



Commercial, Industrial and Investment Real Estate
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462
(757) 497-4446 Office / (757) 497-8904 Fax

RETAIL SPACE FOR LEASE

SEASHELL SHOPS

**4417 SHORE DRIVE
VIRGINIA BEACH, VA 23455**



- Location:** High exposure location in the Bayside submarket of Virginia Beach. Located on Shore Drive, immediately adjacent to the Mermaid Winery and across the street from Leaping Lizard Cafe.
- Description:** Attractive brick and glass construction, with standing seam metal roof construction.

Building Size: +/- 4,268 sq. ft.

Parking: 22 free onsite parking spaces plus street parking

Available Space: Unit B - 2,134 square feet

Available: Immediate

Possible Uses: Great for a wide variety of uses including general offices, attorney, accountant, medical, retail, restaurants, salons, specialty shoppes such as pool and boating supply stores, and more.

Zoning: B-2 Commercial

Lease Rate: \$24.50/sf, NNN (passthrus currently \$3.85/sf)

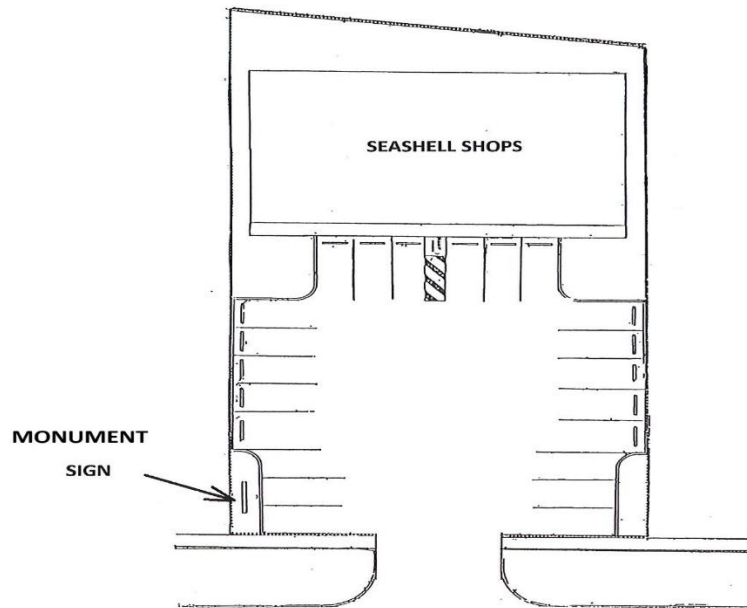
Tenants: Existing Tenants include Leslie Richmond, DDS

Comments: Building and monument signage, numerous shopping and restaurant venues in close vicinity.

Contact: *Bryan K. Gilpin, Associate Broker*
(o) 757-497-4446
(c) 757-407-1749
Bryan@samsegar.com

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SITE PLAN



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