

2,050 SF FOR LEASE

at

31 Ocean

THE SHOPS AT 31 OCEAN

348 Laskin Road
Virginia Beach, Virginia 23451

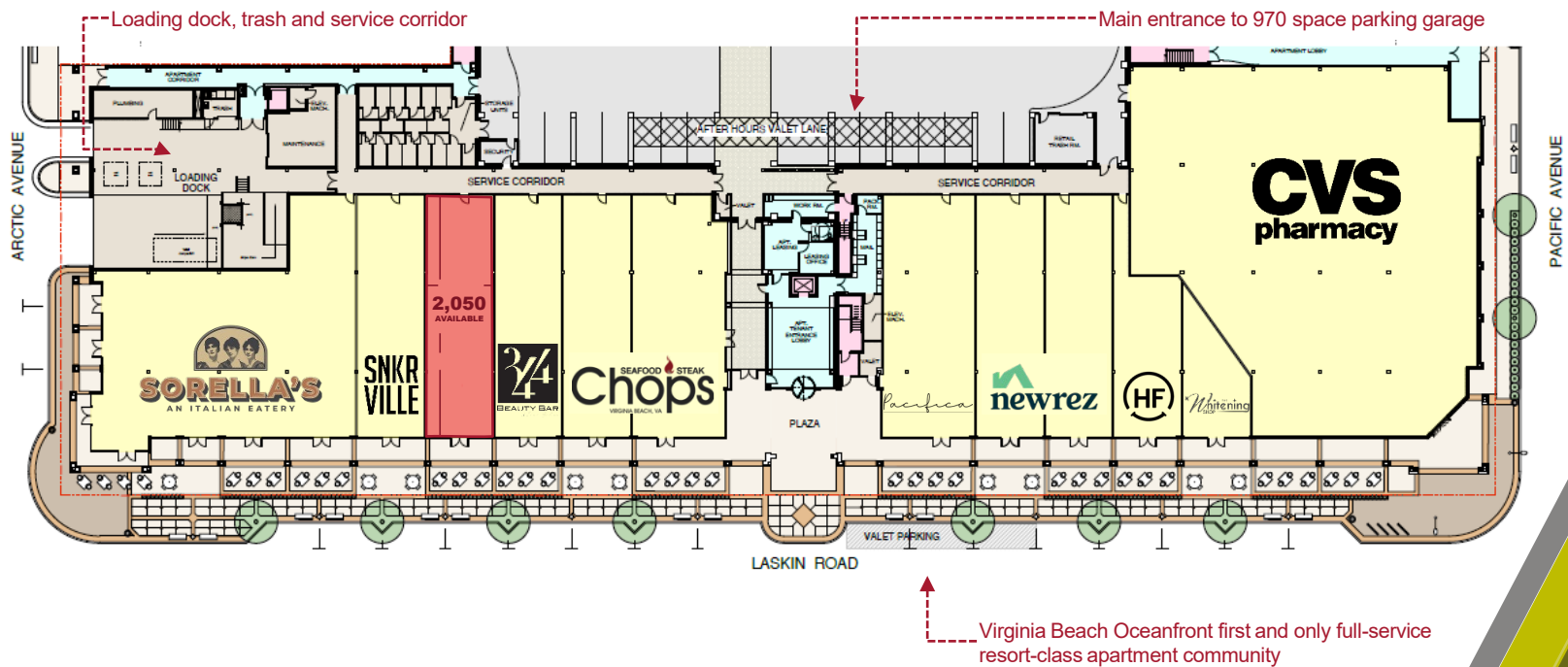
*A Pedestrian's Paradise
and Shopper's Delight*

*Ideal for
restaurant
or café use*





2,050 SF
Retail Opportunity



Highlights

- Ideal use for restaurant or café; previous fast-casual restaurant's buildout
- Nearly 50,000 square feet of ground floor retail, developed in 2013
- The Shops at 31 Ocean are connected to The Summerhouse Apartments—178 resort apartments and the Sidney Kellam Office Center—62,000 square feet of Class A office
- Co-tenancy with iconic Virginia Beach restaurants
- Covered parking (970 spaces) and street parking available
- One block from the beach and boardwalk – Neptune's Park and the center of seasonal entertainment and events just steps away
- Contact listing broker(s) for pricing and additional details

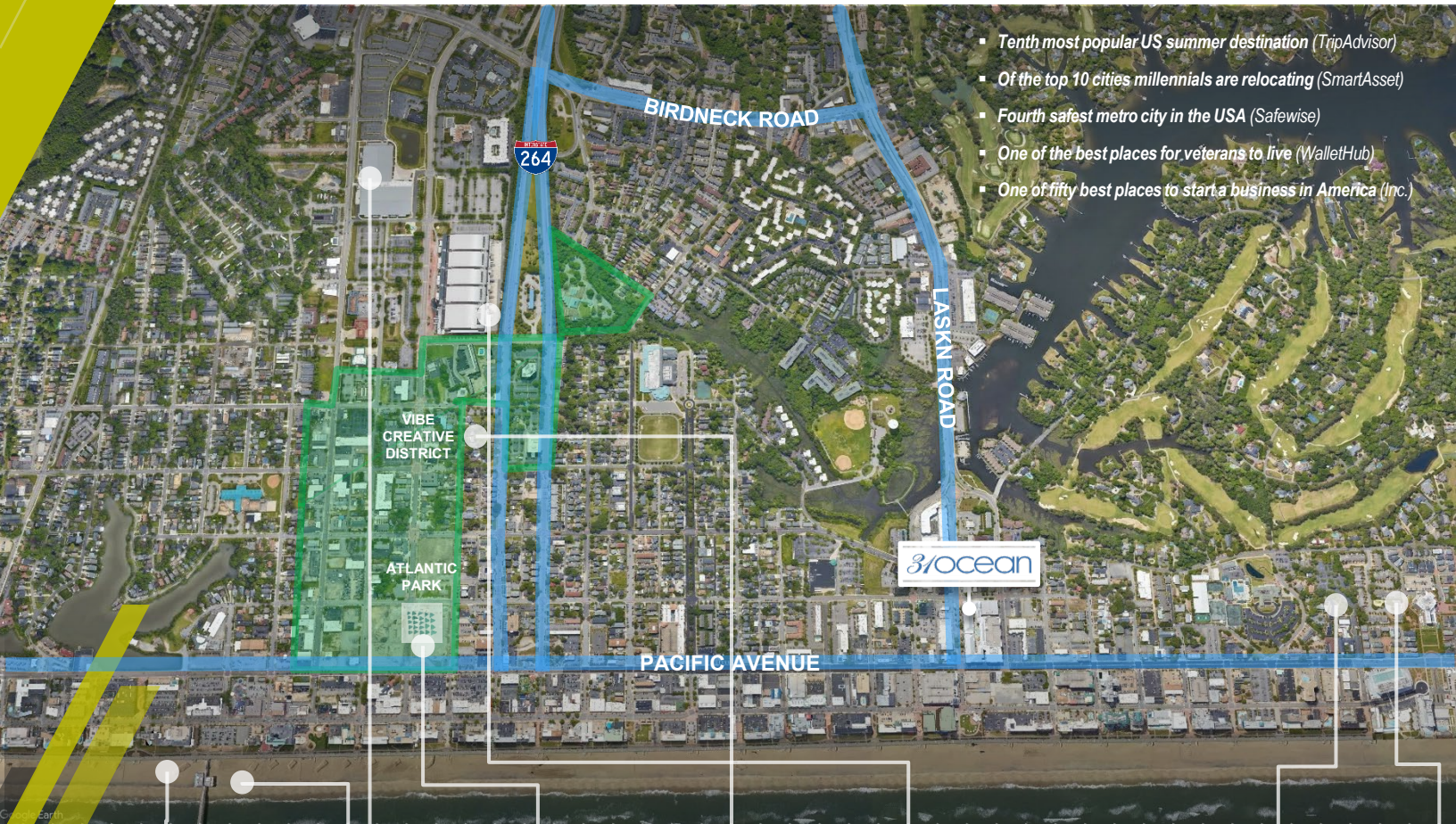
Virginia Beach Market Oceanfront Synergies

460,000
CITY POPULATION

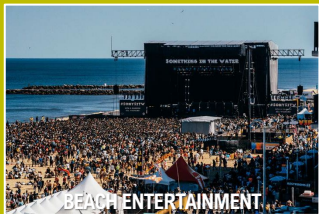
1.8 M
MSA POPULATION

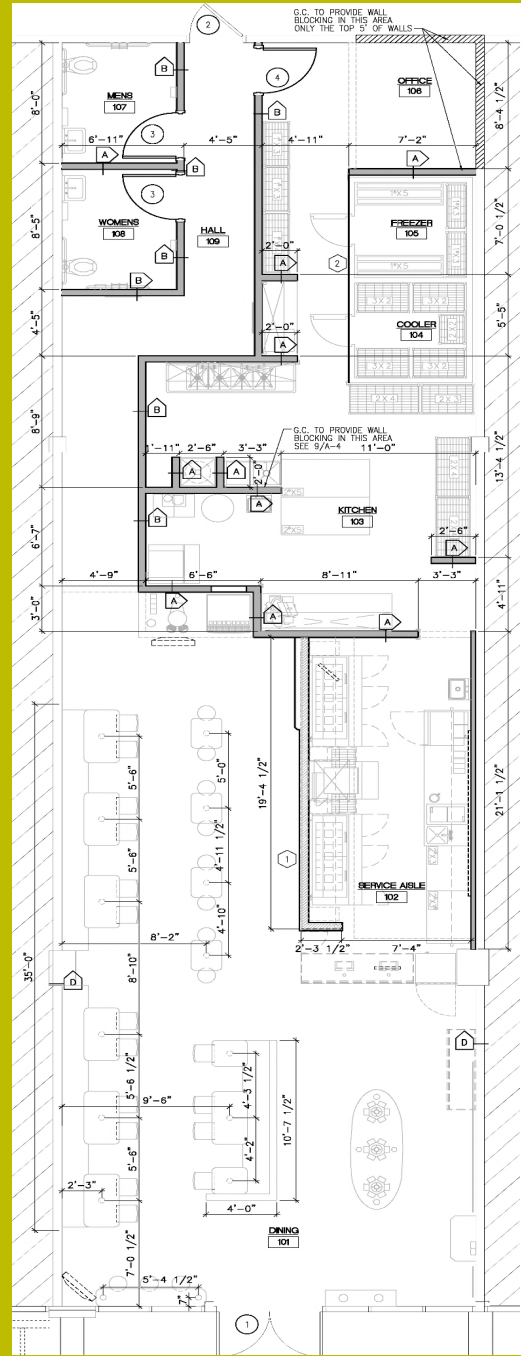
\$86,425
HOUSEHOLD INCOME

11.5 M
ANNUAL VISITORS



- Tenth most popular US summer destination (TripAdvisor)
- Of the top 10 cities millennials are relocating (SmartAsset)
- Fourth safest metro city in the USA (Safewise)
- One of the best places for veterans to live (WalletHub)
- One of fifty best places to start a business in America (Inc.)





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