



EAST BEACH

CLASS A MIXED-USE DEVELOPMENT FOR LEASE EAST BEACH VILLAGE SQUARE

4201 & 4301 PLEASANT AVENUE, NORFOLK, VA

**ONLY 2 SPACES REMAIN! LIMITED RETAIL AND COMMERCIAL SPACE REMAINING
IN THE FINAL PHASE OF THE EAST BEACH WATERFRONT COMMUNITY!**



PROPERTY FEATURES

Join Village Square, the final phase of East Beach, a vibrant, mixed-use waterfront community located on Shore Drive within a half mile of Joint Expeditionary Base Little Creek.

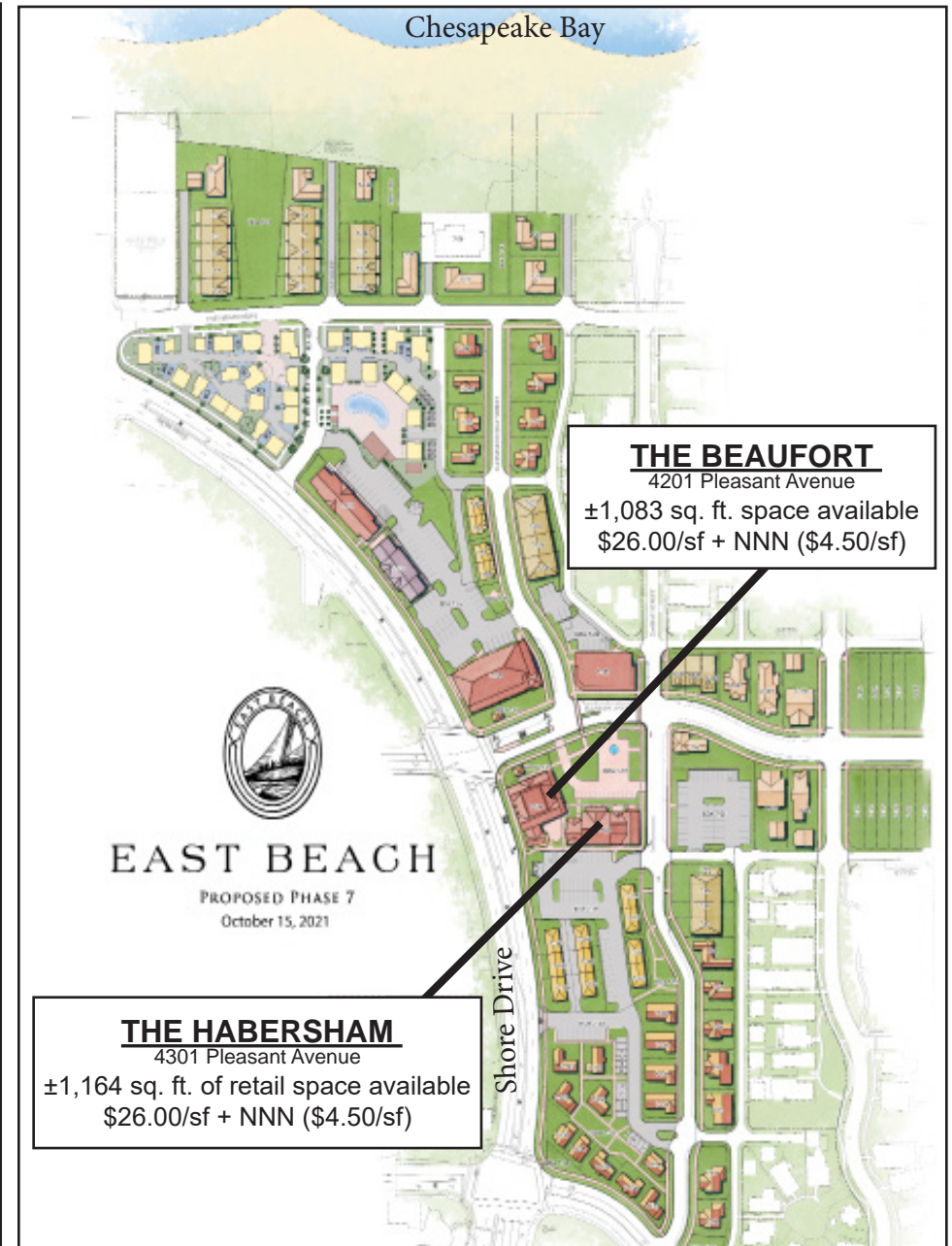
- This community has experienced explosive growth in the past 3 years and is immediately surrounded by a **highly underserved customer base** of ±600 high-end homes, approx. 425 luxury apartments and 96 new townhomes at The Tern.
- **Average income of \$199,000** in East Beach property!
- This area of Norfolk is only continuing to expand and is an excellent opportunity for local entrepreneurs to grow their business or new concepts into potentially regional businesses.
- Seeking restaurants, cafes, sandwich shops, boutique fitness, other retail to fill the remaining space.

Community highlights

- Excellent traffic volume (30,000 vehicles/day) and great exposure along Shore Drive
- The beach and marinas are a destination for many visitors and nearby residents alike
- Farmer's Market in East Beach every Saturday from Apr.-Nov.
- Free onsite car and golf cart parking, EV charging stations
- Walkable and golf cart friendly community
- Fountain Park event venue located in Village Square
- East Beach is an extremely active and social community, eager to support a vibrant Village Square
- Monument sign (to be constructed)
- Part of a beautifully maintained and architecturally controlled community

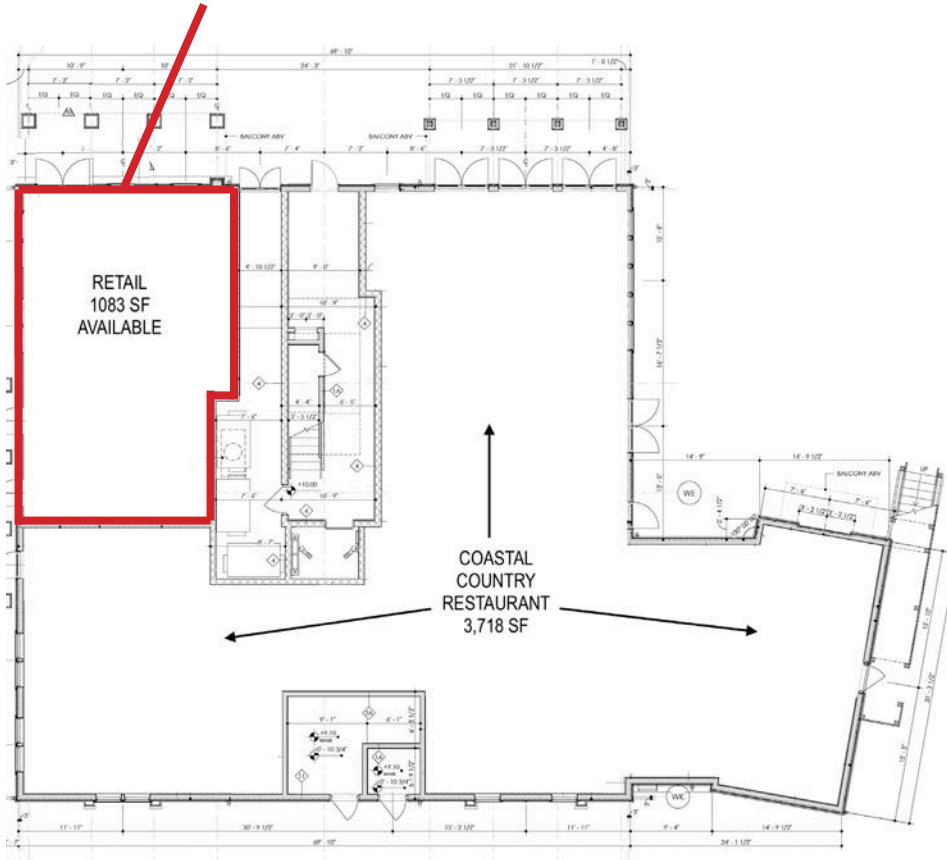
Building Highlights

- Brand new construction with high ceilings and natural light
- A/C included
- Customizable space with tenant improvement allowance
- Located at the main entrance of East Beach

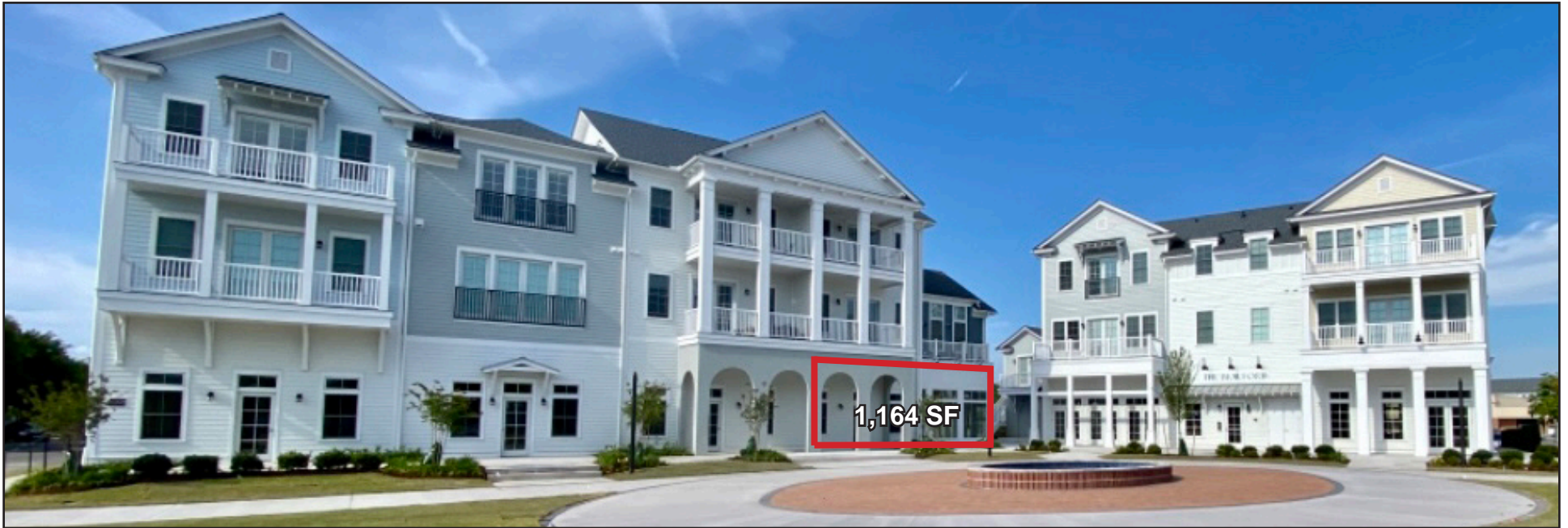


FLOOR PLAN & PHOTOS (THE BEAUFORT BUILDING)

**±1,083 SF
AVAILABLE
(\$26.00/SF + \$4.50/SF)**



FLOOR PLAN & PHOTOS (THE HABERSHAM BUILDING)



±428-1,164 SF AVAILABLE
(\$26.00/SF + \$4.50/SF)



THE EAST BEACH WAY OF LIFE



East Beach Farmer's Market



Entertainment on Bayfront Green



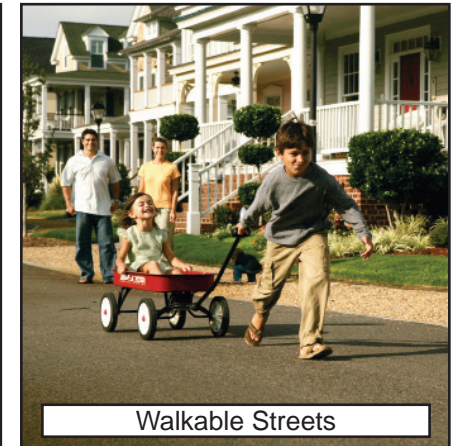
Marinas along Pretty Lake



Concerts and Drive in Movies at the Stage Pavilion



Holiday Events - 4th of July Parade



Walkable Streets



Art Show and other events hosted on the greens



The Chesapeake Bay and East Beach Neighborhood

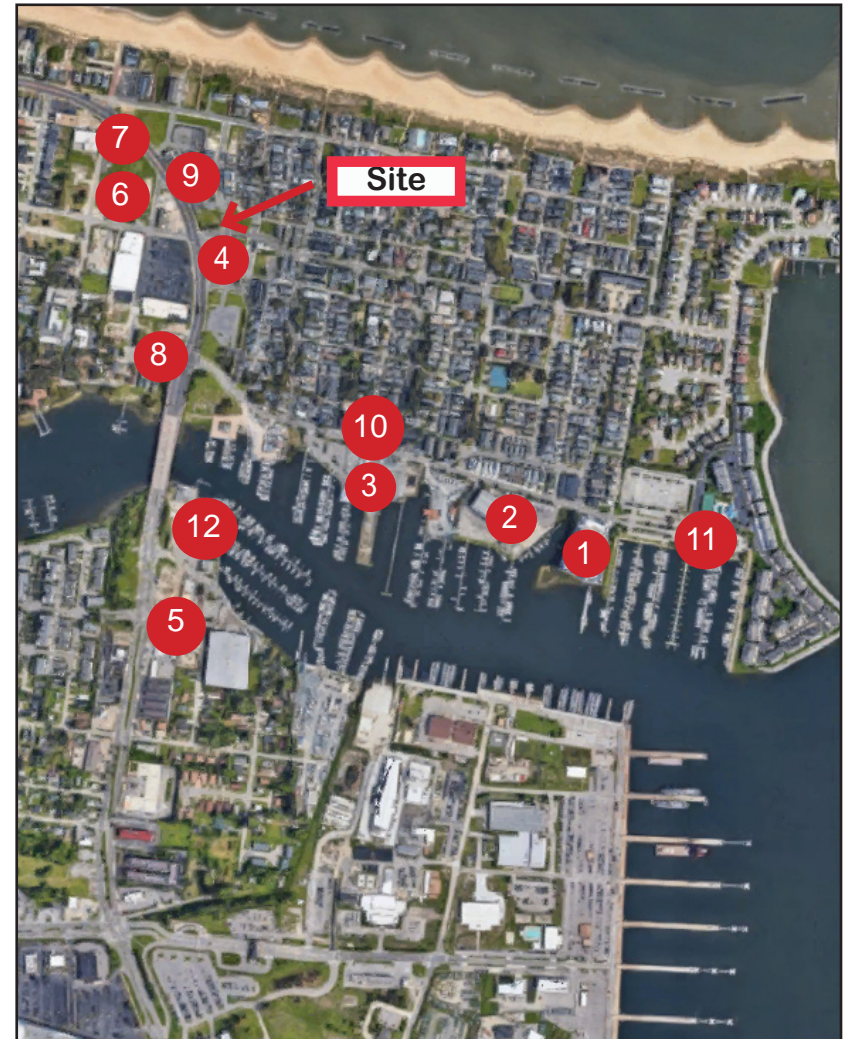
RESIDENTIAL/COMMERCIAL DEVELOPMENTS

Residential

1. 137 Units - 4921 Pretty Lake Ave - East Beach Marina Apartments
2. 132 Units - 4801 Pretty Lake Ave - Acclaim at East Beach
3. 148 Units - 4521 Pretty Lake Ave - The Oasis Apartments (under construction)
4. 51 Units - 4201 Pleasant Ave - Village Square Apartments at East Beach
5. 105 Units - 8150 Shore Drive - Marina Villa Apartments
6. 96 Townhomes - 4035 E. Ocean View Avenue - The Tern Development

Businesses

7. The Tern Development - Recently fully leased 11,000 sq. ft.
8. COVA Brewing Co. - Opened 2020 - 9529 Shore Drive
9. East Beach Veterinary Hospital - Opened 2018 - 9650 Shore Drive
10. Crystal Palatte Wine & Gourmet - Opened 2017 - 4500 Pretty Lake Ave
11. Surf Rider - 9500 30th Bay Street
12. Stony's Waterfront Bar & Grill - 8166 Shore Drive
13. Bold Mariner Brewing (not pictured) - Opened 2019 - 1901 E. Ocean View Ave



AERIAL

