



RETAIL SPACE FOR LEASE

SHOPPES AT OCEANA

1337 OCEANA BLVD, VIRGINIA BEACH, VA 23454



SHOPPES AT OCEANA

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Shoppes at Oceana, was recently constructed in 2021. With it's close proximity to NAS Oceana (One of the East Coasts largest naval air stations), this project is ideal for a variety of retailers such as fashion, boutiques, medical, and services.

PROPERTY HIGHLIGHTS

- Oceana Boulevard sees 32,000 vehicles per day.
- Just 3 miles from beachfront access.
- This center is located less than .5 miles from Naval Air Station Oceana which is a 6,820-acre Naval Air Station that is home to all east coast strike fighter jet squadrons.
- The strip center is directly across from the NAS Oceana Commissary, with daily exposure to 25,000+ members associated with NAS Oceana.
- The Air Station consists of 10,500 military, 10,000 family members, and 4,500 civil employees, and is one of the largest employers of Virginia Beach providing a total economic impact of \$2B annually.

SPACES

LEASE RATE SPACE SIZE

Suite 100	Negotiable	1,698 SF
Suite 120	Negotiable	1,273 SF
Suite 140 - 2nd Gen Restaurant	Negotiable	1,698 SF

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

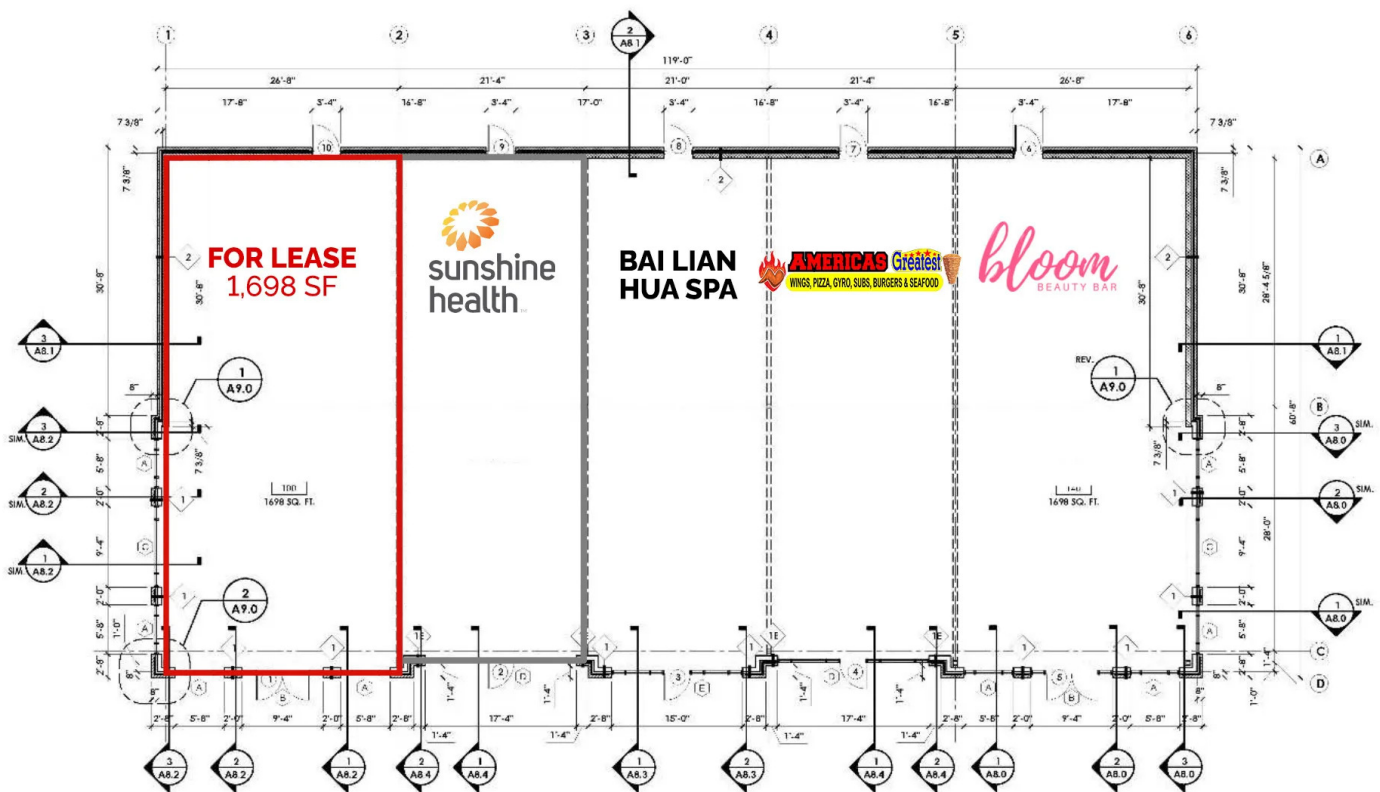
Total Households	2,145	15,695	49,521
Total Population	5,102	41,679	118,313
Average HH Income	\$70,530	\$97,078	\$89,950

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,273 - 1,698 SF
Building Size:	17,633 SF

SHOPPES AT OCEANA

AVAILABLE SPACES



SHOPPES AT OCEANA

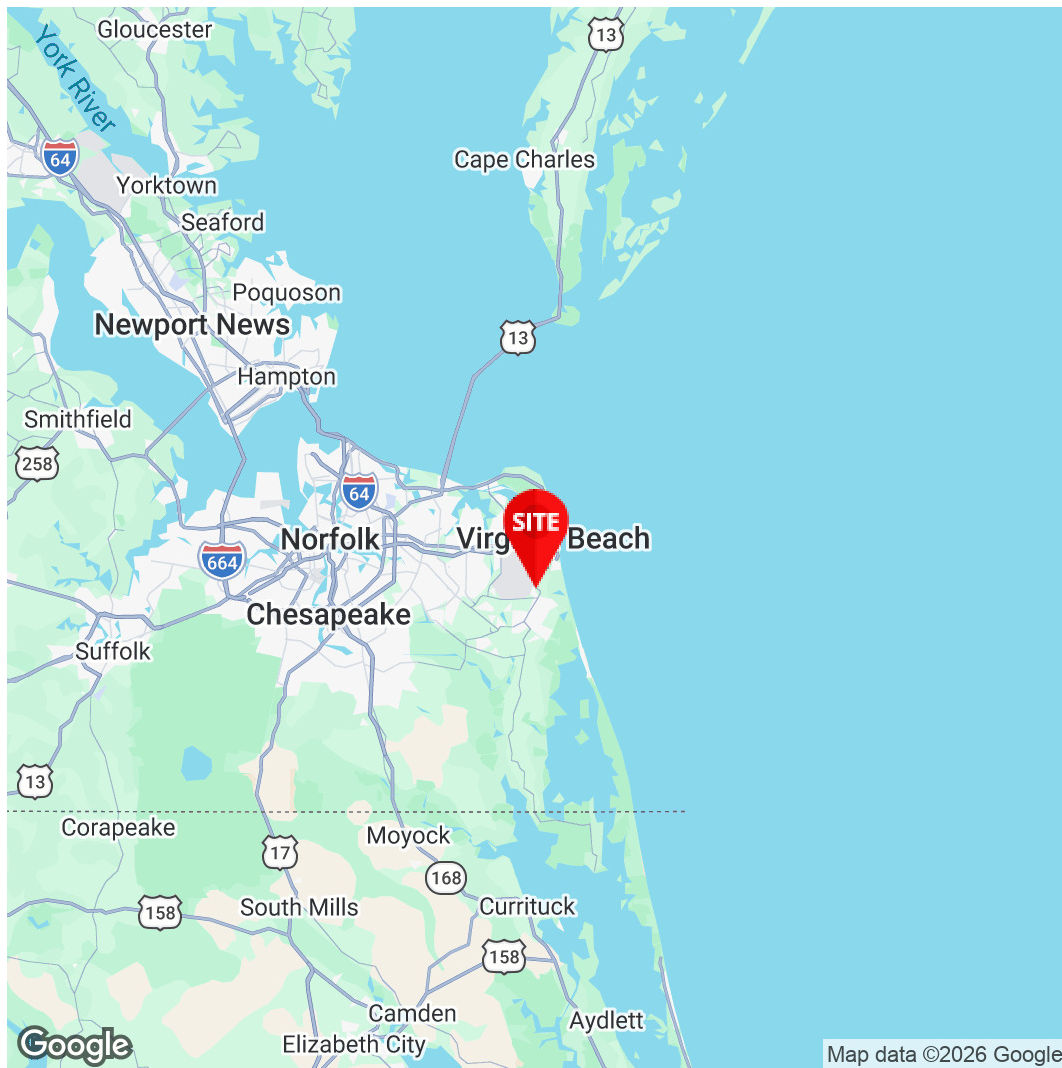
RETAILER MAP



SHOPPES AT OCEANA

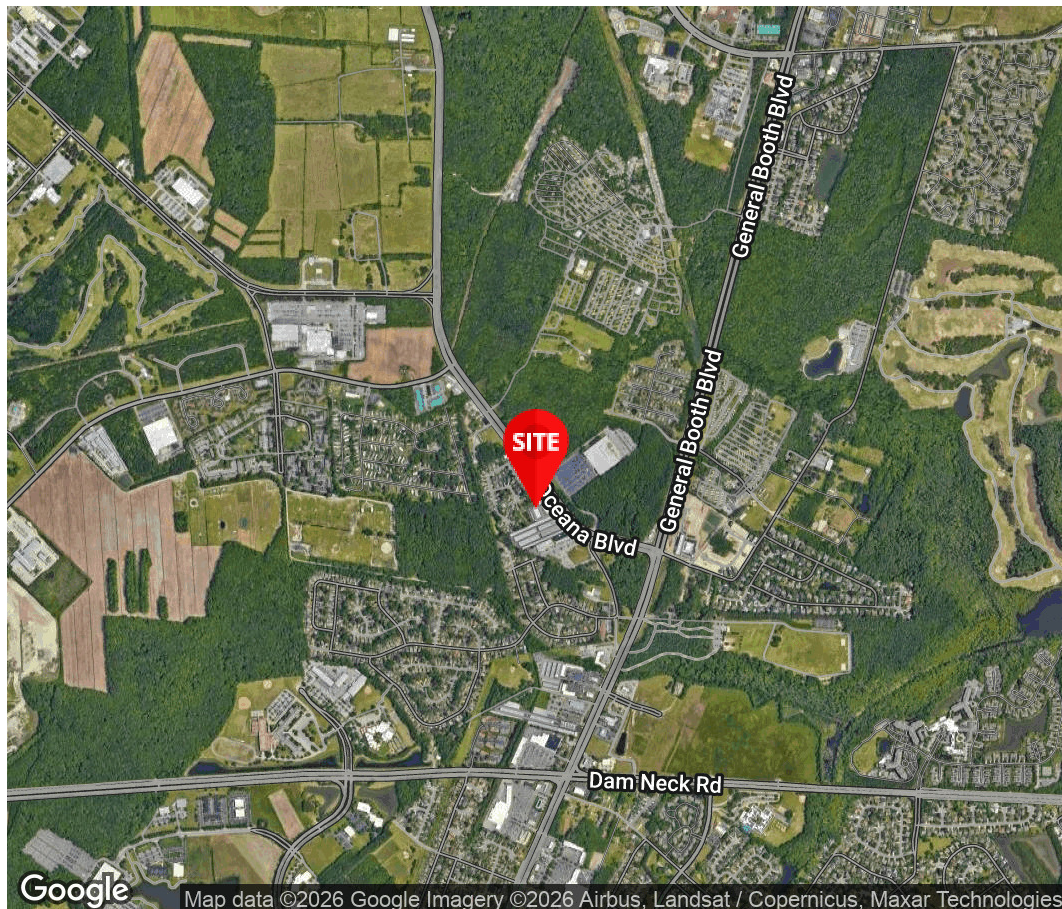
SITE PLAN





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