

OFFICE/RETAIL FOR LEASE

2420 Atlantic Avenue, Virginia Beach, VA 23451

**CUSHMAN &
WAKEFIELD**
THALHIMER



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**VIRGINIA BEACH
OCEANFRONT**

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PROPERTY FEATURES

- Two-story office/retail building on 0.48 acres
- 1,400 SF available on first floor
- 5,216 SF available on second floor
- Located at the Virginia Beach Oceanfront
- RT2 zoning
- Additional space could be made available
- Call Agent for pricing

DEMOGRAPHICS

37,473

3 MILE POPULATION

76,848

5 MILE POPULATION

42,838

3 MILE POPULATION

82,973

5 MILE POPULATION

\$131,794

3 MILE AVERAGE
HOUSEHOLD INCOME

\$125,362

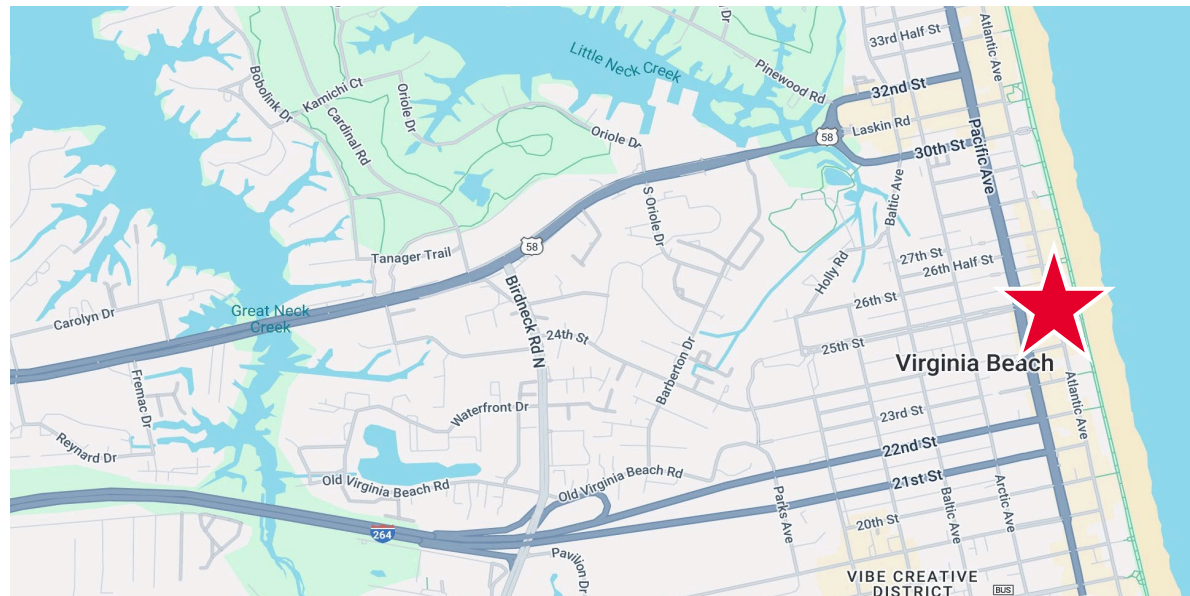
5 MILE AVERAGE
HOUSEHOLD INCOME

39.4

MEDIAN AGE

38.5

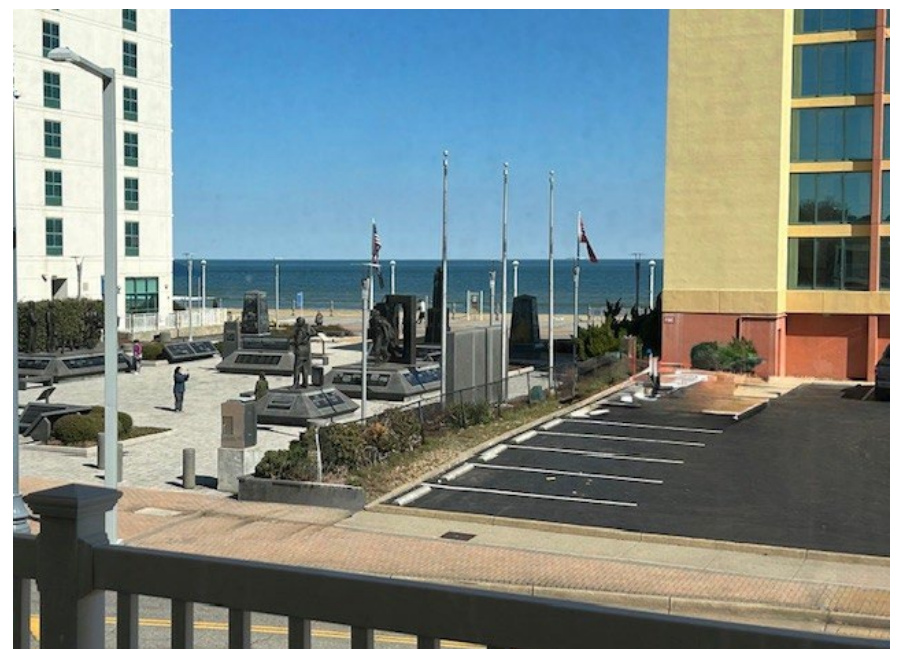
MEDIAN AGE



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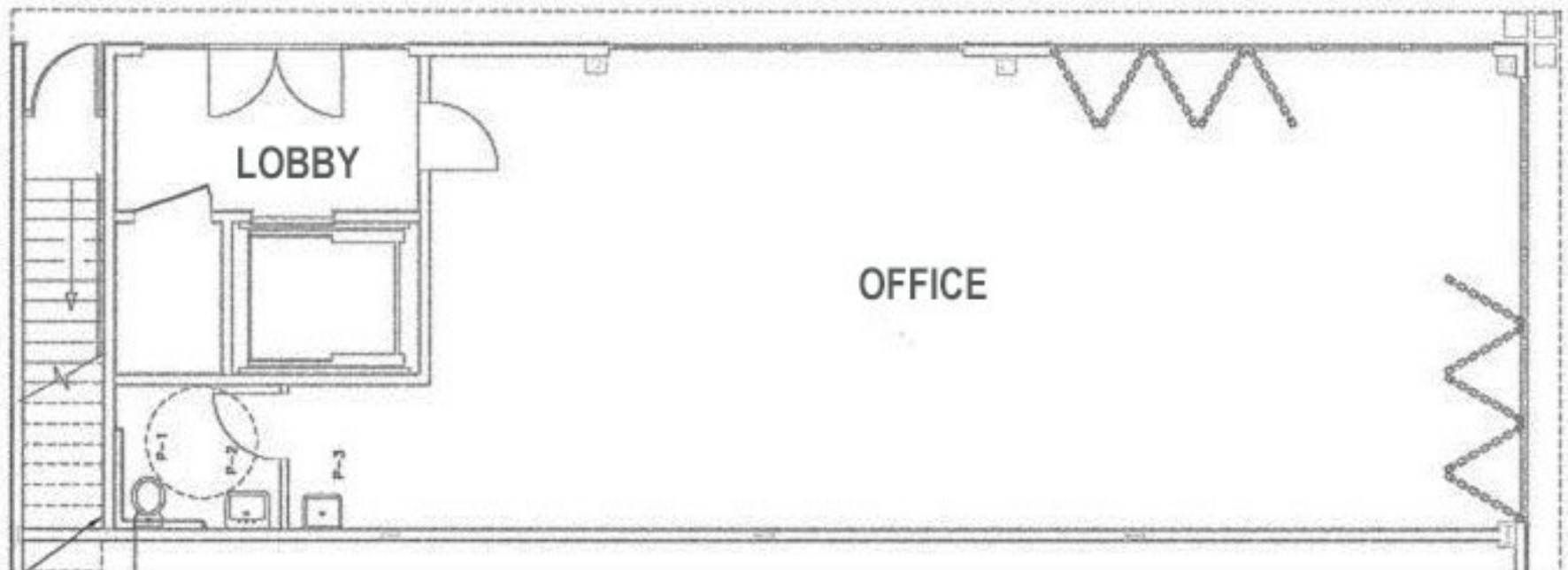
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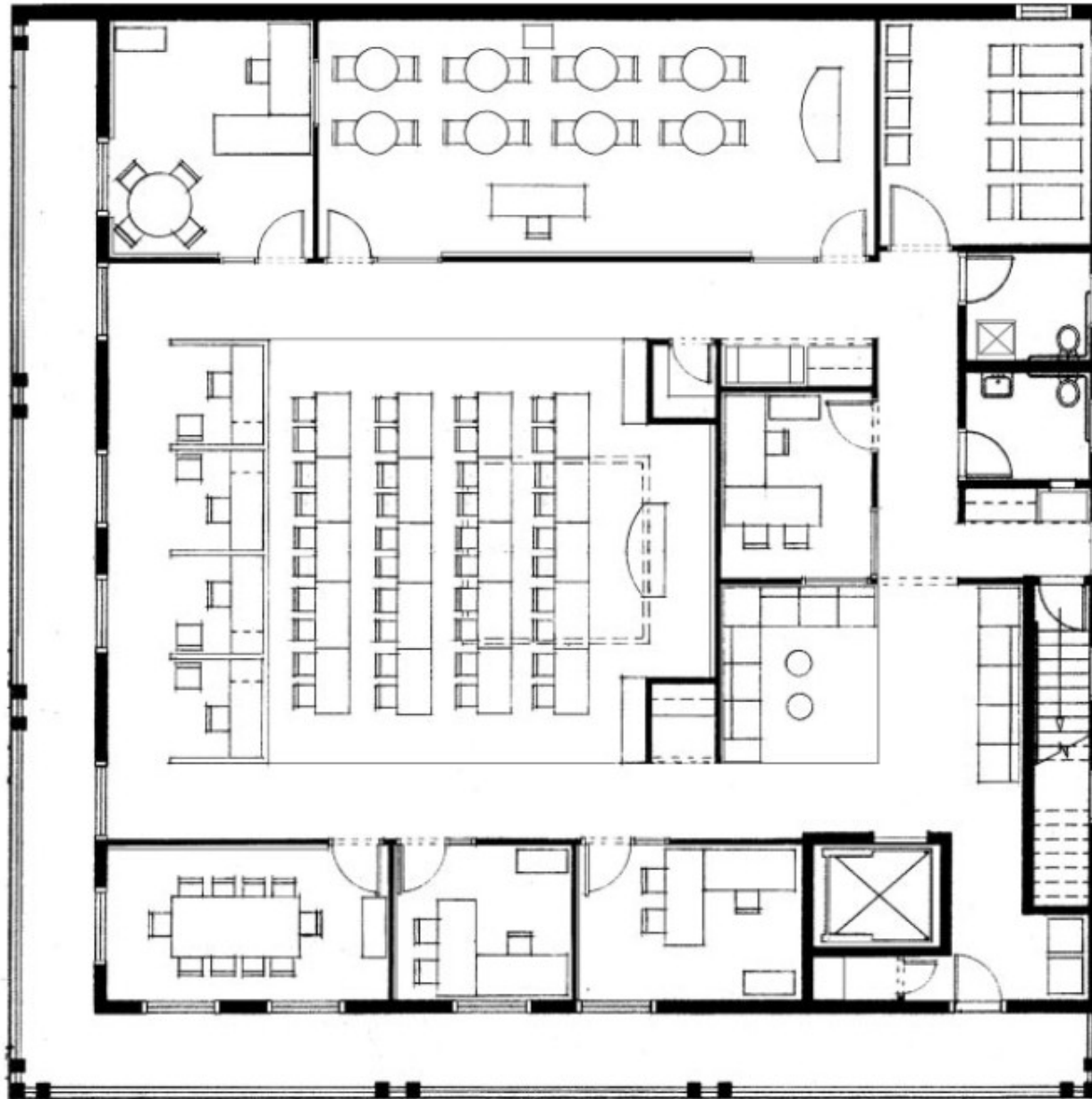
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1st Floor

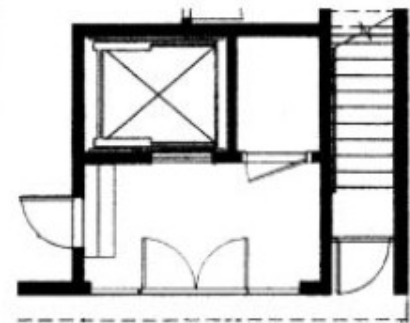


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2nd Floor



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VIRGINIA BEACH OCEANFRONT SYNERGIES

460,000

CITY POPULATION

1.8 M

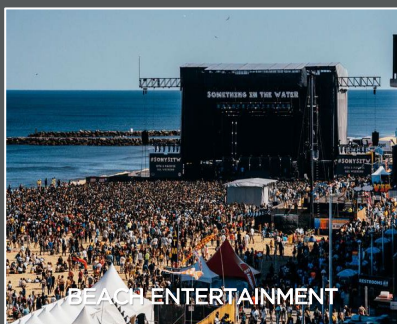
MSA POPULATION

\$86,425

AVG HOUSEHOLD
INCOME

11.5 M

ANNUAL VISITORS



BEACH ENTERTAINMENT



ATLANTIC PARK DEVELOPMENT



VB CONVENTION CENTER



PRINCESS ANNE
COUNTRY CLUB



VIRGINIA BEACH FISHING PIER



VIRGINIA BEACH
SPORTS CENTER



VIBE CREATIVE DISTRICT



CAVALIER RESORT

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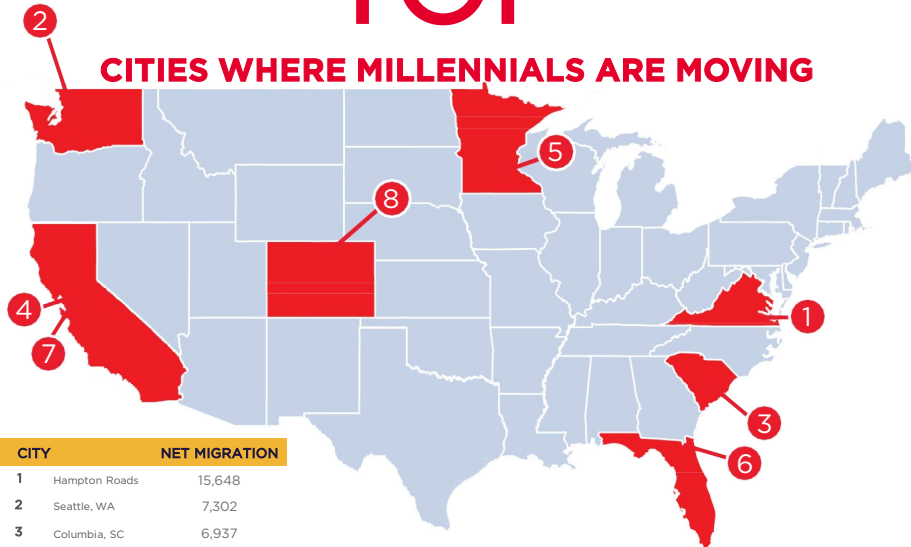
VIRGINIA BEACH OVERVIEW

Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city for the military and the Oceana Naval Air Station. Virginia Beach is an excellent mix between city life, because there is always something to do, and the suburbs, because it's an ideal location to raise a family.



TOP

CITIES WHERE MILLENNIALS ARE MOVING



CITY	NET MIGRATION
1 Hampton Roads	15,648
2 Seattle, WA	7,302
3 Columbia, SC	6,937
4 Sacramento, CA	6,680
5 Minneapolis, MN	6,529
6 Jacksonville, FL	6,354
7 San Jose, CA	5,496
8 Denver, CO	5,106

VIRGINIA BEACH alone is in the Top 10 cities for millennial migration with approximately 5,000 millennials

#1 BEST CITIES TO LIVE IN

- WalletHub

\$94.9
BILLION

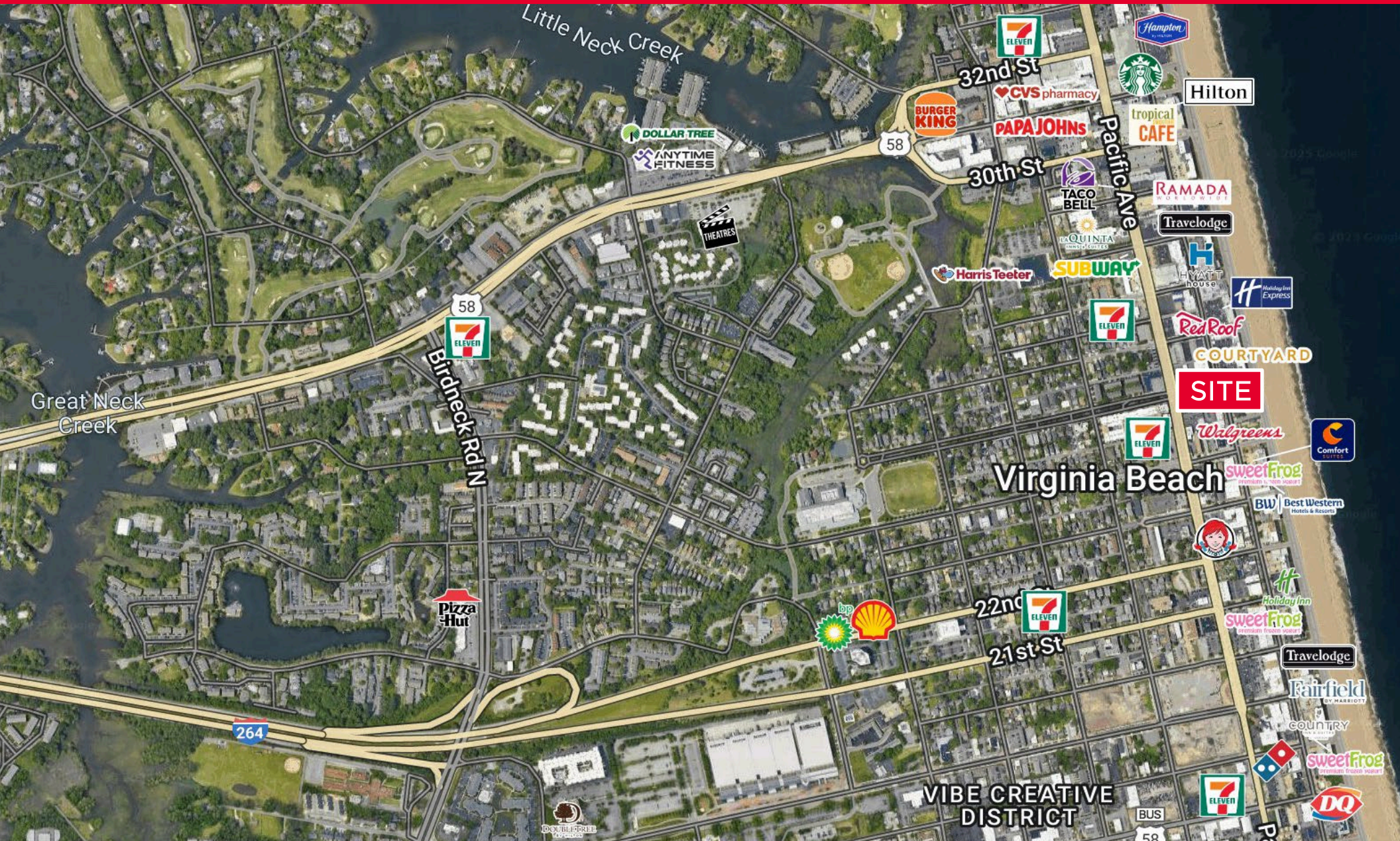
- Virginia Beach-Norfolk-Newport News GDP

20TH

- Healthiest and Fittest City in the U.S. (MensHealth)

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