

FOR GROUND LEASE

SECOND GENERATION RESTAURANT OUTPARCEL

1336 N Great Neck Rd. | Virginia Beach, VA 23454



S.L. NUSBAUM
REALTY CO.



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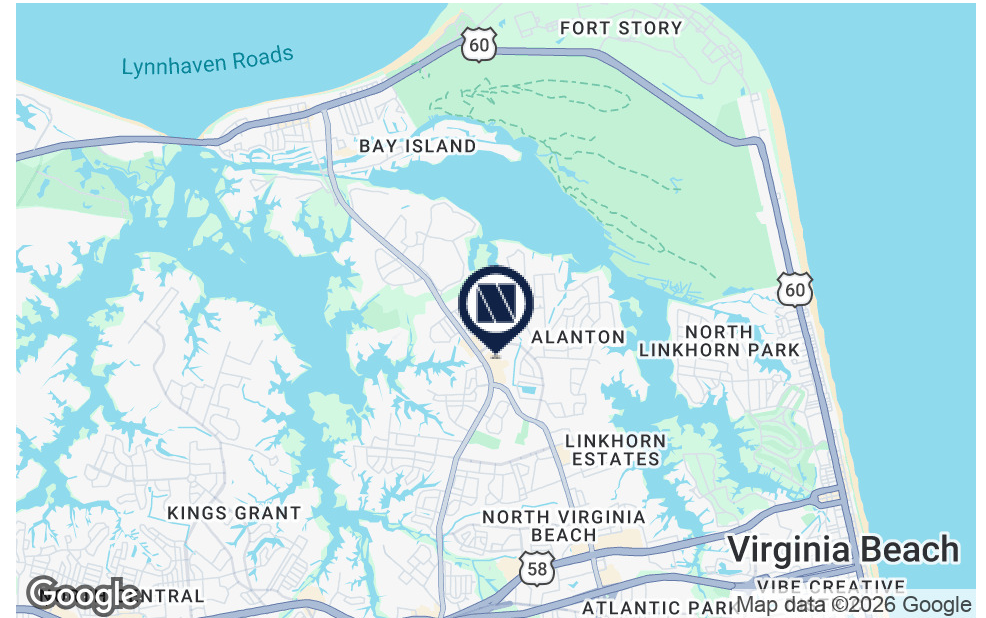
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF Building:	3,000± SF
Lot Size:	0.75± AC

PROPERTY OVERVIEW

Prime 0.75± AC restaurant outparcel with a 3,000± SF second-generation restaurant building and spacious outdoor patio. This rare opportunity is located in the Great Neck Village Shopping Center in the fully developed Great Neck corridor. The site offers excellent visibility and access, with a dedicated curb cut on Great Neck Road, cross access with the shopping center, and prominent pylon sign. Positioned adjacent to the main entrance of Great Neck Village, this location benefits from strong traffic counts and a high-volume retail environment.

PROPERTY HIGHLIGHTS

- 0.75± AC site with turnkey 3,000± SF second-gen restaurant with a large outdoor patio.
- Excellent ingress/egress, cross access with the shopping center.
- Dedicated pylon signage.
- Strong daily traffic counts and household incomes.

AREA RETAIL

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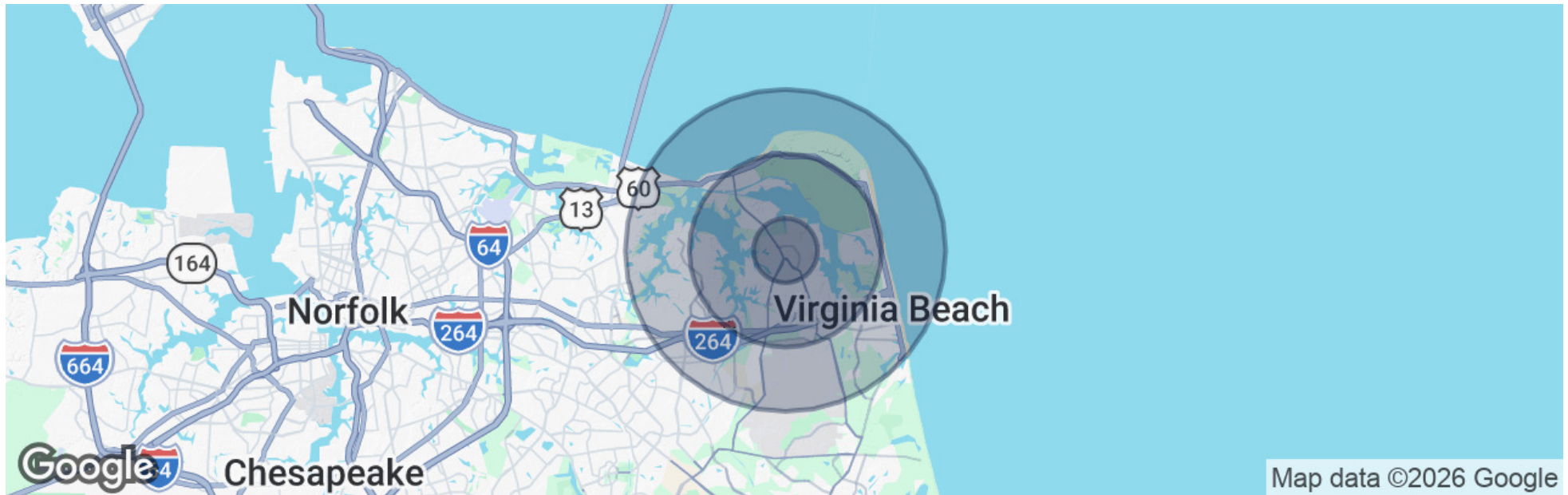
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,216	54,639	121,100
Average Age	42.4	43.3	42.6
Average Age (Male)	43.2	42.2	41.3
Average Age (Female)	43.1	44.0	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,368	23,501	52,233
# Of Persons Per HH	2.6	2.3	2.3
Average HH Income	\$168,600	\$156,448	\$139,386
Average House Value	\$641,162	\$635,673	\$572,227

2023 American Community Survey (ACS)

CONTACT INFORMATION

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