



EAST BEACH

CLASS A MIXED-USE DEVELOPMENT FOR LEASE
EAST BEACH | PHASE 7
4201 PLEASANT AVENUE, NORFOLK, VA

CLASS A RETAIL SPACE AVAILABLE



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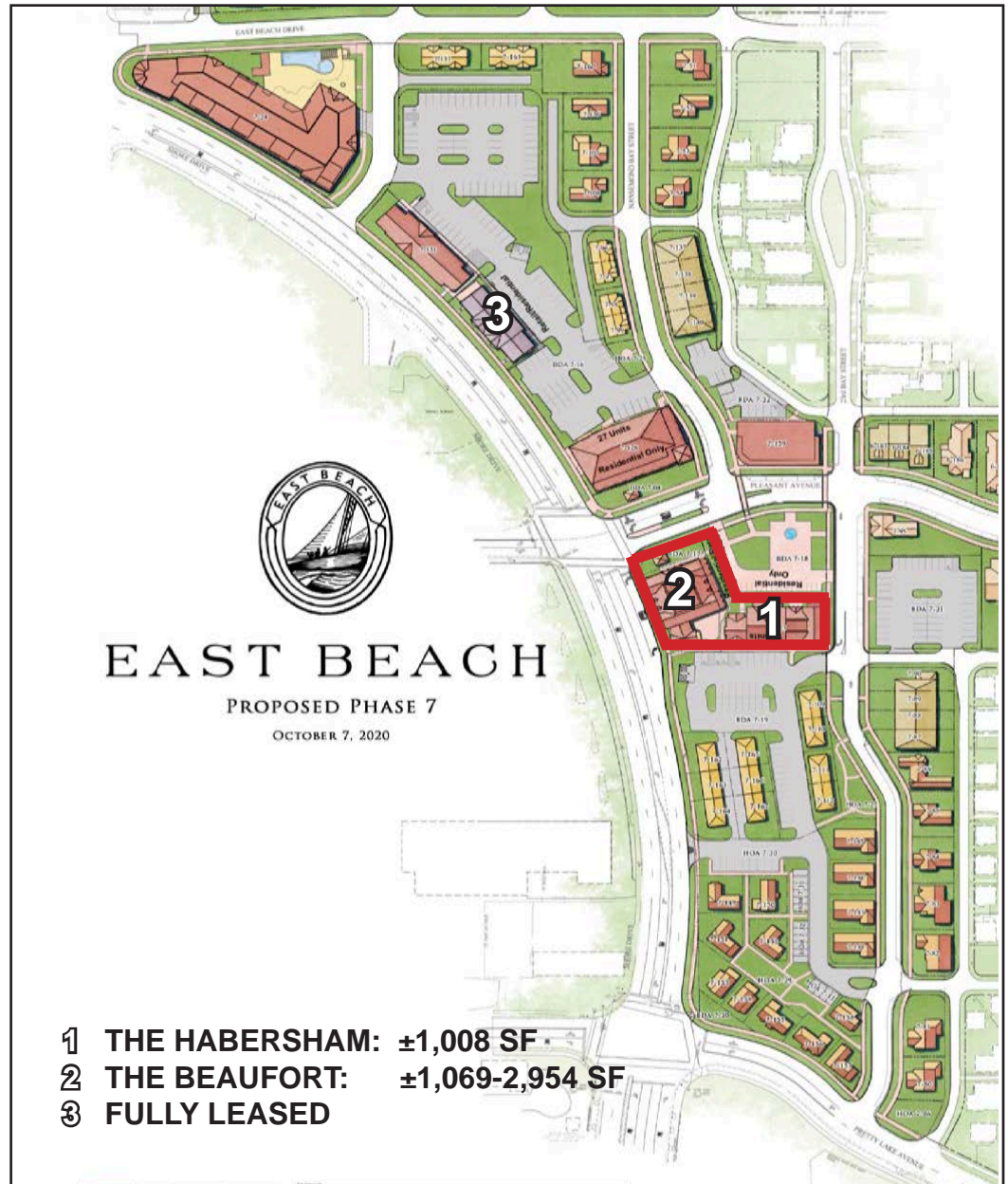
PROPERTY FEATURES

- **Join East Beach Veterinary Clinic & The Well Collective!** In a highly visible mixed-use waterfront community featuring a variety of condominiums, town homes, retail shops and restaurants along Shore Drive in Norfolk!
- **REMAINING SPACE AVAILABLE 2022!**
±564 SF- 2,954 SF of ground floor retail shops under construction
- **Located within a mile from one of the largest military bases** on the East Coast Little Creek and one of Virginia's largest employers, which serves over 25,000 military and civilian personnel stationed on base.

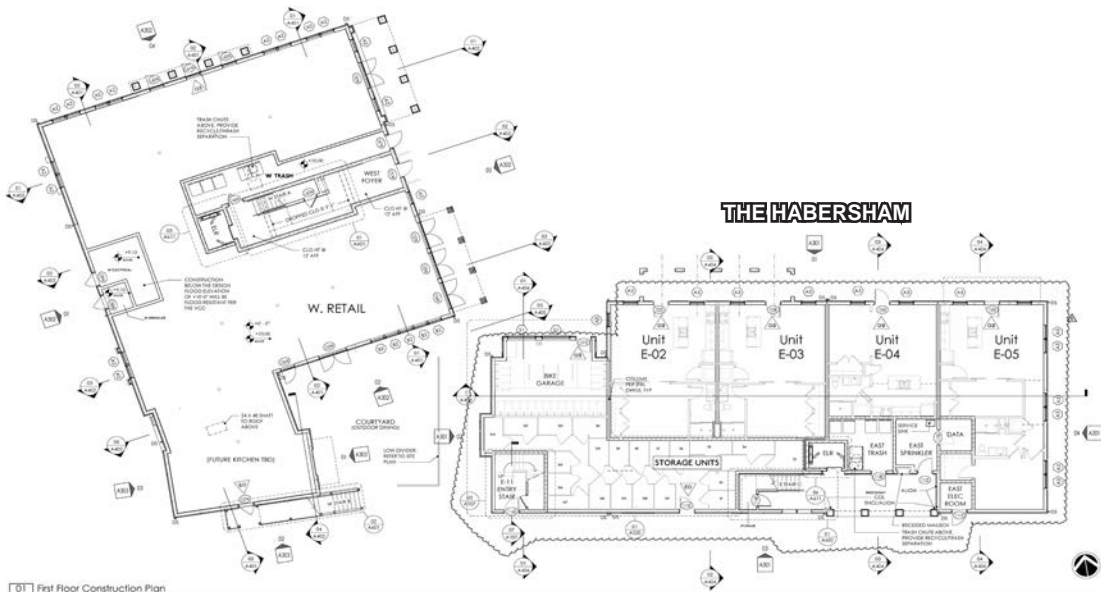
- **Extremely good demographics!**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	8,118	46,432	159,078
Avg HH Income	\$84,407	\$70,734	\$72,827
Households	3,447	18,023	62,842

- **Fifteen (15) minutes from Downtown Norfolk & Virginia Beach Town Center**
- **Excellent Traffic Counts along Shore Drive;** more than 30K VPD



FLOOR PLANS & RENDERINGS



01 First Floor Construction Plan
12/19/17

THE BEAUFORT

THE HABERSHAM

- BUILDING PLAN NOTES**
1. EXTERIOR DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF JOIST OR GIRDLE AT WALLS AND THE CENTERLINE OF WINDOWS, DOORS AND COLUMNS, UNLESS OTHERWISE NOTED.
 2. THE FINISHES AND FINISHES FOR THE EXTERIOR ARE INDICATED AS IT APPLIES TO THE FINISHES. THE FINISHES FOR THE INTERIOR ARE INDICATED AS IT APPLIES TO THE FINISHES. REFER TO THE CIVIL ENGINEER FOR ADDITIONAL INFORMATION.
 3. ALL DIMENSIONS SHOWN ARE NOT FINISH UNLESS NOTED OTHERWISE.
 4. REFER TO THE FINISHES AND FINISHES FOR THE EXTERIOR AND INTERIOR.
 5. ALL FINISHES ARE APPROXIMATE. FINISHES, FLOORING, ROOFING, ETC. ARE APPROXIMATE AND ARE SET AT AN APPROXIMATE LEVEL. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR ALL FINISHES AND FINISHES.
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RESIDENTIAL /COMMERCIAL DEVELOPMENTS

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1. 4801 Pretty Lake Avenue - Little Creek Marina - 4-floor - 132 unit luxury senior housing facility to be built. Named "Aspire at East Beach, Bonaventure Realty Group - Under construction
2. 4521 Pretty Lake Avenue - The Oasis - 148 upscale apartment project by Zimmer Development - Projected for 2021
3. 9529 Shore Drive - COVA Brewing Co - New microbrewery - Open
4. 8150 Shore Drive - Villa Marina - Mixed use development containing 13,000 sf of commercial space and 106 residential units
5. 4035 E. Ocean View Avenue - The Tern Development - 96 townhomes with 14,000 sf of commercial space
6. 7950 Shore Drive - 92 unit project called East Beach Living Apts.
7. 8166 Shore Drive - Stony's Waterfront Bar & Grill
8. 9500 30th Bay Street - Surf Rider
9. 9650 Shore Drive - East Beach Veterinary Hospital - Opened Nov. 1, 2018

NOT SHOWN

1. Homes at Bay Oaks Park - Norfolk Redevelopment and Housing Authority (NRHA) broke ground on the first 20 of 39 distinctive new coastal residences on 5th to 7th Bay Streets
2. Pinewell Station - 145 unit apartment community developed by the Breeden Company
3. Harris Teeter - Opened April 2019
4. Bold Mariner Brewing Co. - Open

