



FOR LEASE

# 613-A Virginia Beach Blvd Virginia Beach, VA

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# PROPERTY DETAILS

## *Small Retail Space in the ViBe Creative District*

- **SIZE:** ±1,200 SF available
- **ZONING:** O-R (Oceanfront Resort District)
- **PARKING:** \$150 per month
- **LOCATION:** Desirable location in the ViBe Creative District with easy access to I-264 and the Virginia Beach Oceanfront

	1-Mile	3-Miles	5-Miles
<b>Demographics</b>			
2025 Total Population	16,146	41,520	84,586
Average HH Income	\$110,628	\$131,244	\$131,367
# of Employees	9,729	27,731	51,385
# of Businesses	984	2,748	4,875

Lease Rate:  
**\$2,500** per month  
net of electric + janitorial



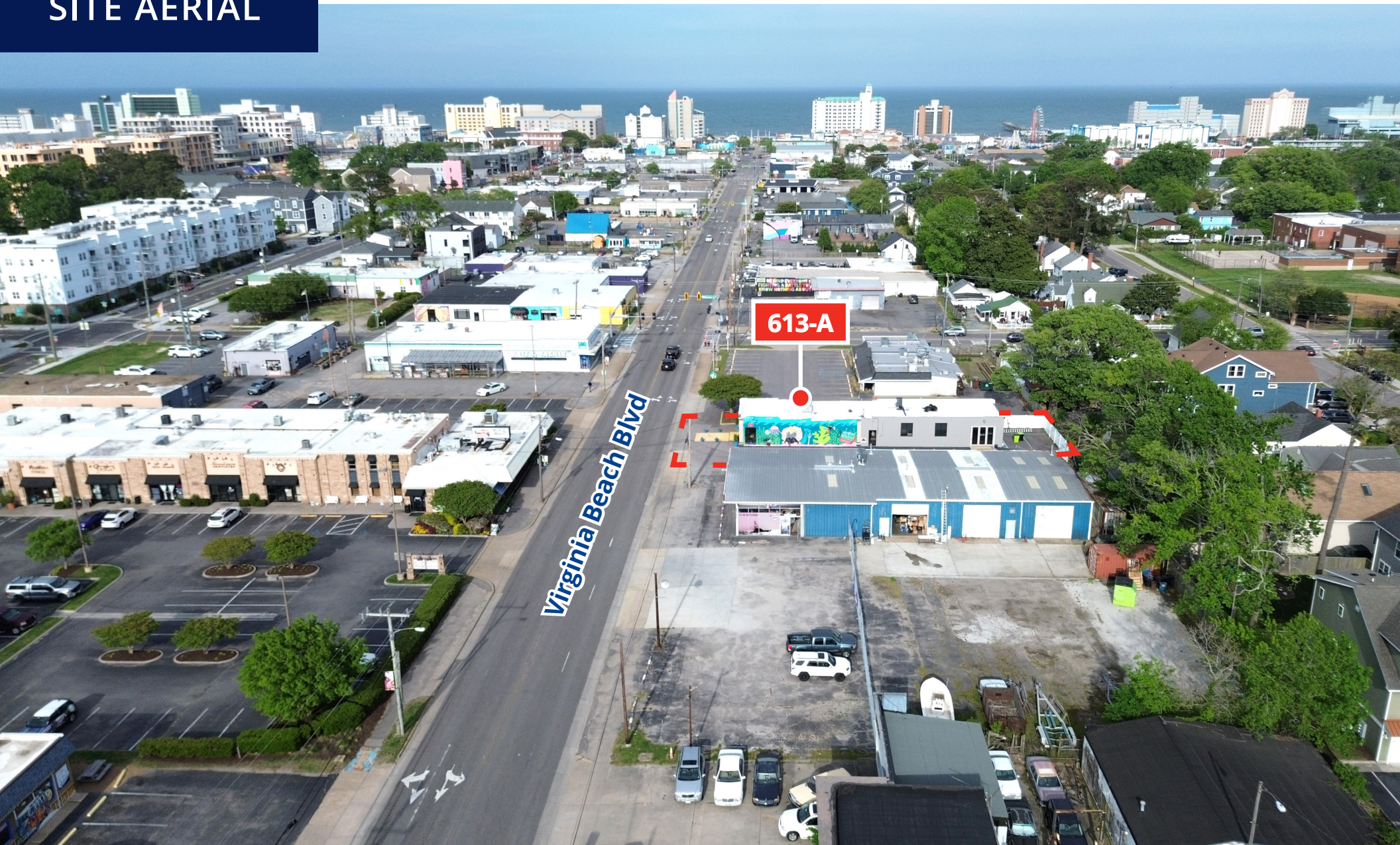
Virginia Beach Blvd



# PHOTOS



# SITE AERIAL



613-A Virginia Beach Boulevard, Virginia Beach, VA



**The Shops at Hilltop**

CVS pharmacy, FIVE GUYS, TINTO, Bonchon, SALADWORKS

**Hilltop North Shopping Center**

BAKERS CRUST, FRESH, WELLS FARGO, ABC, STARBUCKS, YOUR PIE, RITE AID

**Marketplace at Hilltop**

TRUIST, crumbl COOKIES, DOMOISHI, Panera, pure barre, FedEx

**Hilltop East Shopping Center**

COAST RIDER, TASTE, GREAT OUTDOOR, TBS, ATHLETA, Atlantic Union Bank, Melting Pot

**La Promenade Shops**

CLUB PILATES, Aldo's, GOURMET GANG, SEA LOVE, restore

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