

# FOR LEASE

## FREESTANDING RESTAURANT WITH DRIVE THRU

1676 General Booth Blvd | Virginia Beach, VA 23454



**S.L. NUSBAUM**  
REALTY CO.



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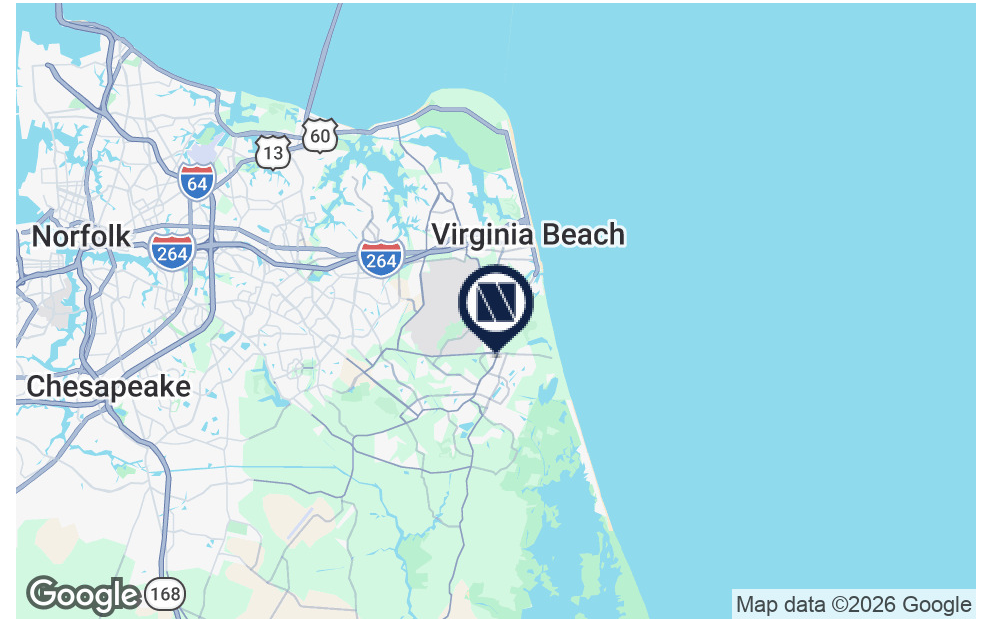
# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$29.00 PSF, NNN
Available SF:	3,599 SF
Date Available:	July 1, 2026
Lot Size:	0.97 Acres
Parking:	38 Spaces
Year Built:	2014
Submarket:	General Booth Corridor
Zoning:	B-2

[Click Here For B-2 Permitted Uses](#)

### PROPERTY OVERVIEW

1676 General Booth Blvd. is a highly visible freestanding restaurant located along one of Virginia Beach's busiest commercial corridors. The property benefits from strong daily traffic, excellent access, and proximity to established retail, residential neighborhoods, military presence, and the Virginia Beach Oceanfront. With ample parking, flexible layout, and connectivity to major roadways (including Princess Anne Road and I-264), the site is well positioned to support a variety of restaurant concepts serving both a strong local customer base and seasonal tourist traffic.

### PROPERTY HIGHLIGHTS

- **Freestanding Restaurant with Drive-Thru:** 3,599 SF single-tenant building situated on 0.97 acres ideal for quick-service or fast-casual concepts
- **Prime Visibility & Access:** Approximately 178' of frontage on General Booth Blvd. with a dedicated turn lane and signalized intersection access
- **Strong Traffic Counts:** Located along one of Virginia Beach's most active corridors (25,000 VPD on General Booth Blvd.) and near the Dam Neck Road/General Booth Blvd. intersection
- **Ample Parking & Site Efficiency:** 38 surface parking spaces with an efficient drive-thru configuration
- **Strong Demographics & Demand Drivers:** Located within an established commercial district supported by nearby neighborhoods, an affluent customer base and large military population (Naval Air Station Oceana and Dam Neck Naval Base)

# ADDITIONAL PHOTOS

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# RETAIL MAP

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# DEMOGRAPHICS MAP & REPORT

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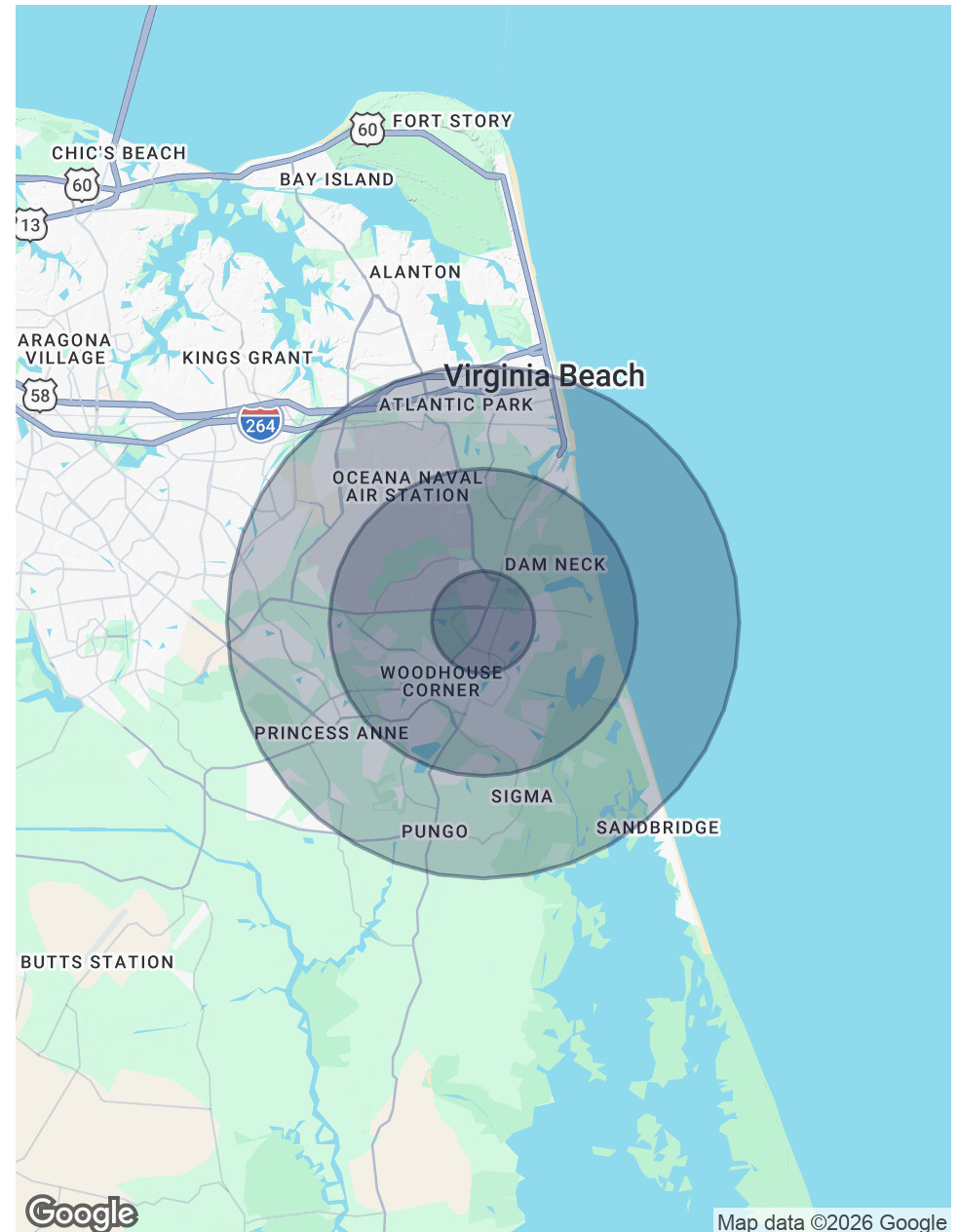
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,864	44,182	101,328
Average Age	37.0	37.9	37.9
Average Age (Male)	36.2	36.8	36.7
Average Age (Female)	40.4	39.2	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,538	15,254	38,458
# Of Persons Per HH	2.8	2.9	2.6
Average HH Income	\$110,543	\$129,174	\$123,748
Average House Value	\$369,649	\$449,998	\$496,610

2023 American Community Survey (ACS)



# CONTACT INFORMATION

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