New Retail Available in The ViBE Creative District

19TH STREET & PARKS AVENUE

FOR LEASE



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Property Highlights

- ±18,000 SF of new first-generation retail space for lease in the heart of The ViBe Creative District attached to public parking garage
  - Potential to condominiumize retail space for individual sale
  - First and second floor opportunities available
  - Delivery Mid-2028
- Opportunity for retail, dining, service, and experiential concepts
- Designed to support national and local businesses seeking a premier location within the ViBE Creative District
  - Featuring public spaces like event plazas, outdoor activations, murals, and community programming
- Walking distance to the Virginia Beach Sports Center and Convention Center, two major destinations that drive year-round visitation to the district
  - Built-in customer base from visitors, residents, sports families, and convention attendees, generating strong foot traffic for tenants
- Virginia Beach attracts 14.1 million visitors annually
- Direct access to a new 1,010-space parking garage for customers and employees
- Lease rate: contact agents



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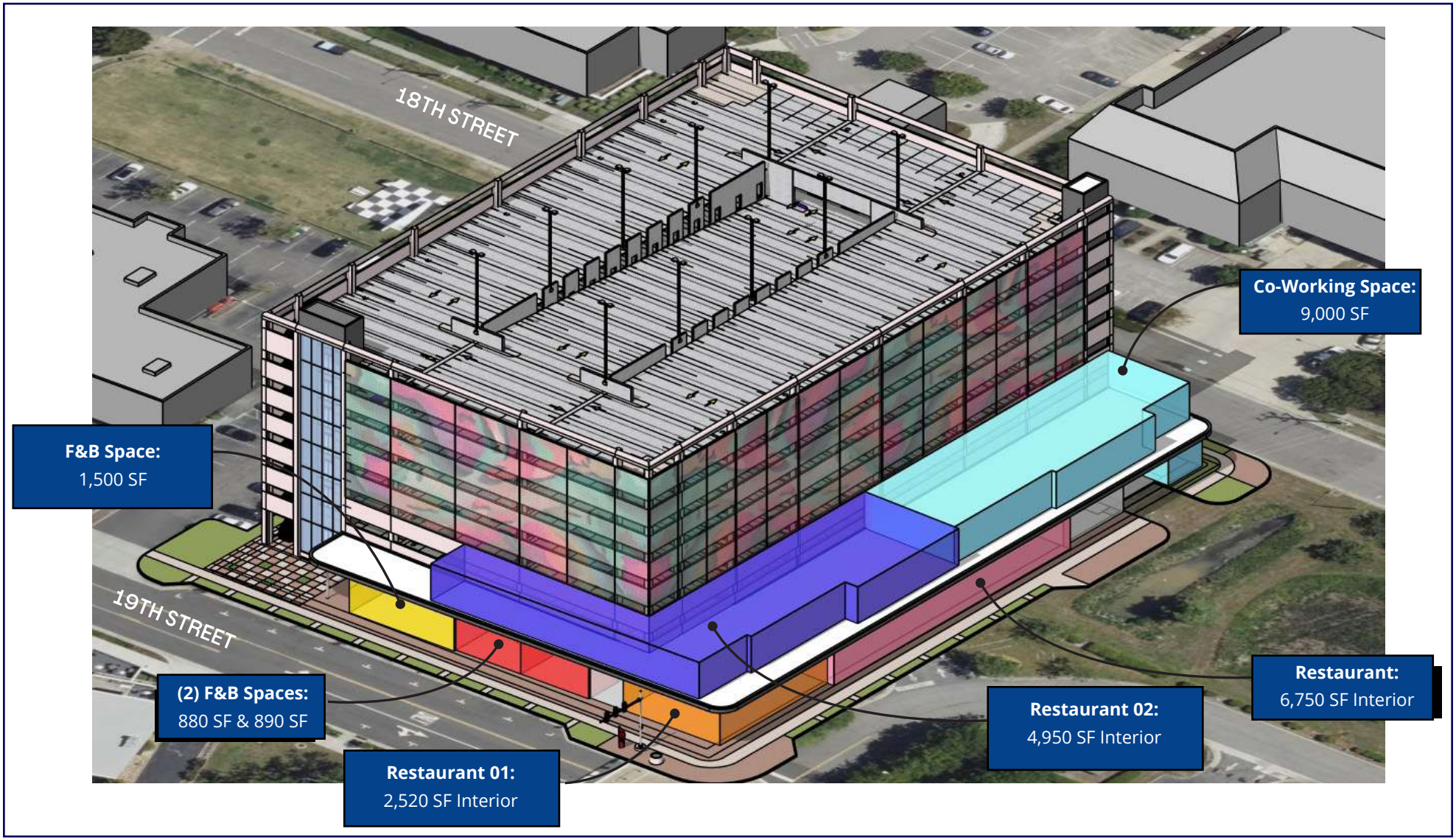
Retail SF Diagram



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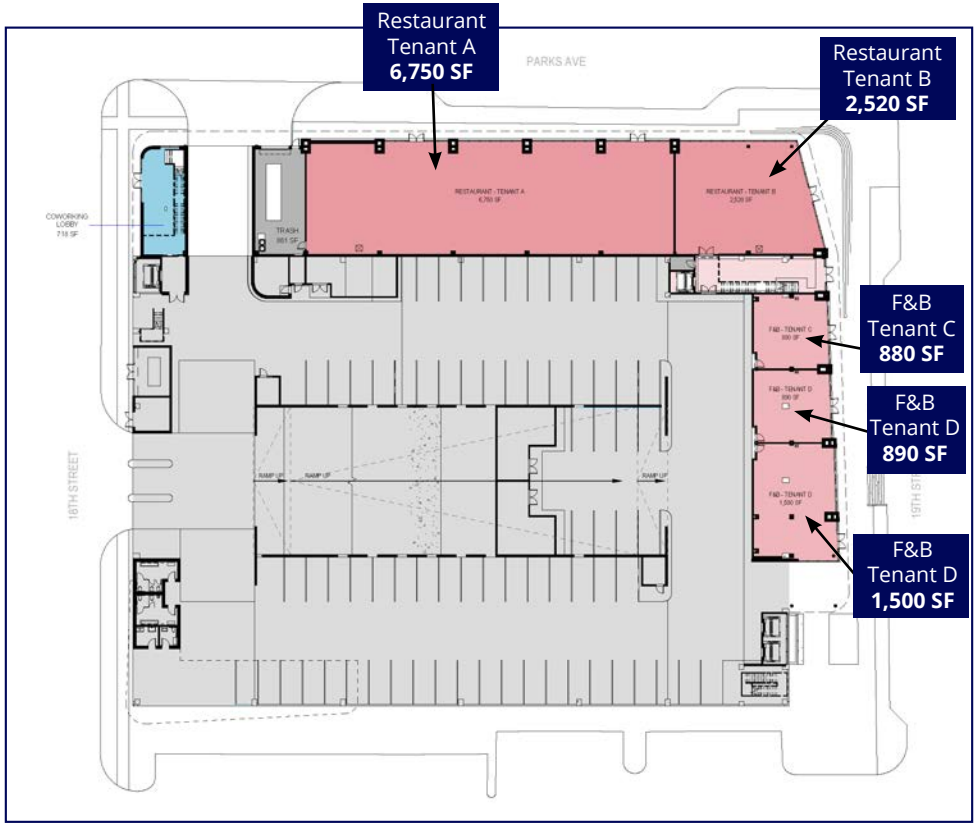
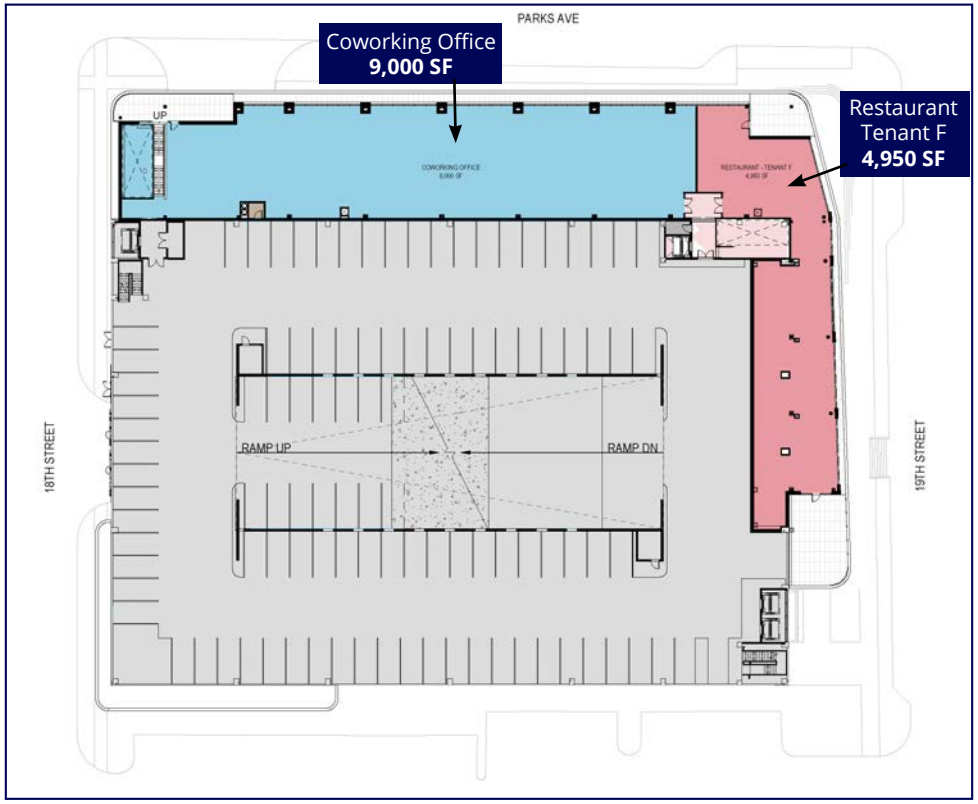
19th Street Garage - Plans Subject to Change



Level 1



Level 2

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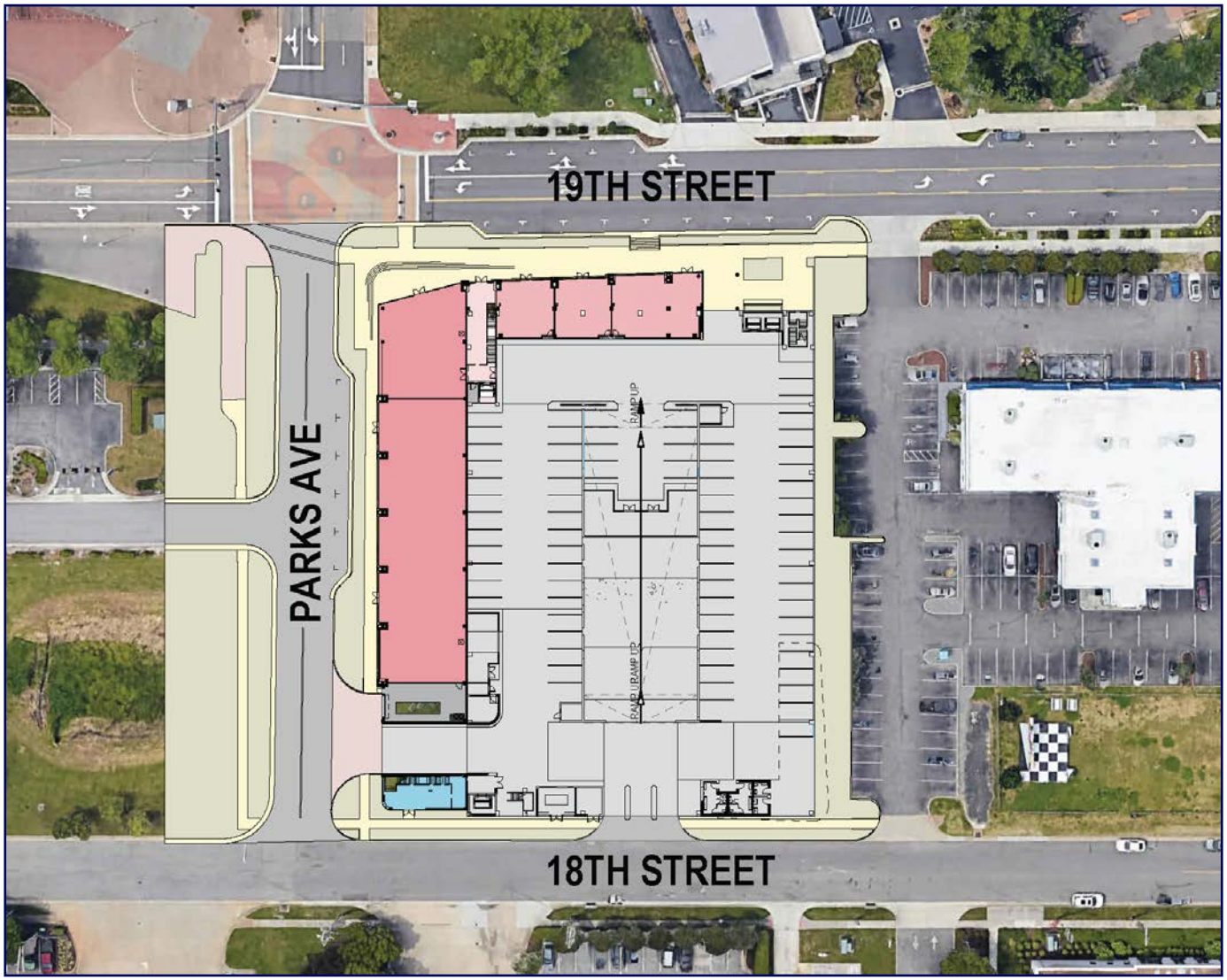
Aerial View



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Site Context



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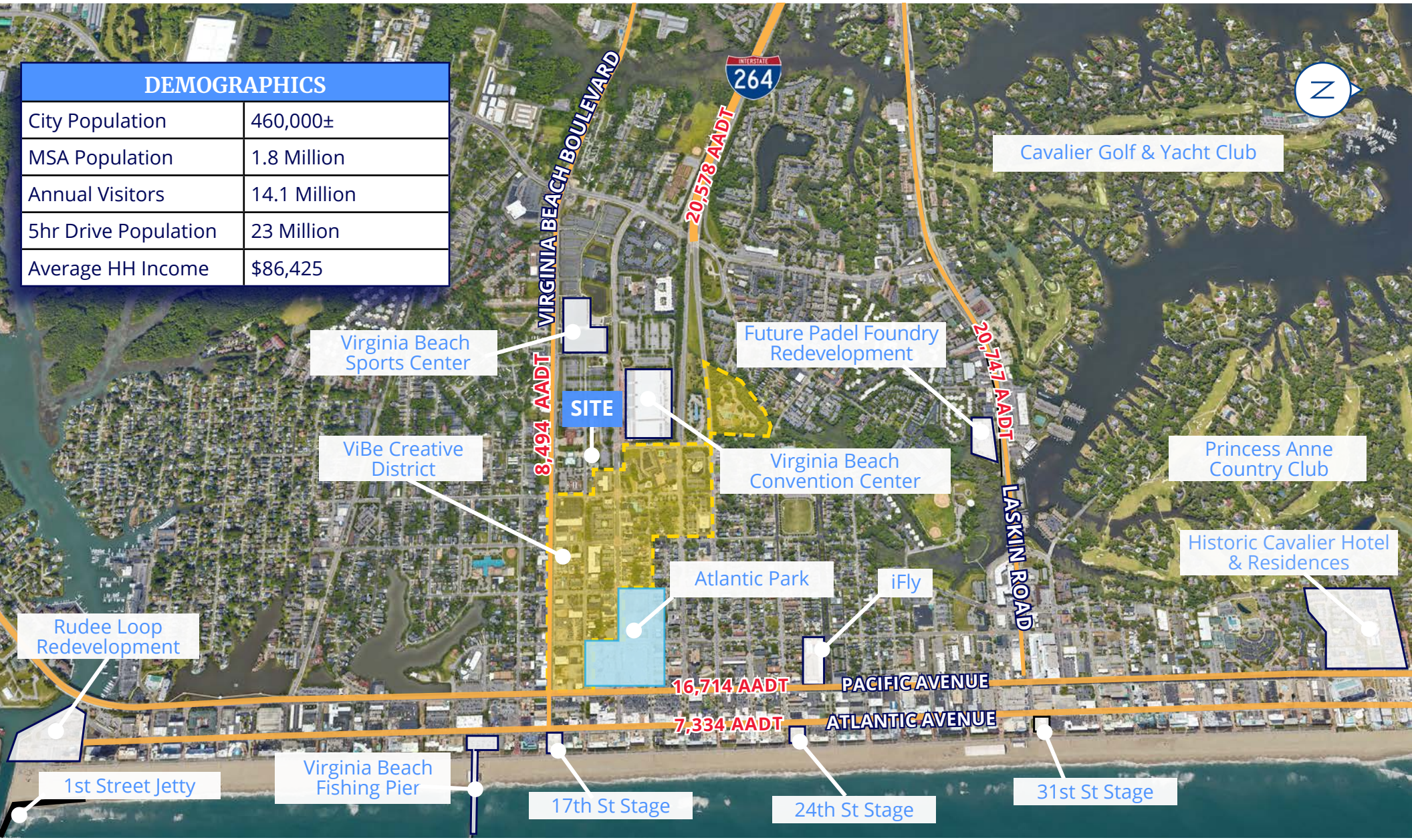
Virginia Beach Oceanfront| $3.9B Economic Impact

DEMOGRAPHICS	
City Population	460,000±
MSA Population	1.8 Million
Annual Visitors	14.1 Million
5hr Drive Population	23 Million
Average HH Income	$86,425



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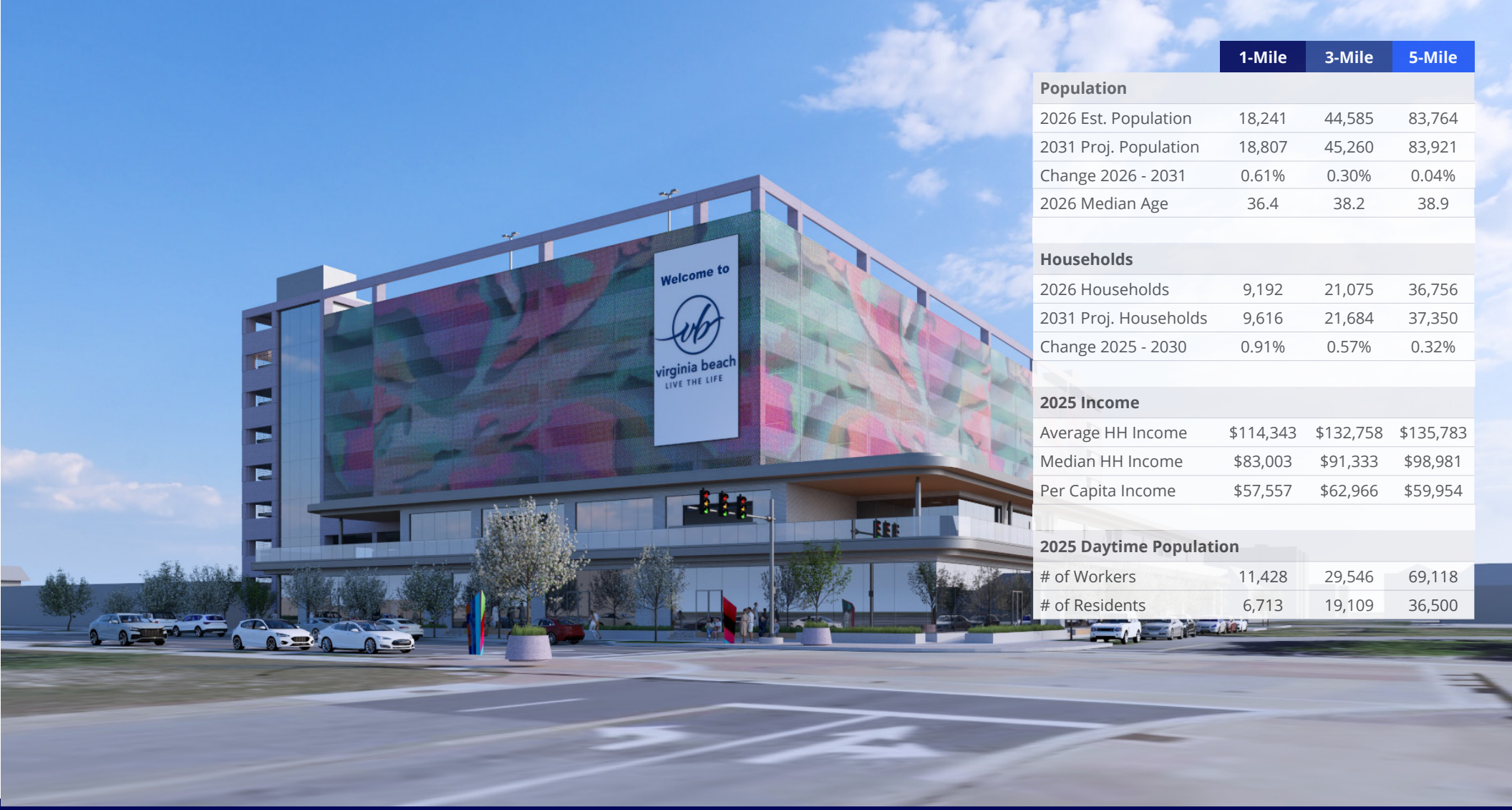

	1-Mile	3-Mile	5-Mile
Population			
2026 Est. Population	18,241	44,585	83,764
2031 Proj. Population	18,807	45,260	83,921
Change 2026 - 2031	0.61%	0.30%	0.04%
2026 Median Age	36.4	38.2	38.9
Households			
2026 Households	9,192	21,075	36,756
2031 Proj. Households	9,616	21,684	37,350
Change 2025 - 2030	0.91%	0.57%	0.32%
2025 Income			
Average HH Income	$114,343	$132,758	$135,783
Median HH Income	$83,003	$91,333	$98,981
Per Capita Income	$57,557	$62,966	$59,954
2025 Daytime Population			
# of Workers	11,428	29,546	69,118
# of Residents	6,713	19,109	36,500

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