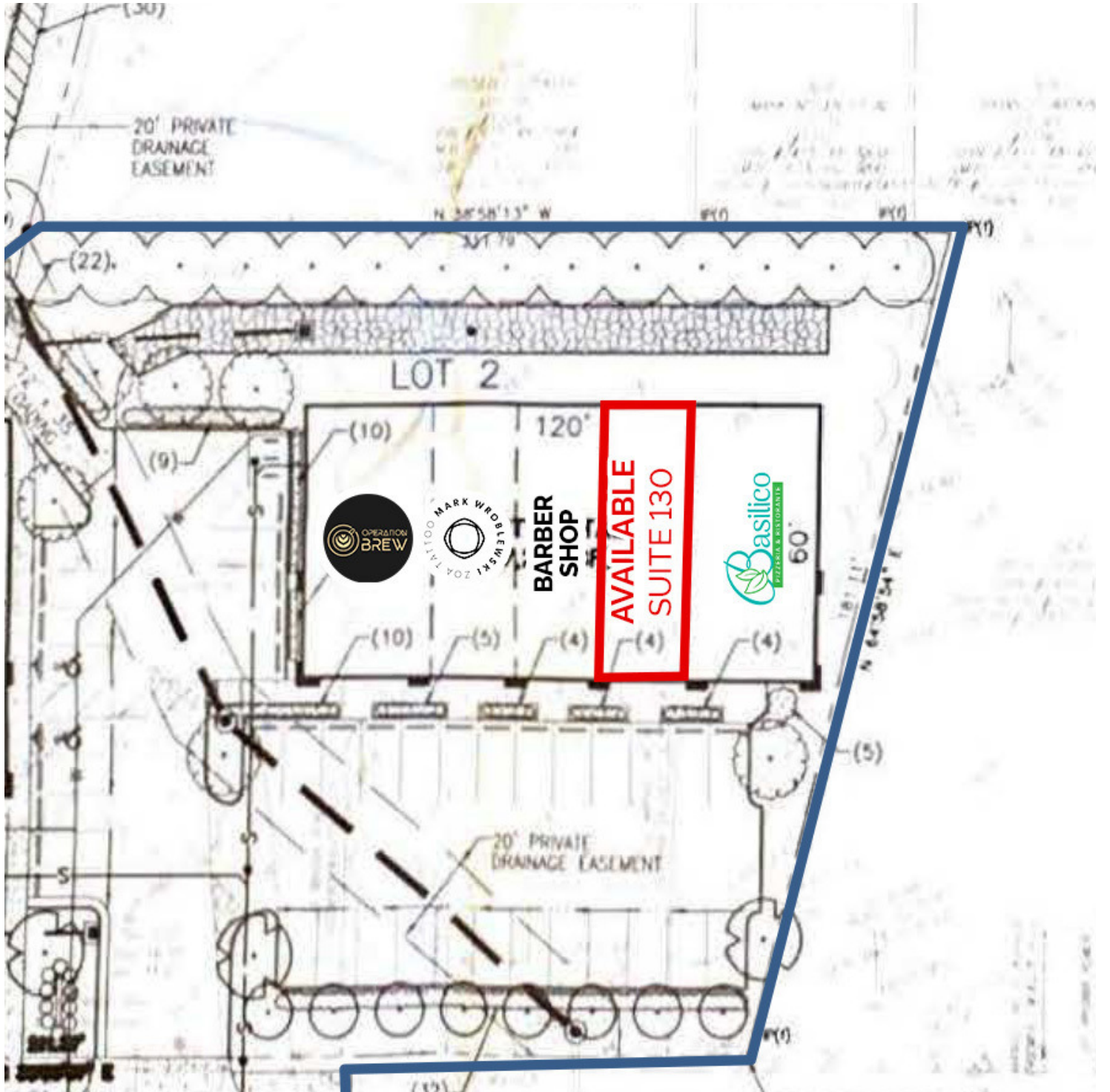
# SHOPPES AT OCEANA

AVAILABLE SPACES



# SHOPPES AT OCEANA

1329 | AVAILABLE SPACES



# SHOPPES AT OCEANA

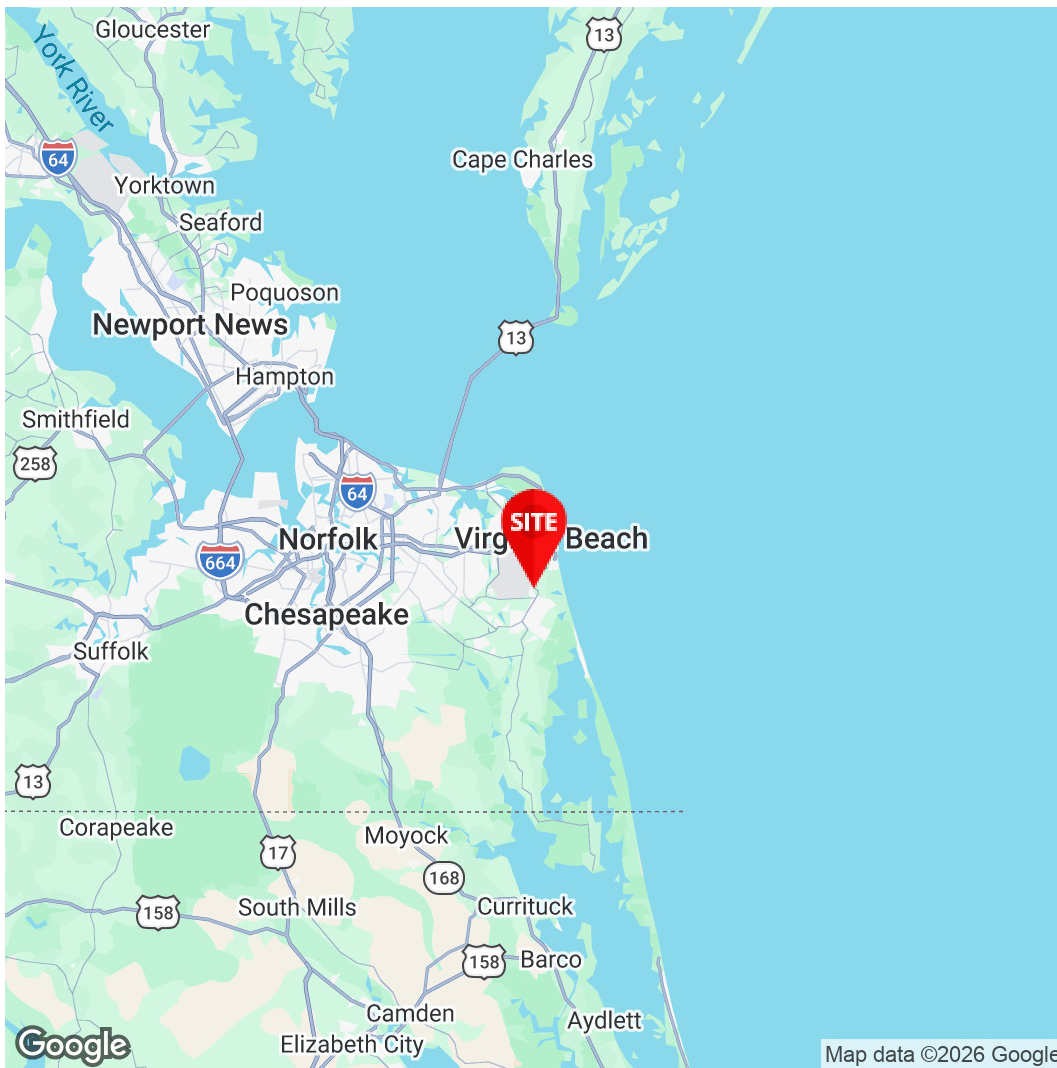
## RETAILER MAP



# SHOPPES AT OCEANA

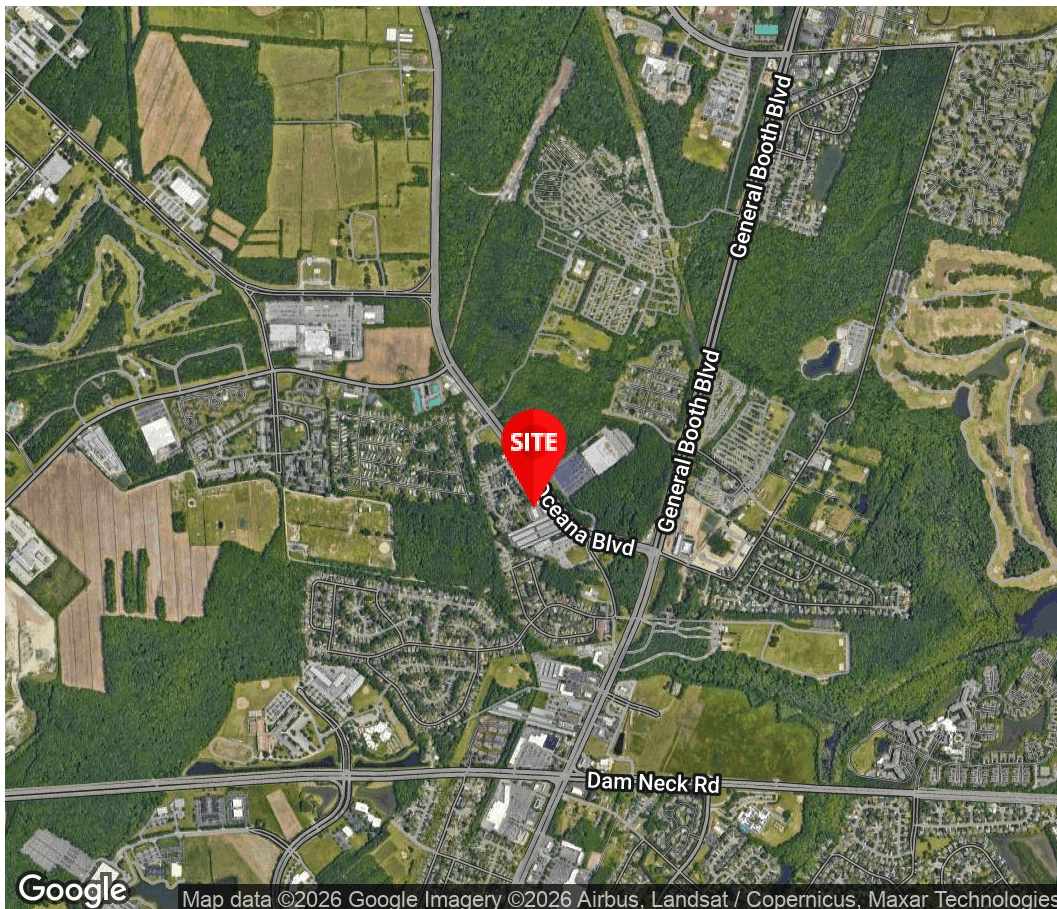
SITE PLAN





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