

WATERFRONT RESTAURANT

17 Atlantic Ave. | Wachapreague, VA



de DIVARIS
REAL ESTATE, INC.

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17 Atlantic Ave.

Overview

Island House Restaurant stands as a premier waterfront destination and a cornerstone of Wachapreague's coastal economy. Located along the scenic Wachapreague Channel on Virginia's Eastern Shore, this landmark property is anchored by a 10,378± square foot facility positioned on 0.87± acres of prime, commercially zoned waterfront land. With dual access via both road and water, the site serves as a high-visibility "growth node" for the region's hospitality sector, offering an expansive infrastructure designed to handle high-volume dining and professional event hosting.

The centerpiece of the offering is a sophisticated, multi-functional restaurant building featuring expansive indoor dining areas, a full-service bar, and dedicated banquet space. Complementing the interior is a high-performance commercial kitchen and sprawling outdoor decks that overlook the channel, creating a "built-in" draw for both locals and coastal tourists. Over the past 15 years, significant capital improvements have been completed, meticulously enhancing both the restaurant facility and the critical waterfront infrastructure to ensure long-term operational excellence.

Beyond the restaurant, a robust integrated marina and boating component makes the property a true transit-oriented destination. This strategic amenity ensures a captive audience of maritime travelers and seasonal visitors, providing a reliable consumer pipeline that complements steady local foot traffic. With limited deep-water competition and a prime position on the Wachapreague Channel, the Island House offers a rare opportunity to secure a foothold in one of the Eastern Shore's most active and scenic development corridors.

Property

Highlights

- ✘ **Premier Waterfront Infrastructure:** A landmark 10,378± SF restaurant facility situated on 0.87± acres of commercially zoned land, featuring a high-capacity 196-seat layout with expansive indoor dining, a full-service bar, and scenic outdoor decks overlooking the Wachapreague Channel.
- ✘ **Comprehensive Marina Operations:** A robust maritime "service node" featuring a 16-slip marina equipped with a fuel service station, boat pump-out facilities, and a dedicated 360± SF tackle shop, providing a reliable consumer pipeline of boaters and Atlantic-bound travelers.
- ✘ **Strategic Atlantic Access:** Ideally positioned as a destination for both land and sea, the property offers rare dual-access with a direct deep-water connection to the Atlantic Ocean, ensuring consistent traffic from local residents and regional maritime tourists.
- ✘ **Significant Capital Reinvestment:** Over \$2 million in recent upgrades and property improvements completed over the last 15 years, enhancing both the high-volume commercial kitchen and the critical waterfront infrastructure for long-term operational excellence.



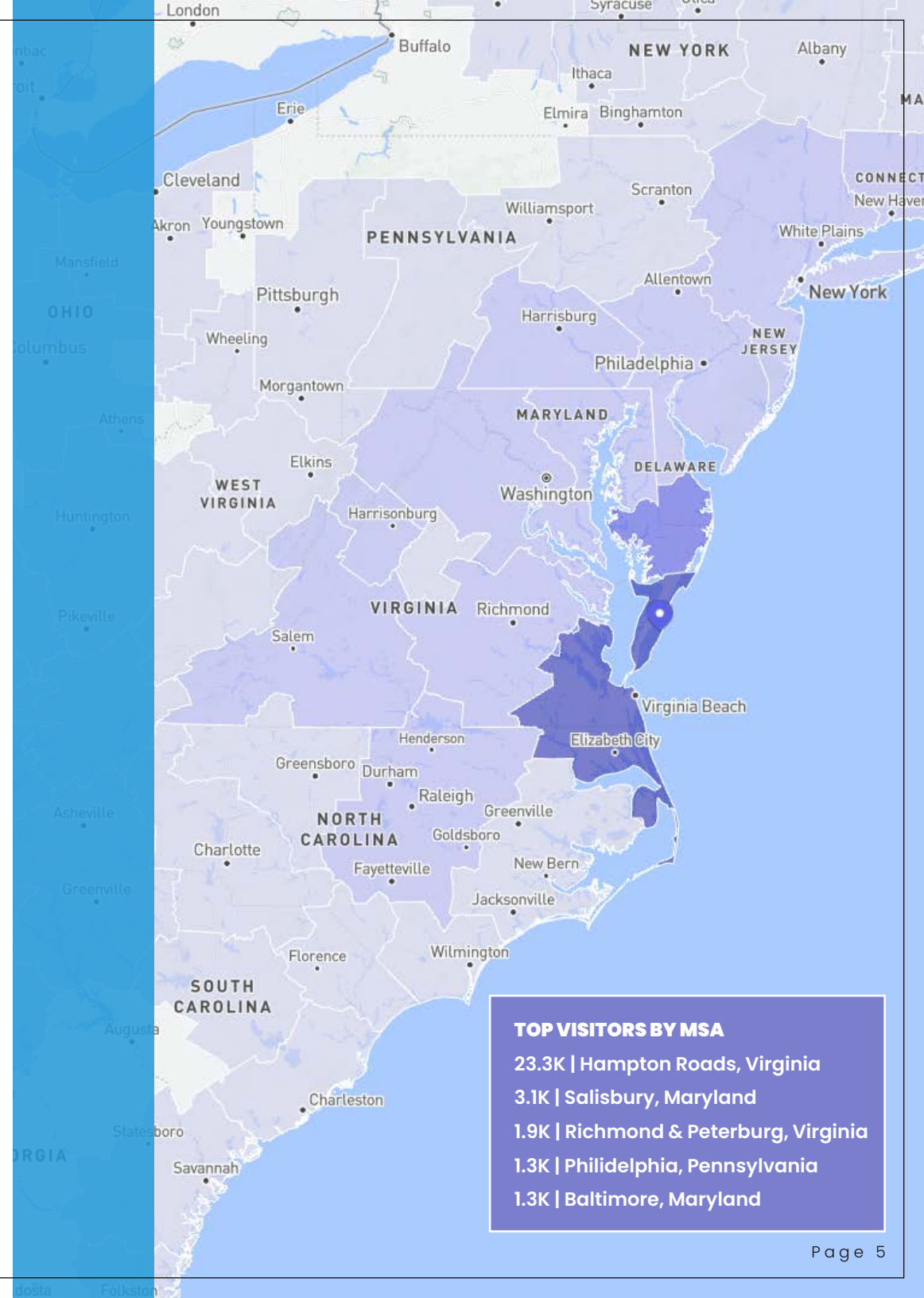
Wachapreague Visitor & Traffic

Overview

Wachapreague serves as a highly unique coastal destination that draws visitors well beyond its immediate local population. It averages 38,300 visitors a year. Traffic to the property is heavily influenced by regional inflow, with a dominant share of visitors originating from the Hampton Roads MSA, which accounts for approximately 60% of total visits. This strong connection to the Virginia Beach–Norfolk market reinforces the property’s position as a true destination asset, benefiting from a large and consistent base of coastal travelers seeking waterfront dining and recreation.

In addition to Hampton Roads, the property attracts meaningful visitation from a diverse mix of surrounding metropolitan areas, including Salisbury, Richmond–Petersburg, and major Northeast markets such as Philadelphia and Baltimore. This broad geographic draw highlights Wachapreague’s role as a regional getaway, appealing to both day-trippers and longer-distance visitors traveling throughout the Mid-Atlantic corridor.

This pattern of visitation underscores the property’s ability to capture both repeat regional traffic and seasonal tourism, driven by its waterfront location and direct access to the Atlantic. The combination of strong local demand and sustained inflow from multiple MSAs creates a reliable and diversified customer base, supporting consistent performance and reinforcing the property’s long-term viability as a high-traffic coastal destination.





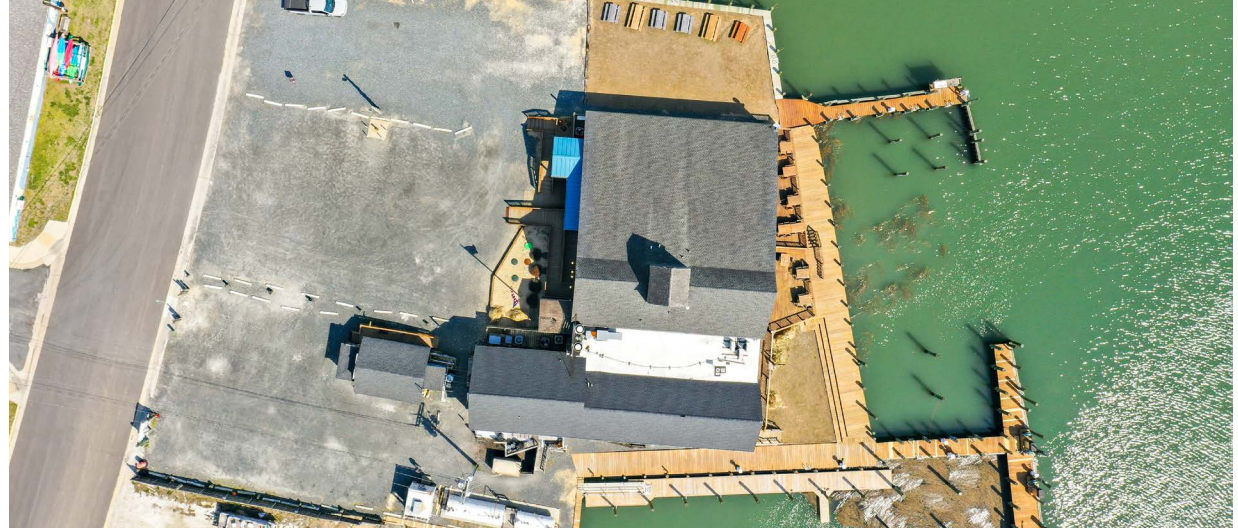
The Eastern Shore

Overview

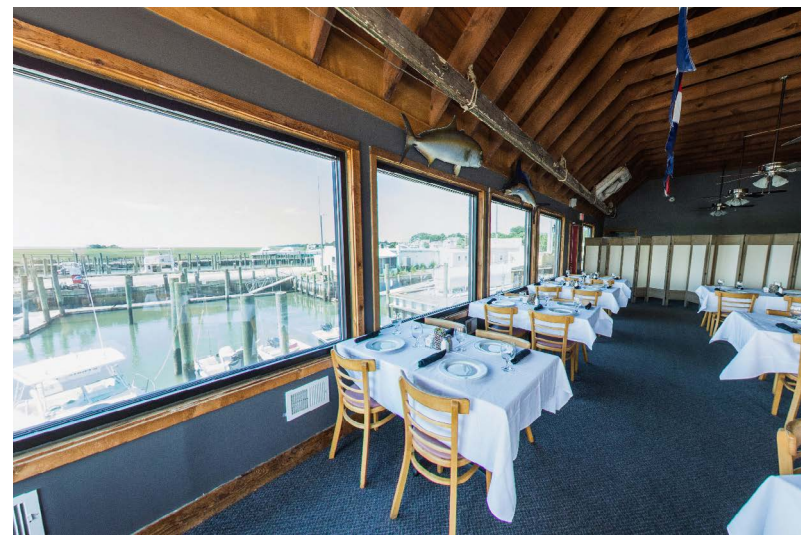
The Eastern Shore of Virginia is a pristine 70-mile peninsula and a critical ecological corridor, strategically positioned between the Chesapeake Bay and the Atlantic Ocean. Connected to the Virginia mainland by the 17.6-mile Chesapeake Bay Bridge-Tunnel, this region serves as a vital link within the Delmarva Peninsula. With a resident population of approximately 45,000, the area offers a unique blend of colonial heritage and untouched natural beauty, making it a premier destination for conservation-minded development and specialized industrial investment.

The local economy is anchored by a sophisticated mix of aerospace, agribusiness, and maritime industries. The region is home to the NASA Wallops Flight Facility and the Mid-Atlantic Regional Spaceport, which drive a high-tech workforce and global interest in satellite logistics. These pillars are supported by a dominant agricultural sector and a world-class aquaculture industry, particularly in clam and oyster production. With the recent expansion of gigabit fiber-optic broadband, the Shore is increasingly attractive for remote professionals and advanced manufacturing.

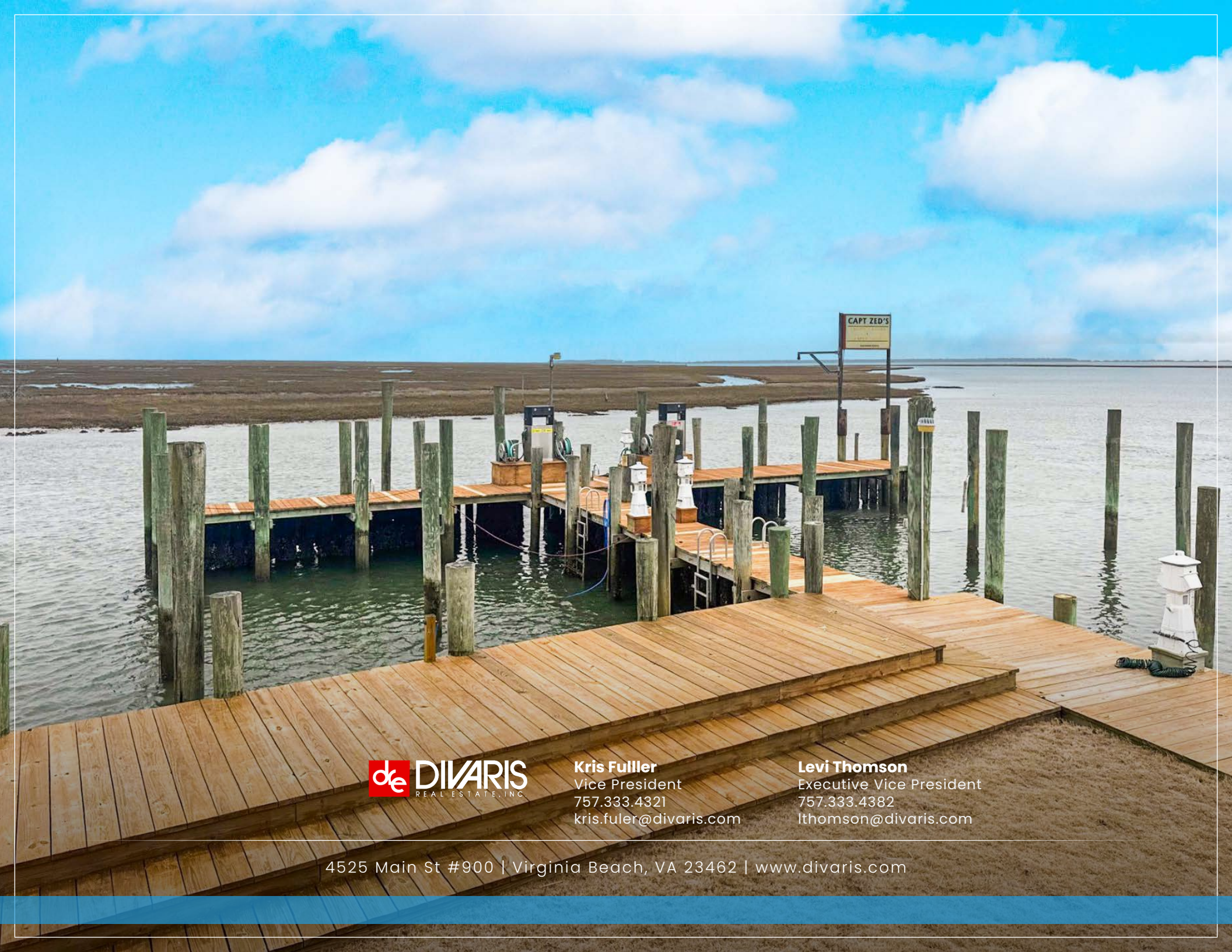
Beyond its industrial strength, the community offers an unparalleled quality of life defined by its "land-and-sea" heritage. From the wild landscapes of Chincoteague National Wildlife Refuge to the revitalized, walkable waterfront of Cape Charles, the region balances rural charm with modern amenities. This combination of robust aerospace infrastructure and protected coastal recreation positions the Eastern Shore as a high-value, resilient submarket perfectly suited for long-term sustainable growth.



Waterfront Restaurant
Gallery



PROPERTY GALLERY



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