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For Lease, For Sale or Land Lease

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Former Bank Building On Shore Drive in Virginia Beach
2993 Shore Drive | Virginia Beach, VA

Property Description:

This property fronts Shore Drive (Route 60) which is one of the main gateways to the Virginia Beach Oceanfront. This corridor is also a major thoroughfare for commuters heading to I-64. Shore Drive straddles the pristine beaches along the Chesapeake Bay. The bayfront and its tributaries provide many opportunities for high-end residential communities and high rise dwellings.

All of this, between the commuters, visitors, military (Fort Story and Little Creek Amphibious Base), and local residents, help to supply the customer base for area retailers, service providers and restaurants. Some of the restaurants in this local community are the most successful ones in the entire Hampton Roads area.

Property Address:	2993 Shore Drive, Virginia Beach, VA 23451
Building Size:	+/- 3,000 sf
Lot Size:	0.6 acre
Lease/Sale Rate:	Refer to Agent. Owner is open leasing building - Land Lease, Built-to-Suit, or Selling
Zoning:	B-2
Traffic Counts:	33,000 VPD (off season)
Signage:	Monument and building signage
Features:	• Free-standing building • Four drive-thru lanes • Two points of access to the property and two points of access into the surrounding strip center

Demographics:

Drive Times	3 Minutes	5 Minutes	10 Minutes
Population	7,179	12,994	53,598
Average HH Income	\$98,144	\$106,548	\$98,813
Daytime Population	7,035	11,340	53,165

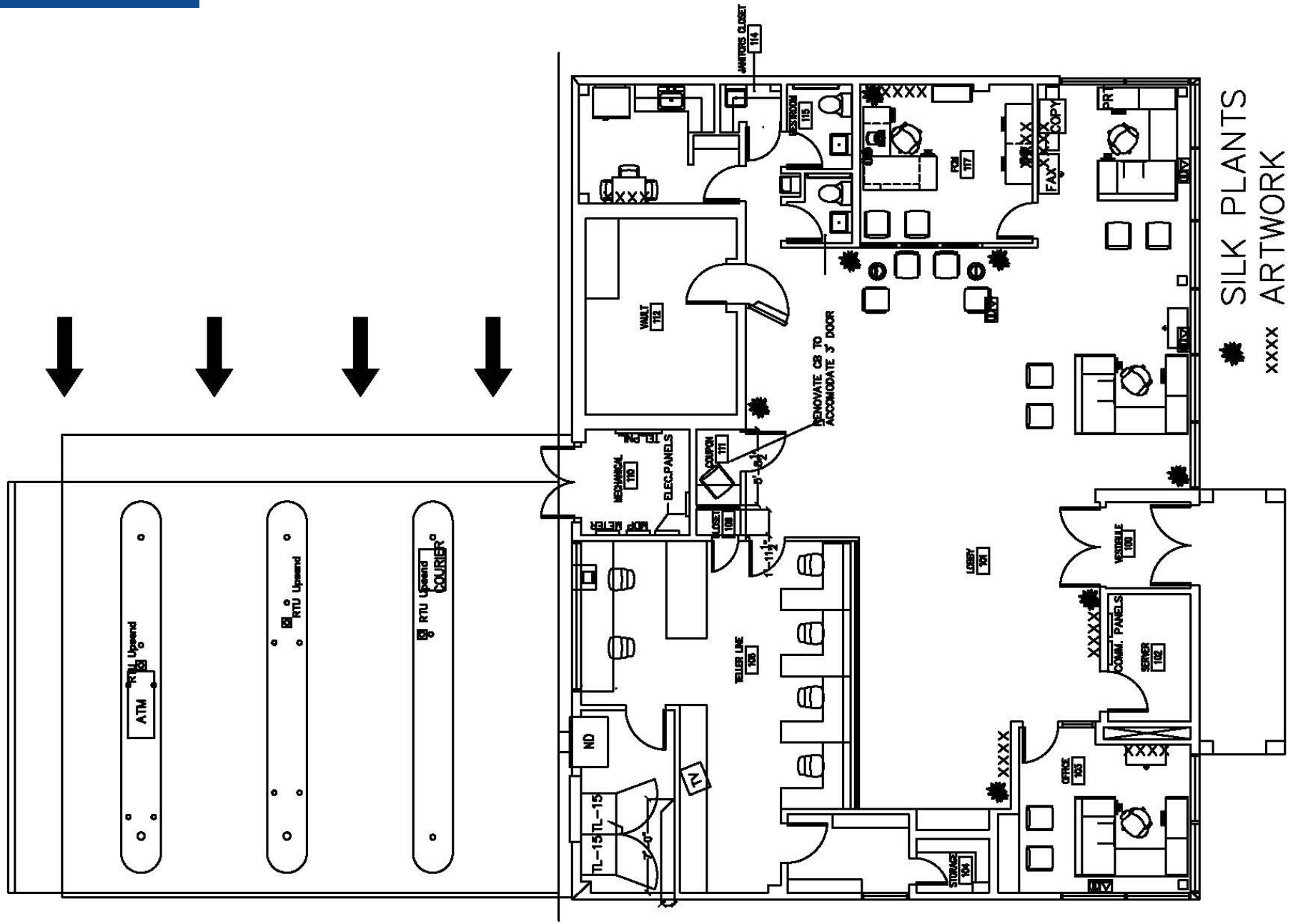
Distance	1 Mile	3 Miles	5 Miles
Population	9,218	25,922	97,410
Average HH Income	\$101,334	\$118,545	\$95,212
Daytime Population	8,500	21,036	95,082

Property Summary

Aerial



Floor Plan



Aerial



West Great Neck Road

Marina Shores Shoppes



Site



Patriotic Excursions

Chick's Oyster Bar

Fish House Island

Bubba's Seafood Restaurant

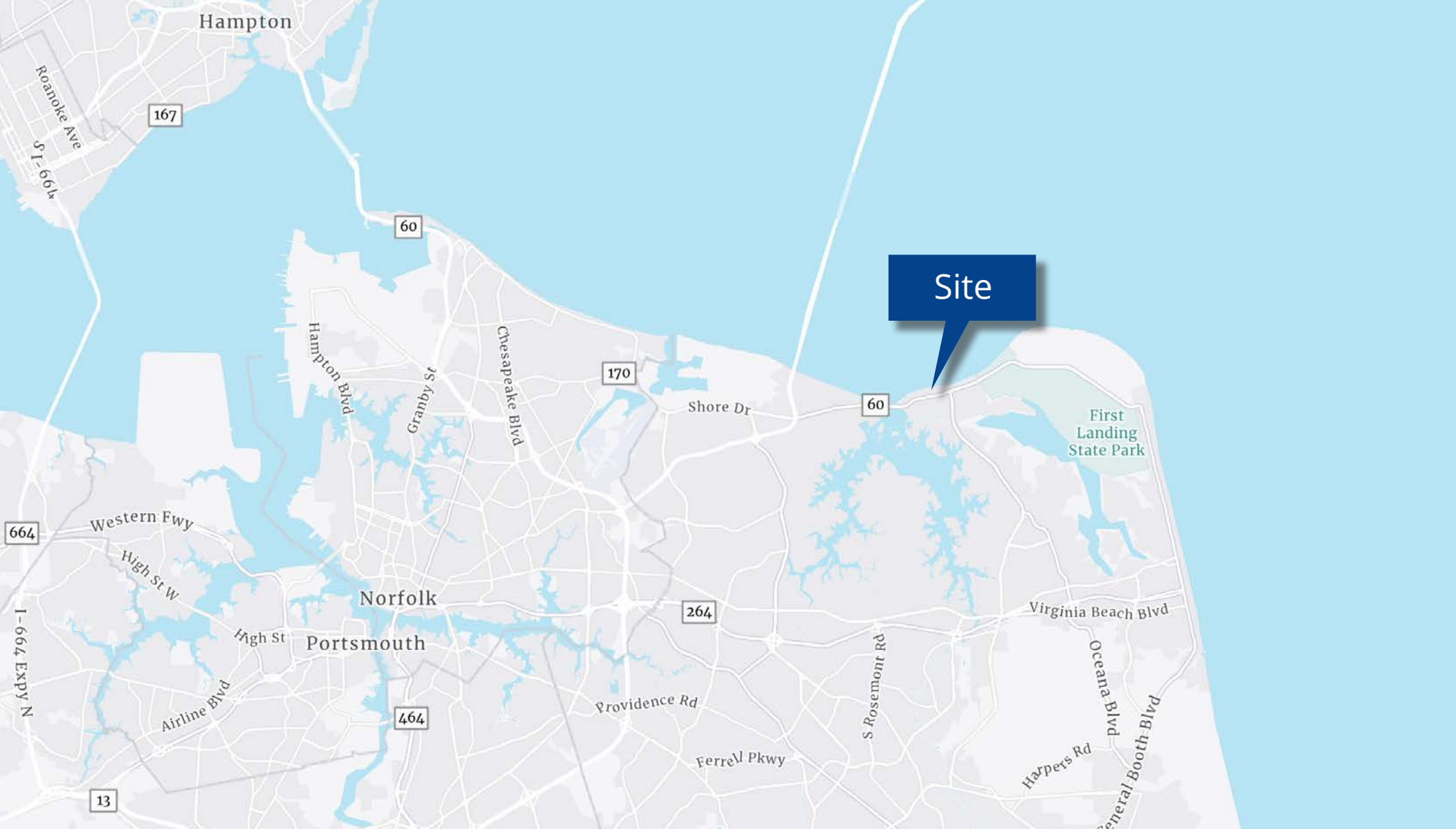
Great Neck Point

Humes Island

Keeling Drain

Aerial





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