



RETAIL
PROPERTY
FOR LEASE



CAPE HENRY

3025 - 3053 SHORE DRIVE, VIRGINIA BEACH, VA 23451



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER CHRIS GOOD, CCIM

757.560.3931
susans@kotarides.com

757.513.2500
chrisg@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	9,586 SF
Available SF:	1,050 SF

LOCATION OVERVIEW

Cape Henry Shopping Center is strategically positioned at the heart of the highly sought-after Chic's Beach neighborhood. Conveniently located on the signalized intersection of Shore Drive and Starfish, immediately across the street from Westminster Canterbury. The shopping center is surrounded by condominium homes with high incomes.

PROPERTY HIGHLIGHTS

- Signalized intersection
- 34,000 VPD on Shore Drive
- Westminster Canterbury directly across Shore Drive
- Densely populated, year-round beach community



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3037 Shore Drive	1,050 SF	NNN	\$25.00 SF/yr	Available



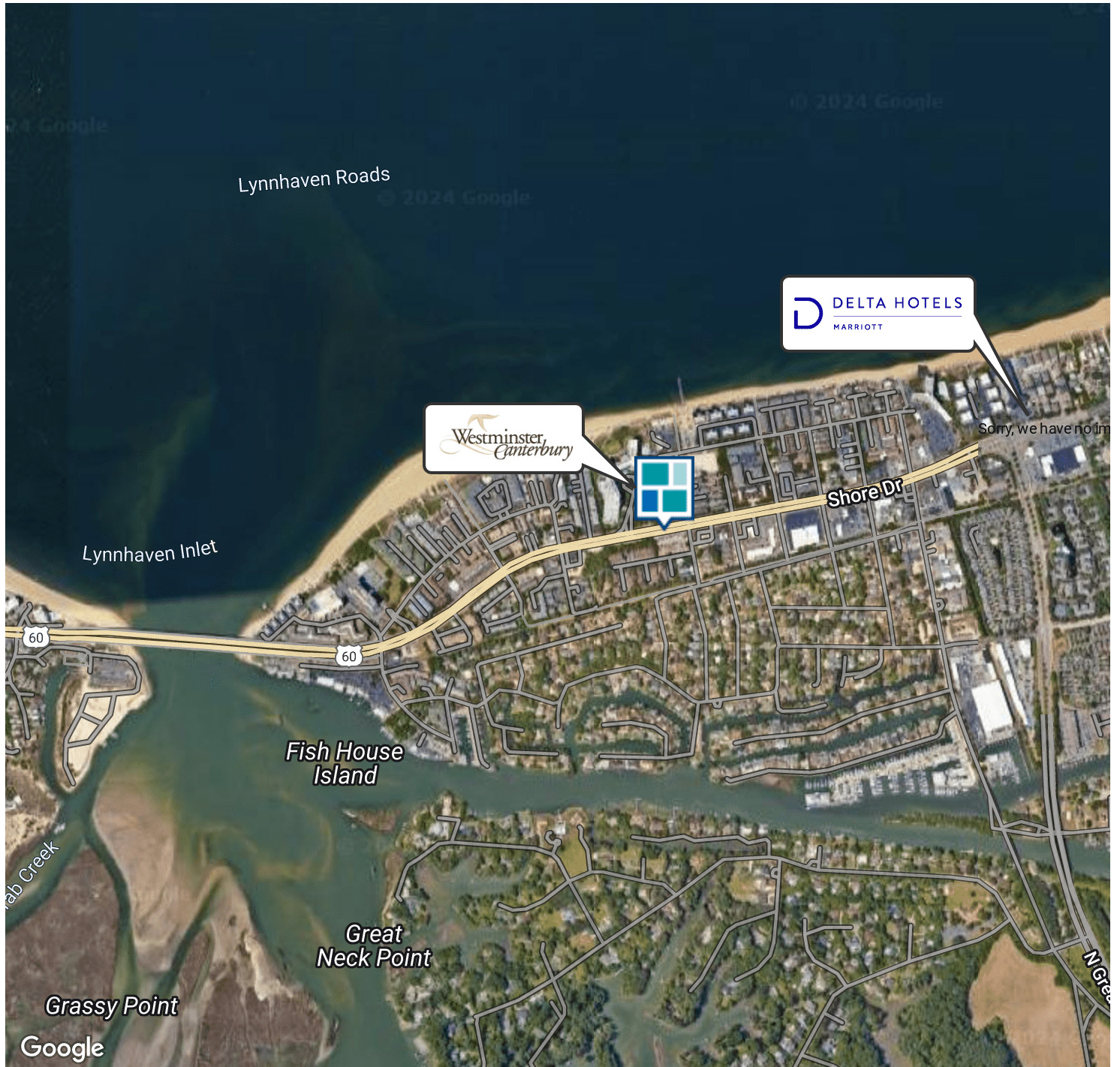
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LOCATION MAP



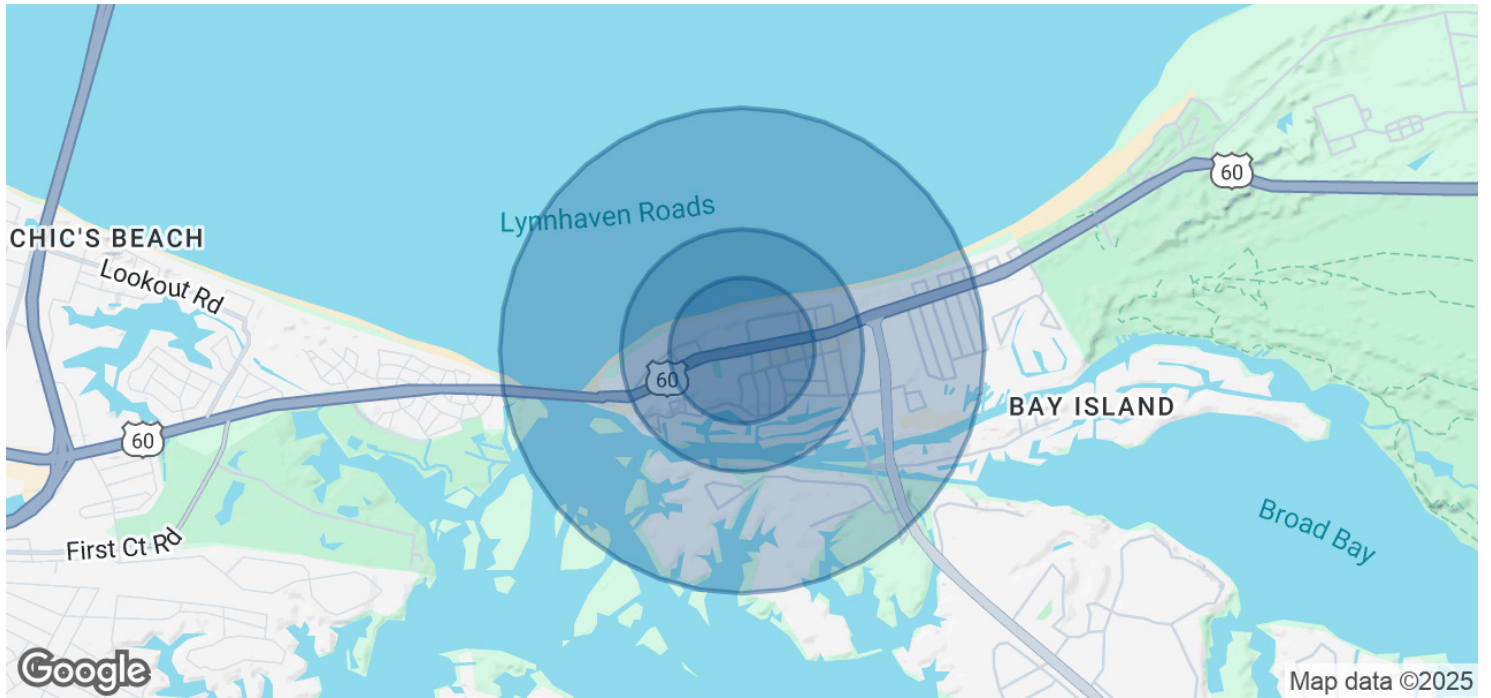
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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	5 MIN DRIVE TIME	15 MIN WALK TIME
Population	8,648	28,644	99,741	14,417	5,676
Median Household Income	\$101,384	\$114,095	\$94,503	\$107,295	\$97,641



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