

MARINA SHORES SHOPPES

2865-5C Lynnhaven Drive
Virginia Beach, VA



ABOUT PROPERTY

- 2,100 SF In-line Space (1,500 SF on 1st floor & 600 on 2nd floor)
- Traffic Count: 27,780 VPD along Great Neck Road
- Strong Trade Area of Great Neck Road, Shore Drive
- Zoned B-2
- BASE RENT: \$26.00 / SF NNN

POPULATION (2025):		
1-mi. 10,066	3-mi. 27,278	5-mi. 100,617

HOUSEHOLDS (2025):		
1-mi. 4,897	3-mi. 11,816	5-mi. 42,599

AVG. HOUSEHOLD INCOME (2025):		
1-mi. \$188,988	3-mi. \$198,236	5-mi. \$155,711

For more information:
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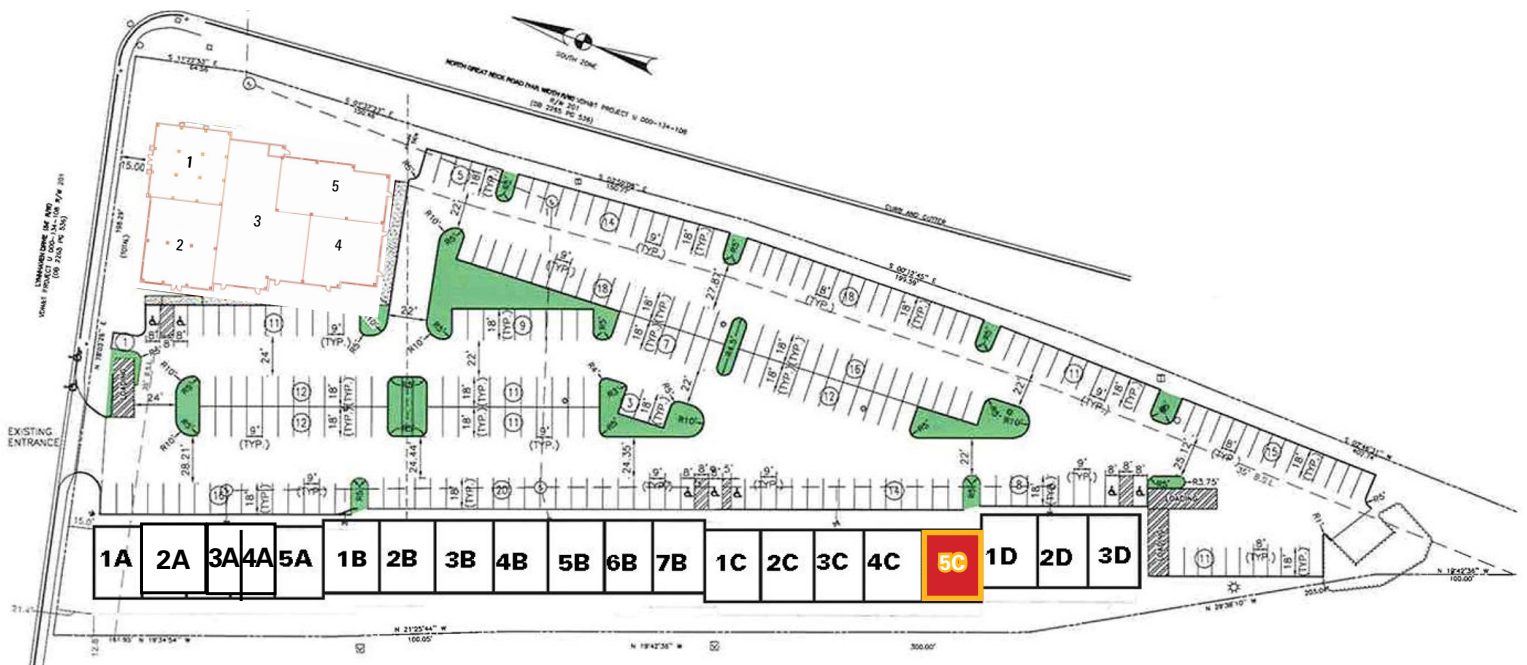
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TENANT ROSTER



1A	VB Nails
2A	Salon Versace - Dog Wash & Grooming
3A	Dr. Lani Warren OB/GYN
4A	Dr. Lani Warren OB/GYN
5A	Bite of Maine
1B	Tropical Smoothie Cafe
2-7B	Taylor's Do It
1C	Launch
2-3C	Sentara Physical Therapy
4C	Dentist
5C	AVAILABLE Oct. 1 st
1D	Amici Salon
2-3D	Ballyhoos
1	Verizon Wireless
2	Vogue Lashes & Spa
3	Studio Bamboo Yoga
4A	PUSH Integrative Therapies
4B	G. Marie Luxuries
5	Fuji Yama Sushi Bar

SITE PLAN



OFFICE AND/OR RETAIL UNIT AVAILABLE

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