

EXISTING RETAIL/REDEVELOPMENT OPPORTUNITY FOR SALE

1361 VIRGINIA BEACH BLVD

VIRGINIA BEACH, VA 23454



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$485,000
Acreage:	.21 AC (9,256 SF)
Existing Retail:	1440 SF
Detached Garage:	1080 SF
Shed:	360 SF
Zoning:	B2

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Virginia Beach! This property is perfectly positioned for redevelopment. With its prime location along an arterial roadway to the Virginia Beach Oceanfront, this property offers an ideal canvas for a variety of retail ventures. The versatile zoning opens up numerous possibilities for the discerning investor looking to make their mark in the Virginia Beach Oceanfront area.

PROPERTY HIGHLIGHTS

- Great Redevelopment/Owner Occupant Opportunity
- Quick Access to Interstate 264
- Minutes from the Oceanfront
- Center of Atlantic Park Neighborhood
- Prime frontage on Virginia Beach Boulevard
- Near New Atlantic Park Wave Pool Development
- Property currently leased until 8/31/2025 to an antique gift shop
- Current rent is \$2200 per month. Tenant pays all utilities



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RETAIL PROPERTY FOR SALE

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LOCATION MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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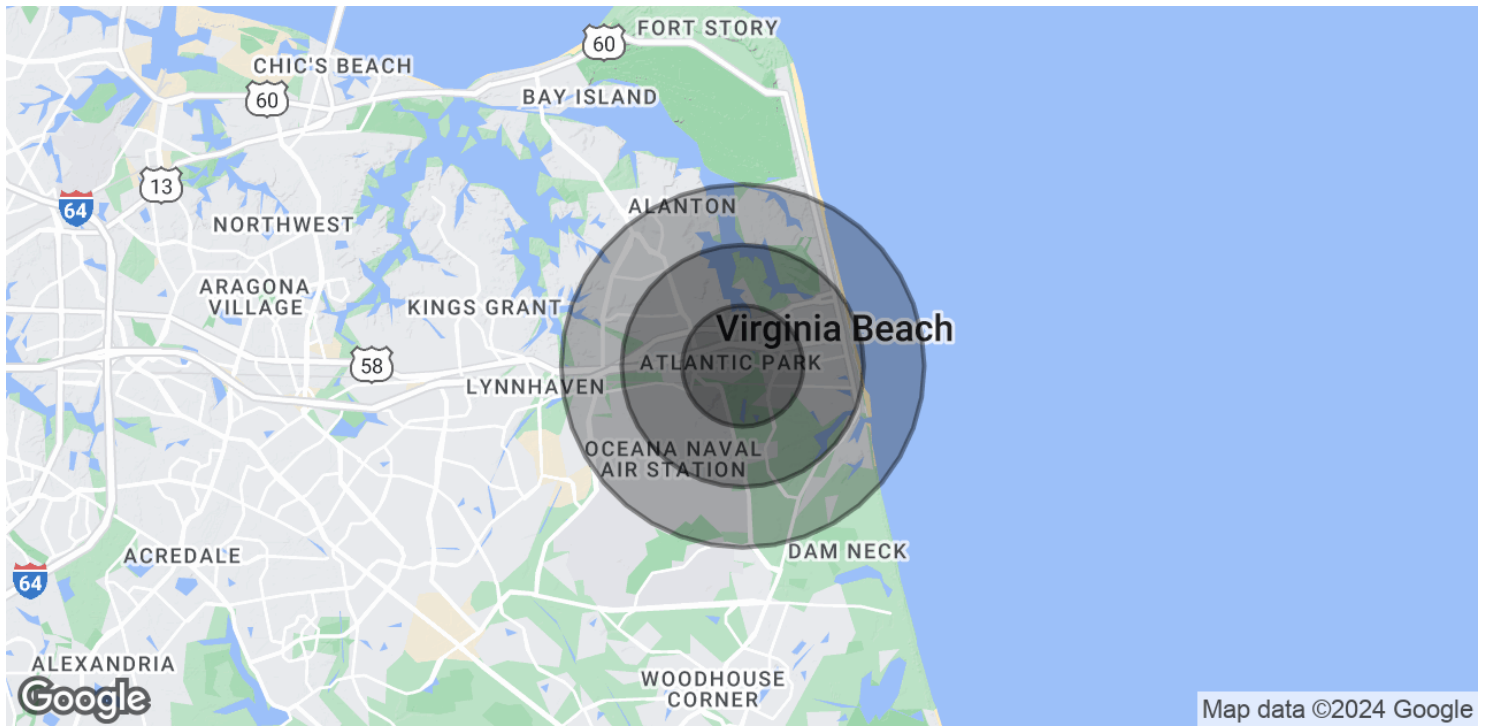
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,614	34,078	57,218
Average Age	35	39	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,438	16,206	25,806
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$84,813	\$103,988	\$117,641
Average House Value	\$346,702	\$472,641	\$560,182

Demographics data derived from AlphaMap



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