

FOR LEASE

PRIME OCEANFRONT RETAIL & RESTAURANT SPACE

205 34th Street | Virginia Beach, VA 23451



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

Partner | Commercial

Brokerage

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$28.00 PSF (NNN)
Available SF:	1,138 SF
Year Built	1950
Zoning	OR
Availability	October 1, 2026
Outdoor Patio	Included at no additional cost
Parking	On-Site

PROPERTY OVERVIEW

Positioned in the heart of the Virginia Beach Oceanfront submarket, this former restaurant space sits steps from the boardwalk, oceanfront hotels, concert venues, local residential neighborhoods and major tourist attractions, ensuring strong visibility and consistent foot traffic from both visitors and locals. Ideal for an experienced restaurant operator looking to capitalize on the area's built-in customer base, the space also offers flexibility for conversion to traditional retail use.

PROPERTY HIGHLIGHTS

- **Prime Oceanfront Location:** Positioned just steps from the Virginia Beach Boardwalk, Atlantic Ocean, hotels, and entertainment venues
- **Parking:** 36 reserved parking spaces in the attached parking deck, plus free metered parking and additional street parking along Trolley Lane during the winter months
- **Built-In Customer Base:** Serves a year-round mix of local residents, hotel guests, tourists, luxury condominiums, and nearby neighborhoods.
- **Versatile Layout:** Ideally suited for restaurant, café, retail, or other high-traffic commercial uses.

ADDITIONAL PHOTOS

PRIME OCEANFRONT RETAIL & RESTAURANT SPACE

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LOCATION MAP

FORMER RESTAURANT SPACE AVAILABLE

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OCEANFRONT OVERVIEW

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SUBMARKET OVERVIEW

The Virginia Beach Oceanfront is undergoing a transformative wave of investment, positioning it as a premier year-round destination for residents, visitors, and investors alike. Central to this revitalization is the \$350 million Atlantic Park development set to open summer 2025.

Complementing this are several streetscape improvement projects including that of Atlantic Avenue from 5th to 40th Street. These developments are poised to elevate the Oceanfront's appeal, leveraging its existing draw of over **14 million annual visitors** and robust local demographics.

DEMOGRAPHICS

104,392

Population (Within 15 Minutes)

45,468

Households (Within 15 Minutes)

\$128,281

Average Household Income

\$90,729

Average Disposable Income

ECONOMICS & INVESTMENT

\$350M

Atlantic Park Development

\$48M

Atlantic Avenue Investment

\$3.8B

Tourism

CONTACT INFORMATION

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