



FOR SALE OR LEASE

3012 Pacific Avenue
Virginia Beach, VA

Ricky Anderson

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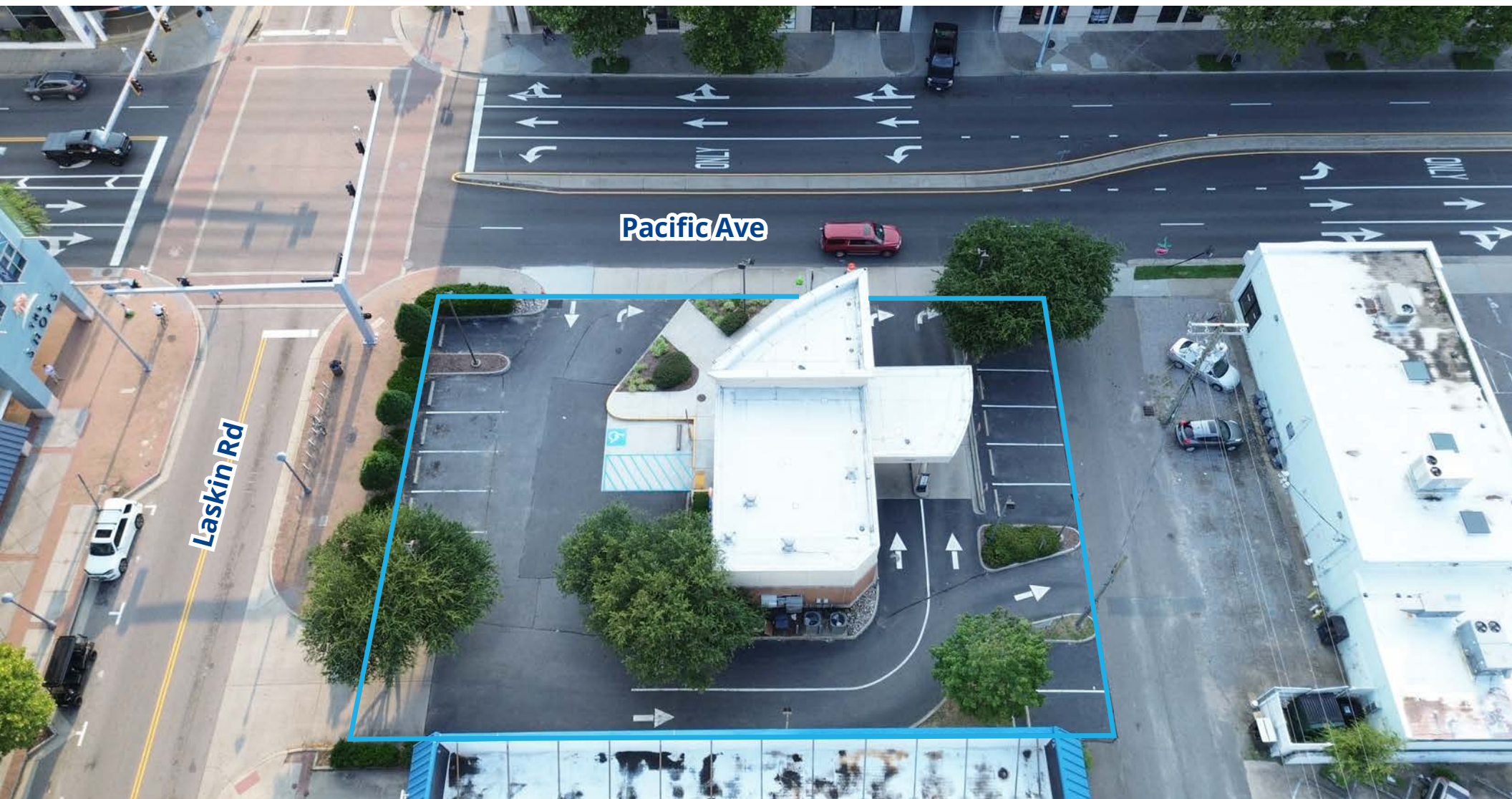
Tyler Brooks

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150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

Features

- ± 1,612 SF freestanding bank building
- ± 0.338 acre lot with parking and existing drive-thru
- Prime Oceanfront corner location within walking distance to local and national food options and the Virginia Beach Boardwalk
- Easy access to I-264 and a short drive to the Hilltop submarket, the new Atlantic Wave Park, and the ViBe Creative District
- Lease Rate: Contact Agents
- Sale Price: \$1,750,000



Demographics

	1-Mile	3-Miles	5-Miles
Population			
2024 Est. Population	8,402	40,463	74,053
2029 Proj. Population	8,820	40,595	73,558
Change 2024 - 2029	5.0%	0.3%	-0.7%
2024 Income			
Average HH Income	\$119,570	\$132,734	\$127,177
2024 Employment			
# of Employees	9,609	29,177	41,581
# of Businesses	943	2,808	4,174



13.6 million
visitors to Virginia Beach
in 2022*



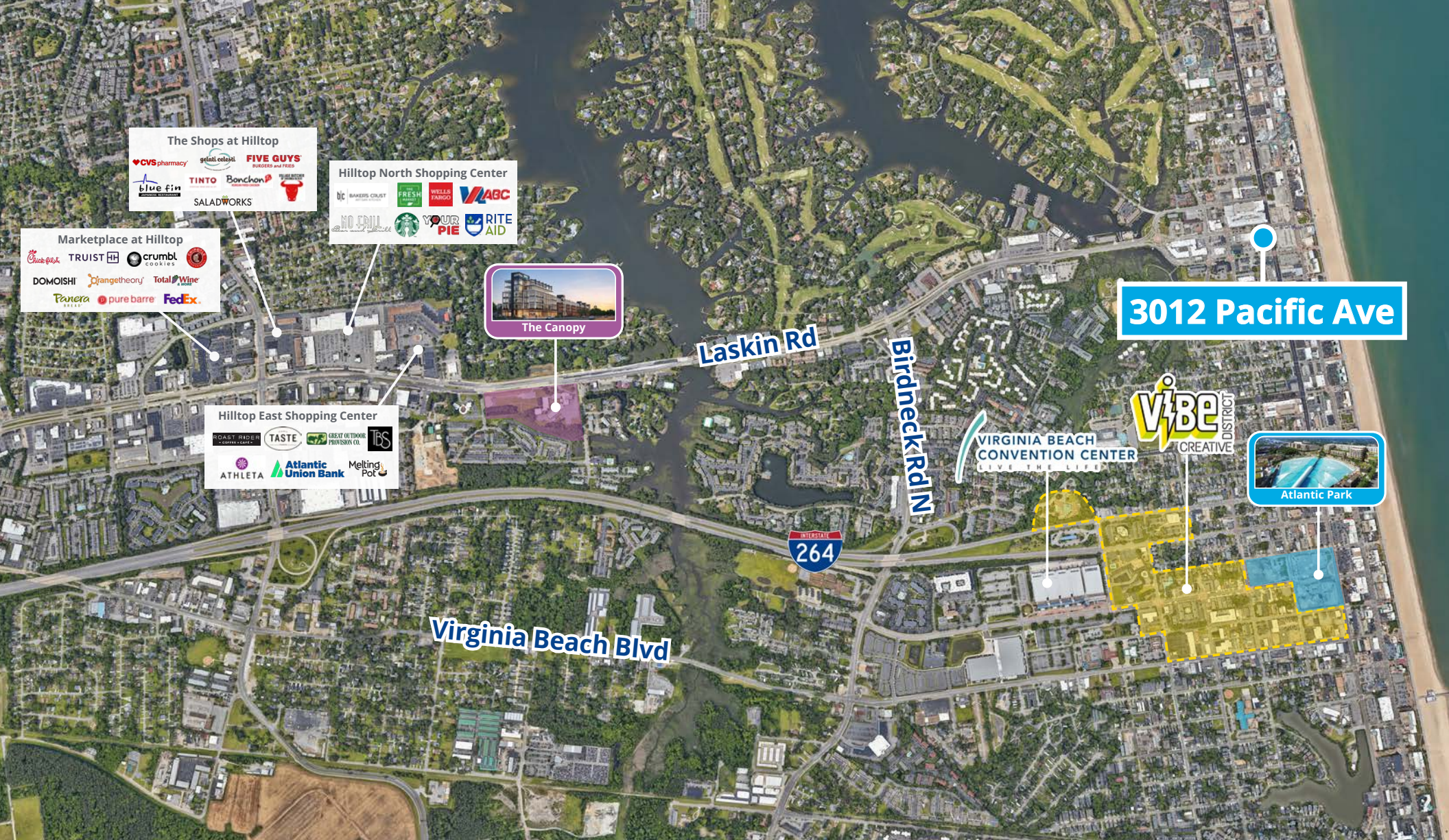
\$3.7 billion
economic impact of visitors
to Virginia Beach in 2022*



23,000 ADT
Laskin Rd & Pacific Ave



*Virginia Beach Convention & Visitors Bureau (VBCVB) 2022 Data



The Shops at Hilltop

CVS pharmacy, gelati celesti, FIVE GUYS BURGERS and PIES, TINTO, Bonchon, SALADWORKS, blue fin

Hilltop North Shopping Center

MAKERS CLOSET, FRESH, WELLS FARGO, ABC, NO FRILL, STARBUCKS, YOUR PIE, RITE AID

Marketplace at Hilltop

Chick-fil-A, TRUIST, crumbl COOKIES, DOMOISHI, Orangetheory, Total Wine, Panera, pure barre, FedEx



Hilltop East Shopping Center

COAST RIDER COFFEE & CAFE, TASTE, GREAT OUTDOOR PROFESSION CO., TBS, ATHLETA, Atlantic Union Bank, Melting Pot

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