



**RETAIL PROPERTY FOR LEASE**

# BIRDNECK COMMUNITY SHOPPES

1091 NORFOLK AVENUE, VIRGINIA BEACH, VA 23451



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Available SF:** 1,000 SF  
**Lease Rate:** \$14.00 SF/yr (NNN)

**Building Size:** 17,450 SF

### AVAILABLE SPACES SF

Suite 112 1,000 SF

### PROPERTY OVERVIEW

Established neighborhood center on highly visible intersection near the Vibe Creative District. Located less than 1.5 miles from the Virginia Beach Boardwalk.

### PROPERTY HIGHLIGHTS

- Three 1,000 SF suites available.
- Can be combined for a total of 2,000 SF.
- Abundant parking; 5.69/1,000 SF.
- Well established center located at the intersection of South Birdneck Road and Norfolk Avenue.

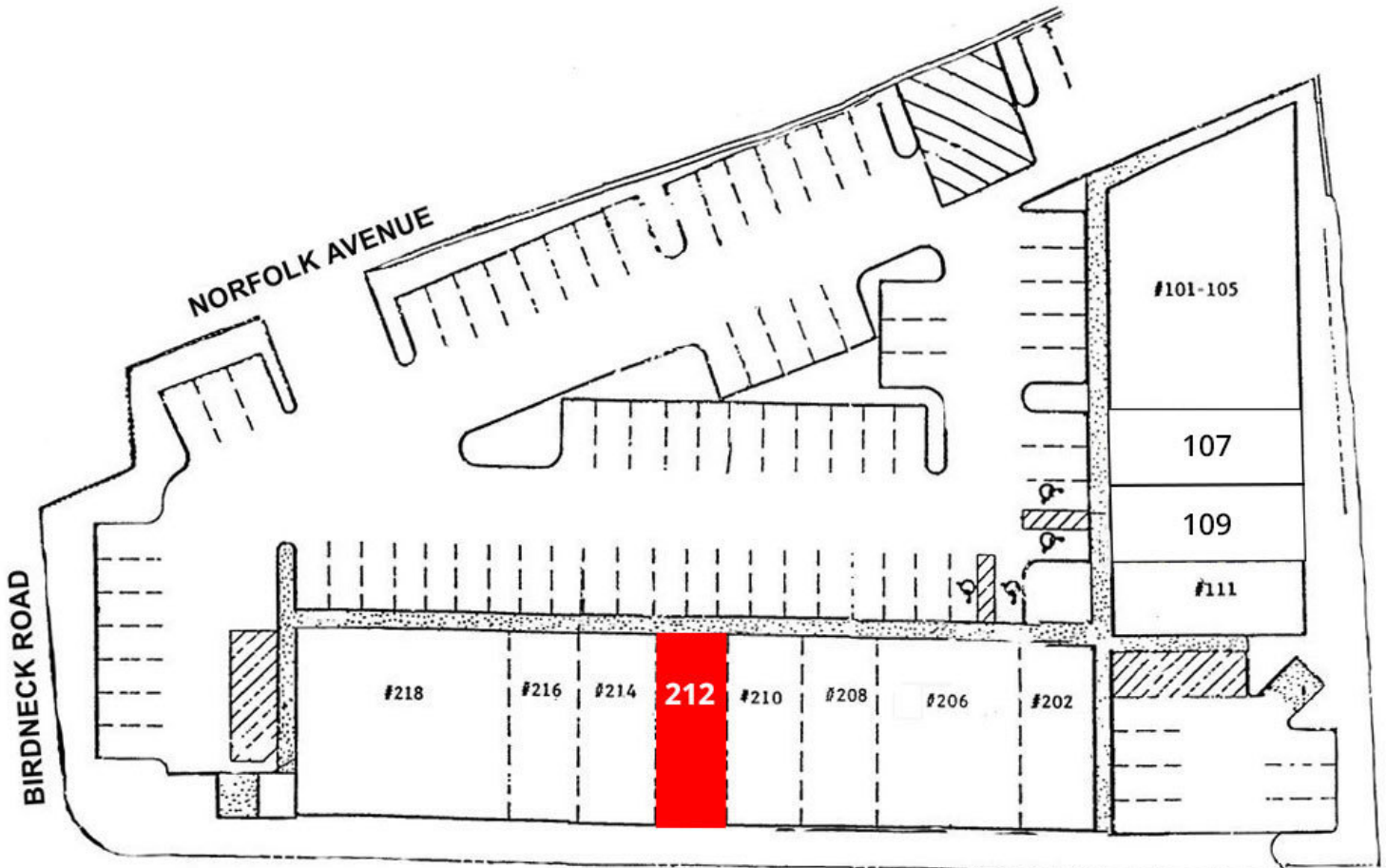
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,353	22,618	44,504
Total Population:	9,112	51,772	110,005
Average HH Income:	\$50,813	\$79,590	\$81,823

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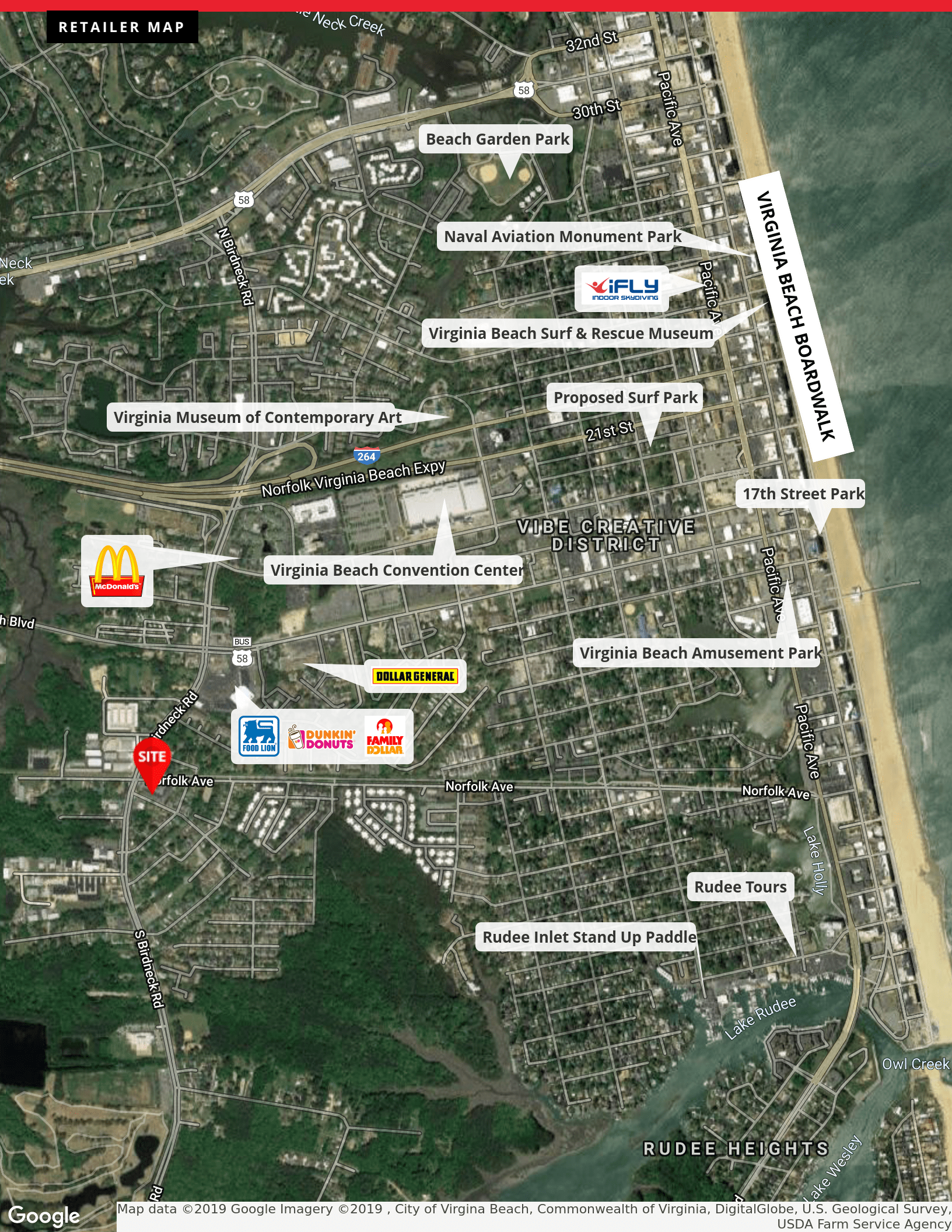
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SITE PLAN



218	QUICK MART	206	VB DEPT OF HEALTH
216	TOPPERS BARBER SHOP	202	CORNER PIZZA
214	METROPCS	111	ALTERATIONS A LA CARTE
<b>212</b>	<b>AVAILABLE</b>	109	THE BEACH PEDALER BIKE SHOP
210	DAY SPA & NAILS	101-107	SOUTH BEACH GRILL
208	GOLDEN CITY		

RETAILER MAP



Beach Garden Park

Naval Aviation Monument Park



Virginia Beach Surf & Rescue Museum

Proposed Surf Park

Virginia Museum of Contemporary Art

17th Street Park

VIRGINIA BEACH BOARDWALK

VIBE CREATIVE DISTRICT

Virginia Beach Convention Center



DOLLAR GENERAL

Virginia Beach Amusement Park



SITE

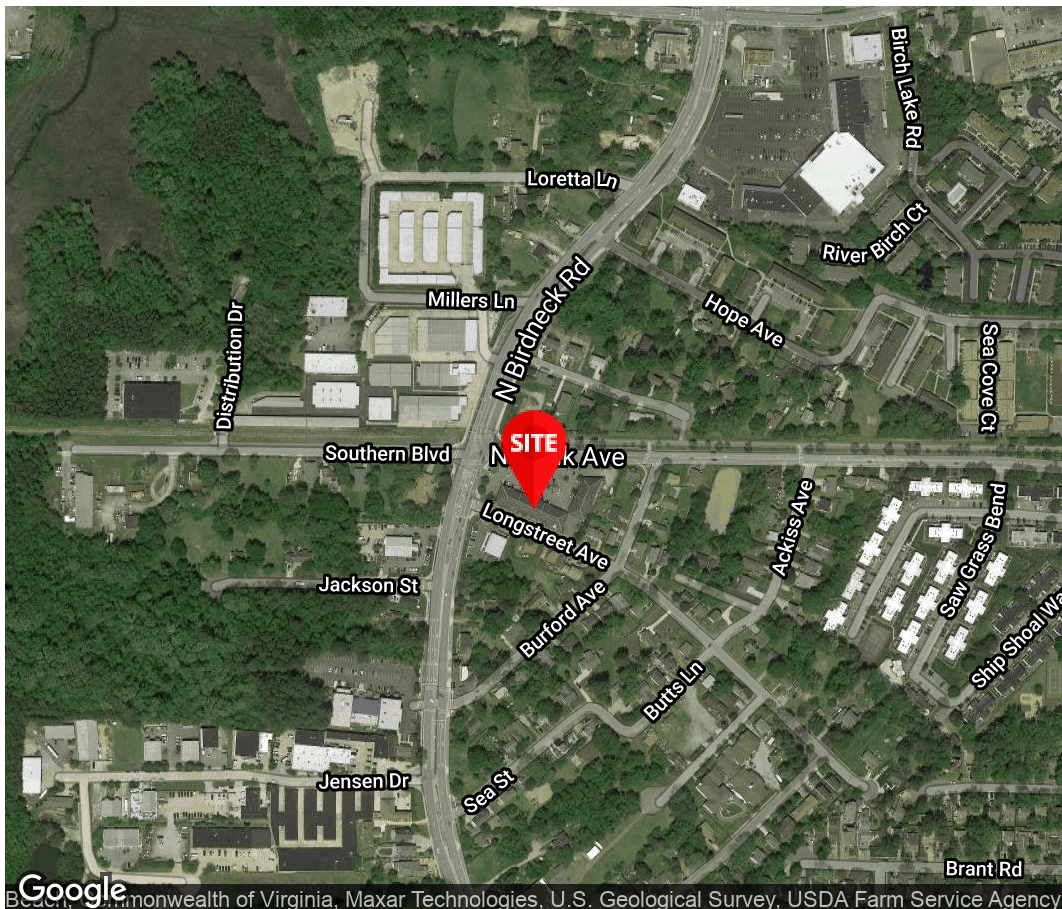
Rudee Tours

Rudee Inlet Stand Up Paddle

RUDEE HEIGHTS



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