



SHOPPES AT OCEANA

1337 OCEANA BLVD, VIRGINIA BEACH, VA 23454



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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. Currently offering up to 2,541 SF of restaurant space with all FF+E remaining.

PROPERTY HIGHLIGHTS

- 2nd gen restaurant available with FF+E (1,268 - 2,541 SF)
- Oceana Boulevard sees 32,000 vehicles per day.
- Just 3 miles from beachfront access.
- The strip center is directly across from the NAS Oceana Commissary, with daily exposure to 25,000+ members associated with NAS Oceana.
- 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 Air Station consists of 10,500 military, 10,000 family members, and 4,500 civil employees.
- As one of the largest employers of Virginia Beach, the Air Station provides a total economic impact of \$2B annually.
- Surrounded by residential neighborhoods and schools.

SPACES	LEASE RATE	SPACE SIZE			
Suite 120	Negotiable	1,273 SF			
Suite 130	Negotiable	1,268 SF			
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES		
Total Households	2,145	15,695	49,521		
Total Population	5,102	41,679	118,313		
Average HH Income	\$70,530	\$97,078	\$89,950		

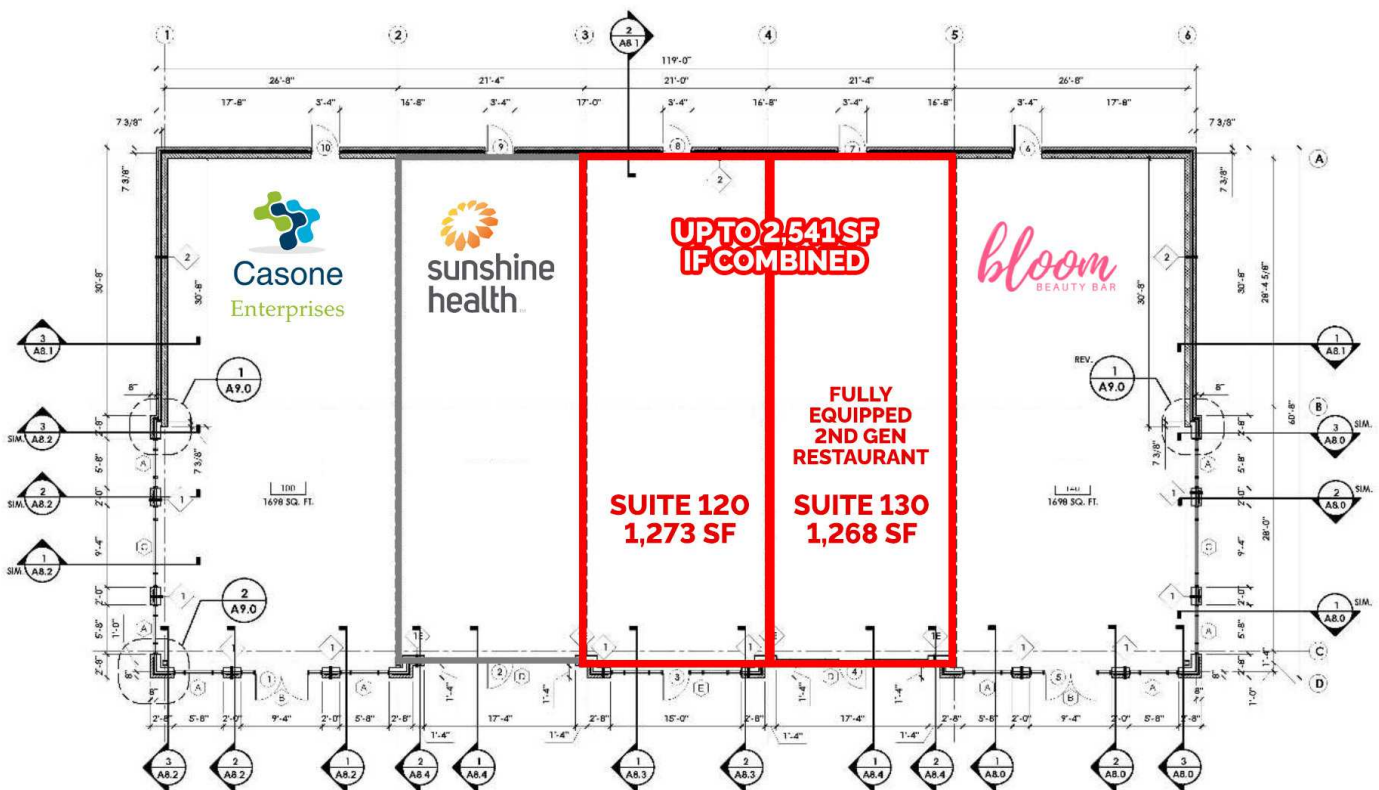
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,268 - 2,541 SF

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AVAILABLE SPACES



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RETAILER MAP

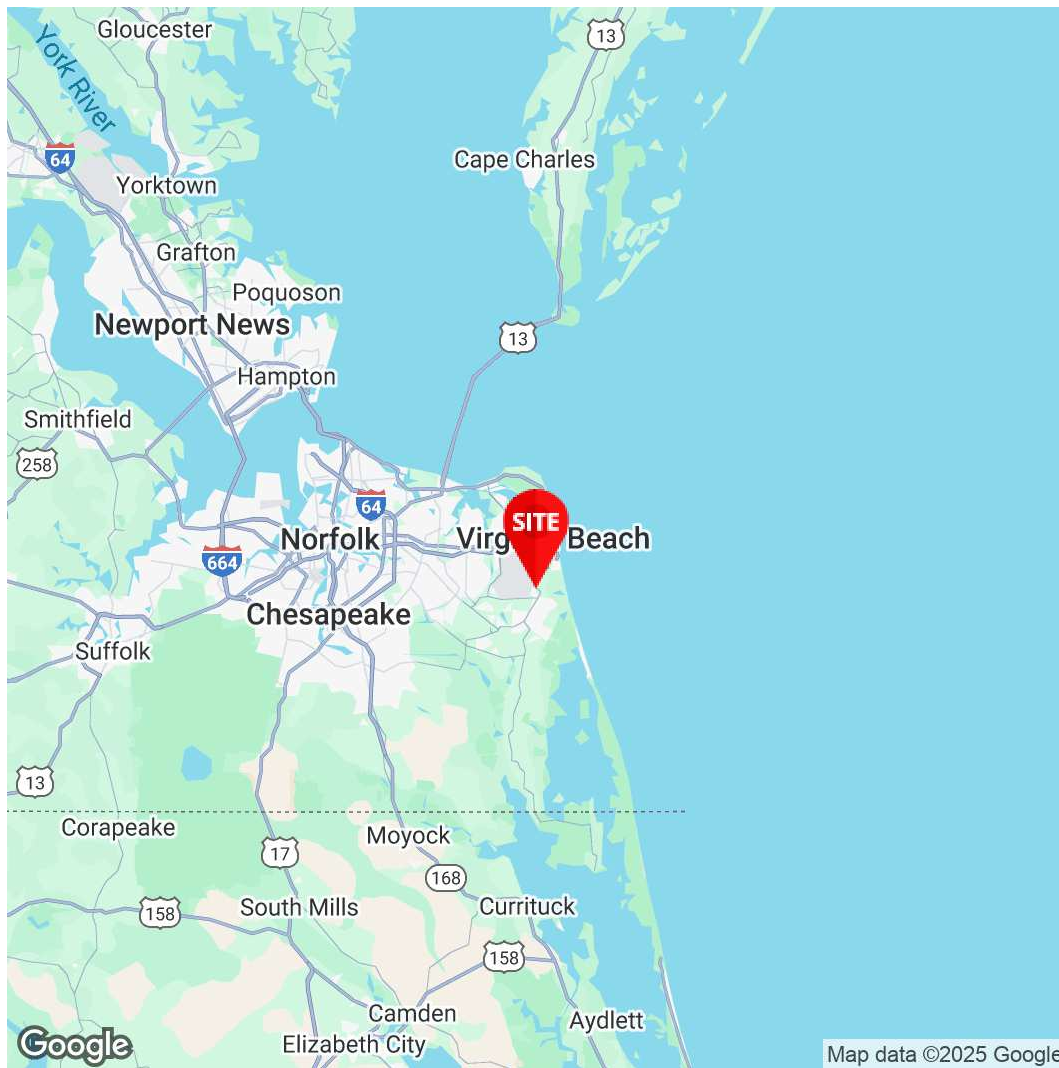


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SITE PLAN



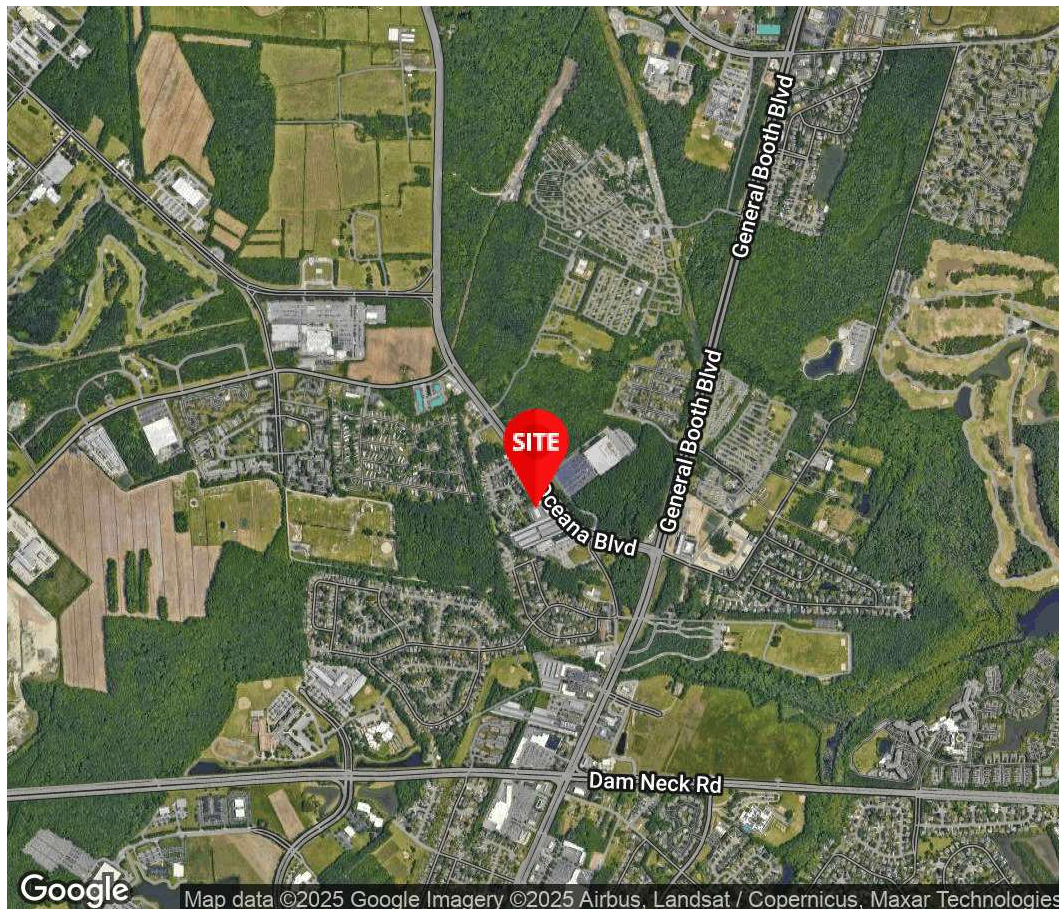


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