



RETAIL PROPERTY FOR LEASE

BIRDNECK COMMUNITY SHOPPES

1091 NORFOLK AVENUE, VIRGINIA BEACH, VA 23451



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$15.00 SF/yr (\$15.00 psf + \$4.68 psf NNN)
Building Size:	17,450 SF

AVAILABLE SPACES

SF	
Suite 109	1,000 SF

PROPERTY OVERVIEW

Established neighborhood center on highly visible intersection near the Vibe Creative District. Located less than 1.5 miles from the Virginia Beach Boardwalk.

PROPERTY HIGHLIGHTS

- 1,000 SF suite available.
- Abundant parking; 5.69/1,000 SF.
- Well established center located at the intersection of South Birdneck Road and Norfolk Avenue.

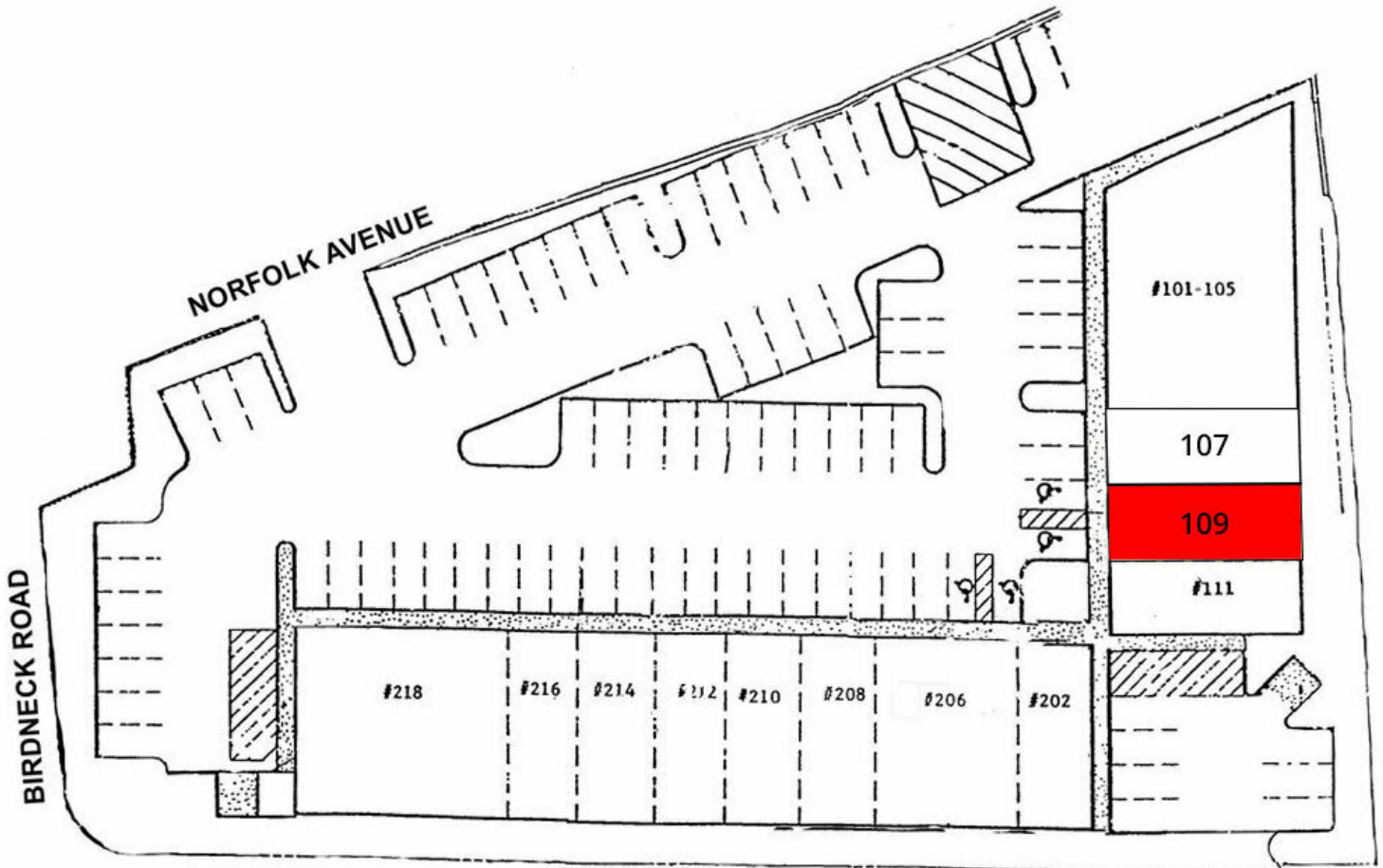
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,353	22,618	44,504
Total Population:	9,112	51,772	110,005
Average HH Income:	\$50,813	\$79,590	\$81,823

BIRDNECK COMMUNITY SHOPPES

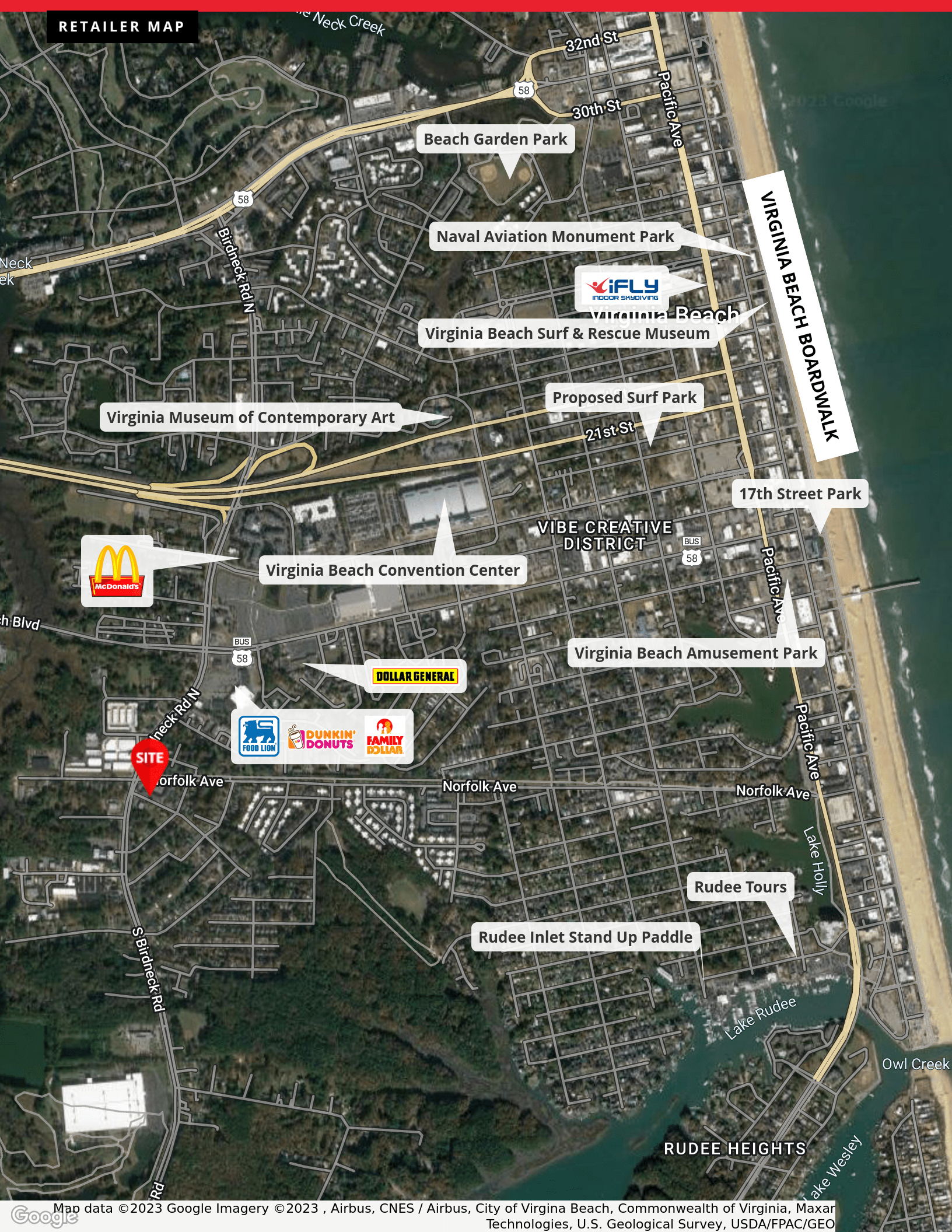
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SITE PLAN



218	QUICK MART	208	GOLDEN CITY
216	TOPPERS BARBER SHOP	206	VB DEPT OF HEALTH
214	METROPCS	202	CORNER PIZZA
212	ALIGNED CHIROPRACTIC AND WELLNESS	111	ALTERATIONS A LA CARTE
210	DAY SPA & NAILS	109	AVAILABLE
		101-107	SOUTH BEACH GRILL

RETAILER MAP



Beach Garden Park

Naval Aviation Monument Park



Virginia Beach Surf & Rescue Museum

Proposed Surf Park

Virginia Museum of Contemporary Art

17th Street Park



Virginia Beach Convention Center

VIBE CREATIVE DISTRICT

Virginia Beach Amusement Park

DOLLAR GENERAL



Norfolk Ave

Norfolk Ave

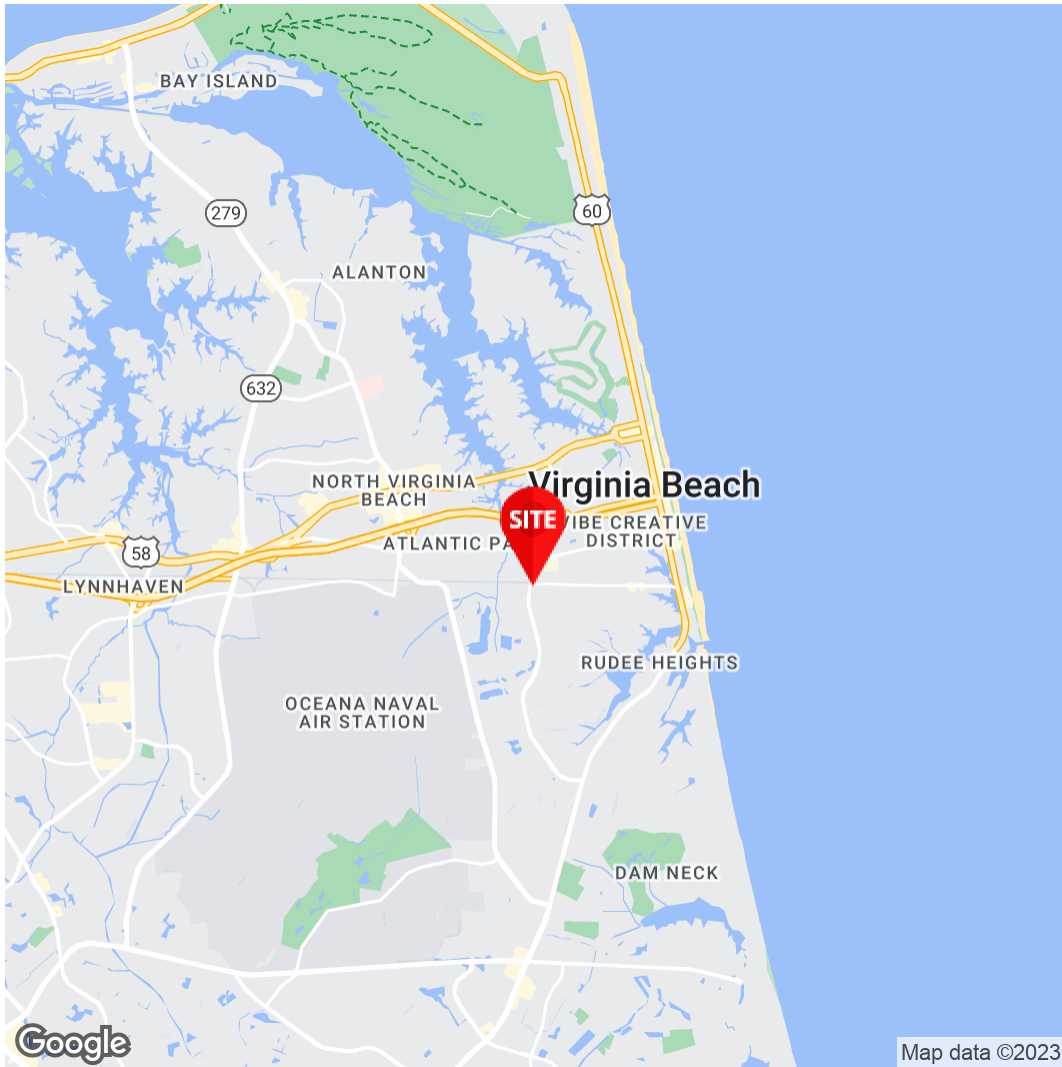
Norfolk Ave

Rudee Tours

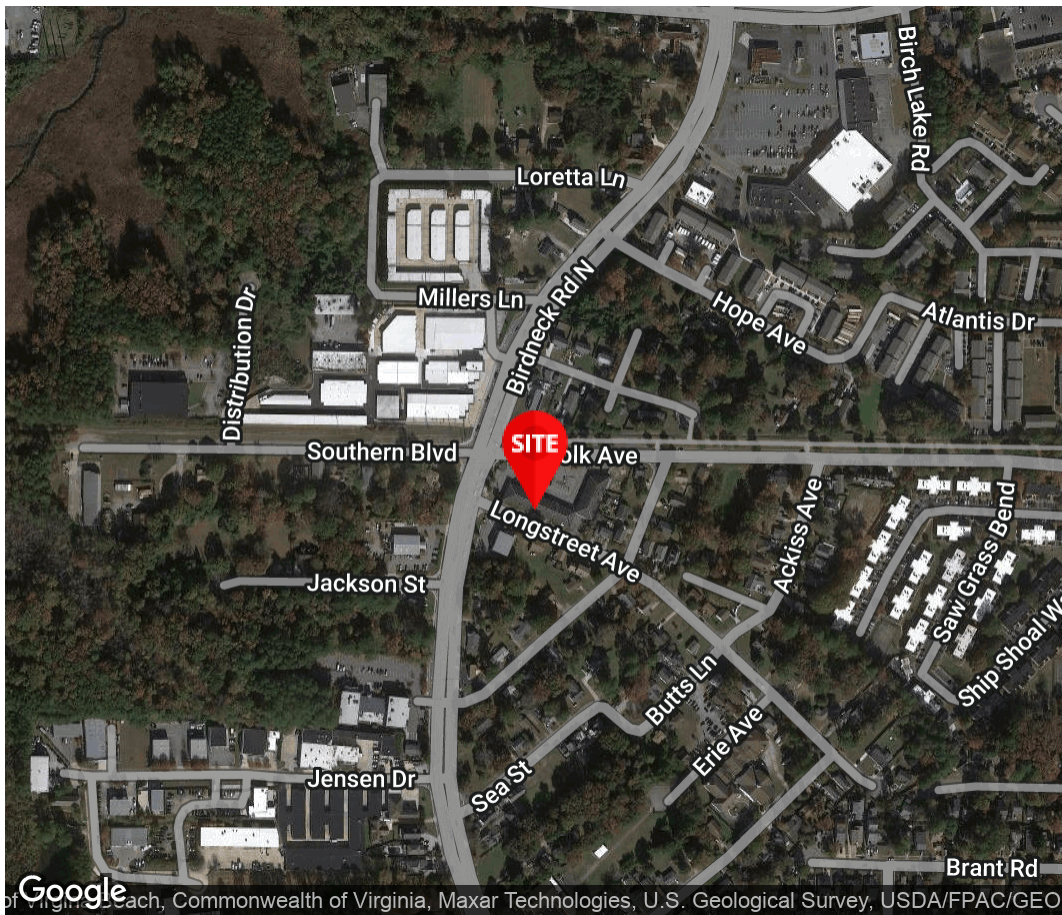
Rudee Inlet Stand Up Paddle

Lake Rudee

RUDEE HEIGHTS



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