

RETAIL PROPERTY FOR LEASE

33 EAST MELLEN STREET

HAMPTON, VA 23663

MISSY MARTINOVICH

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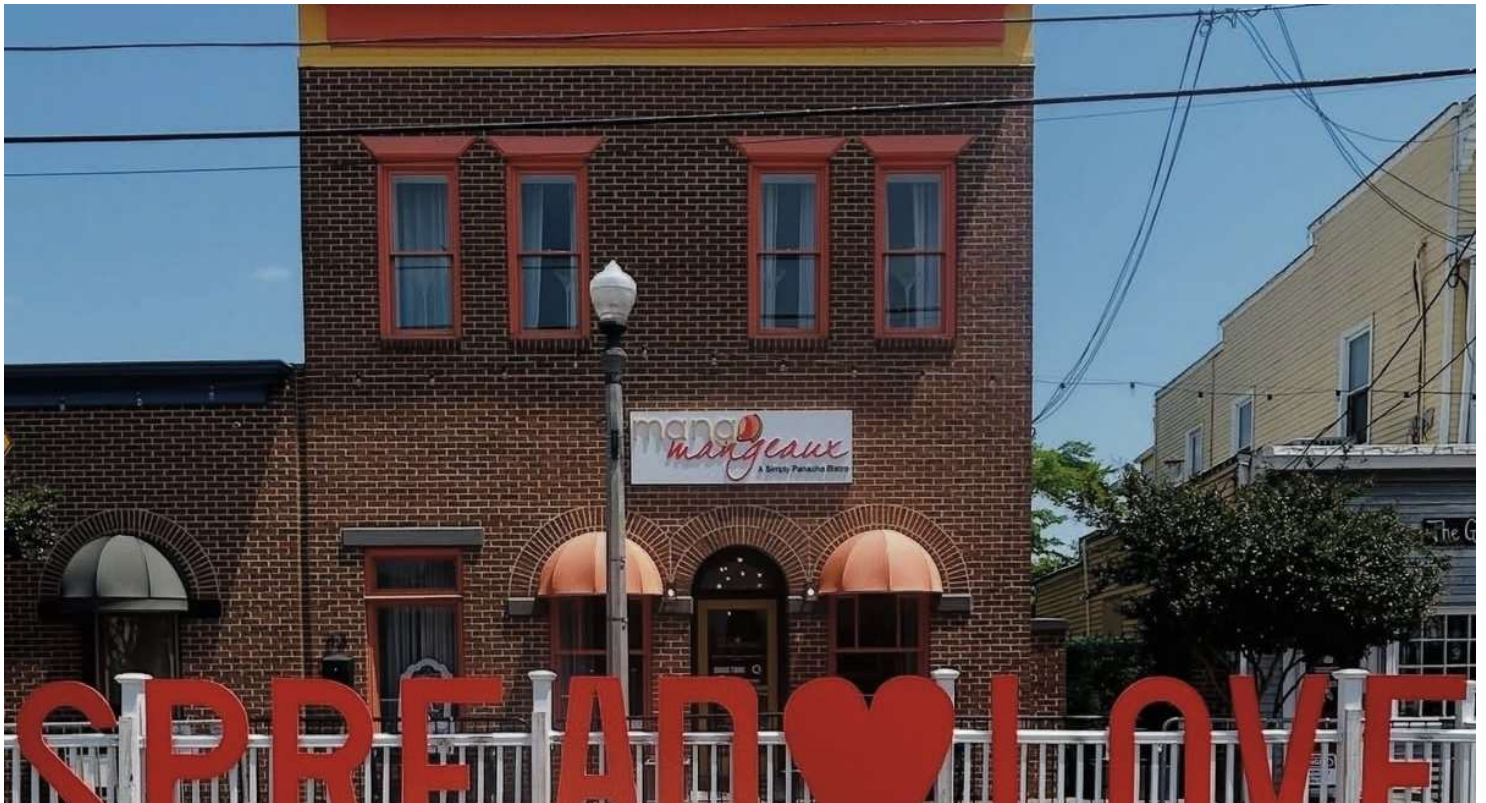
CREOTERIC
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PROPERTY DESCRIPTION

Nestled in the heart of Historic Phoebus, Hampton, this second-generation restaurant space offers a unique opportunity to join a thriving culinary and cultural scene. Surrounded by beautifully preserved architecture and just minutes from the waterfront and Fort Monroe, the space benefits from high foot traffic and a vibrant local community.

Phoebus has rapidly evolved into a regional food destination, attracting visitors from Richmond, Virginia Beach, and Norfolk. The area is known for its eclectic mix of eateries, where patrons often enjoy progressive dining - starting with appetizers at one venue, drinks at another, and dessert at a third.

This space is ideal for restaurateurs looking to capitalize on the area's growth and reputation. Nearby establishments like Culaccino Italian Restaurant and The Grey Goose Deli offer elevated dining experiences and historic charm blended with modern design. Whether you're launching a new concept or expanding an existing brand, this location provides a ready-to-go infrastructure, a supportive business community, and a dynamic customer base eager for fresh culinary experiences.

PROPERTY HIGHLIGHTS

- 4,371 SF (on 2 floors)
- Private dining/event rooms on the 2nd floor
- Outdoor patio in the rear
- Unique Roof-top patio off 2nd floor (with exterior access)
- Includes all kitchen equipment including hood and walk-ins
- Available Dec. 2025

OFFERING SUMMARY

Lease Rate:	Call Agent
Available SF:	4,371 SF
Building Size:	4,371 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,398	21,258	46,631
Total Population	6,691	51,689	118,481
Average HH Income	\$66,457	\$84,155	\$86,181

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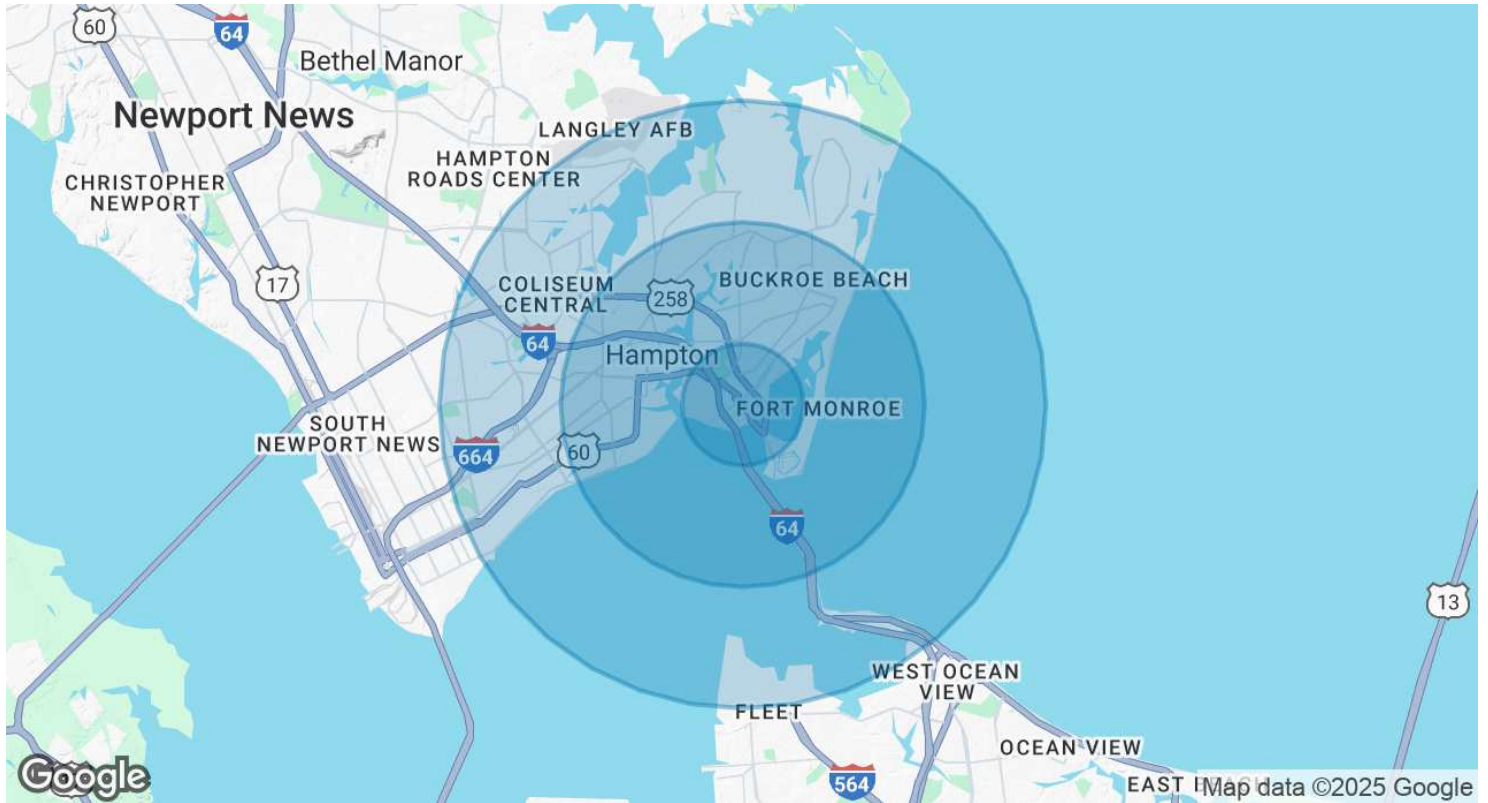
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,691	51,689	118,481
Average Age	37	40	39
Average Age (Male)	36	38	37
Average Age (Female)	37	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,398	21,258	46,631
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$66,457	\$84,155	\$86,181
Average House Value	\$240,647	\$272,508	\$279,772

Demographics data derived from AlphaMap

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