



EAST BEACH

CLASS A MIXED-USE DEVELOPMENT FOR LEASE EAST BEACH VILLAGE SQUARE

9630 SHORE DRIVE, 4201 & 4301 PLEASANT AVENUE, NORFOLK, VA

ONLY 4 SPACES REMAIN! LIMITED RESTAURANT, RETAIL AND COMMERCIAL SPACE REMAINING IN THE FINAL PHASE OF THE EAST BEACH WATERFRONT COMMUNITY!



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PROPERTY FEATURES

Join Village Square, the final phase of East Beach, a vibrant, mixed-use waterfront community located on Shore Drive within a half mile of Joint Expeditionary Base Little Creek.

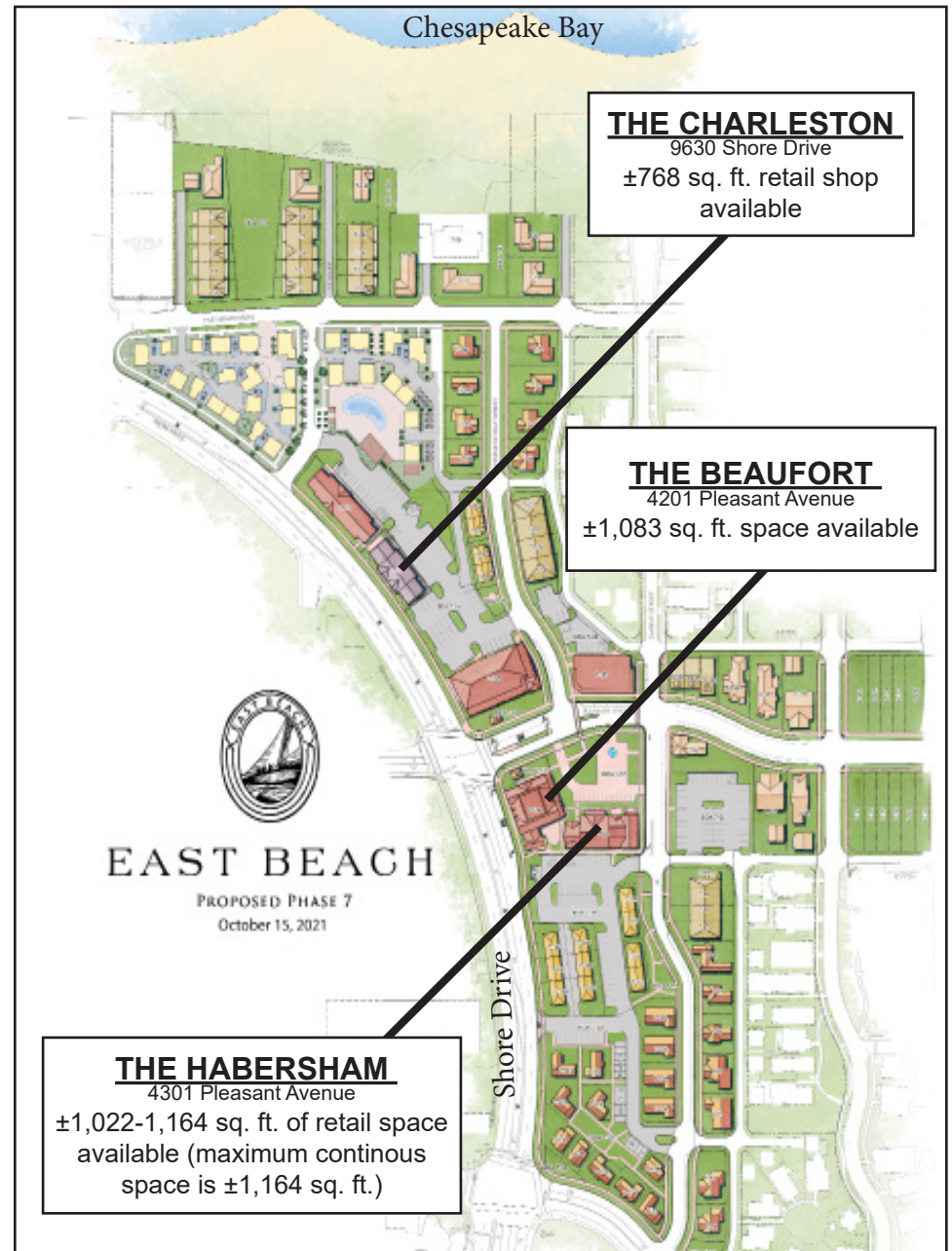
- This community has experienced explosive growth in the past 3 years and is immediately surrounded by a **highly underserved customer base** of ± 600 high-end homes, approx. 425 luxury apartments and 96 new townhomes at The Tern.
- **Average income of \$199,000** in East Beach property!
- This area of Norfolk is only continuing to expand and is an excellent opportunity for local entrepreneurs to grow their business or new concepts into potentially regional businesses.
- Seeking restaurants, cafes, sandwich shops, boutique fitness, other retail to fill the remaining space.

Community highlights

- Excellent traffic volume (30,000 vehicles/day) and great exposure along Shore Drive
- The beach and marinas are a destination for many visitors and nearby residents alike
- Farmer's Market in East Beach every Saturday from Apr.-Nov.
- Free onsite car and golf cart parking, EV charging stations
- Walkable and golf cart friendly community
- Fountain Park event venue located in Village Square
- East Beach is an extremely active and social community, eager to support a vibrant Village Square
- Monument sign (to be constructed)
- Part of a beautifully maintained and architecturally controlled community

Building Highlights

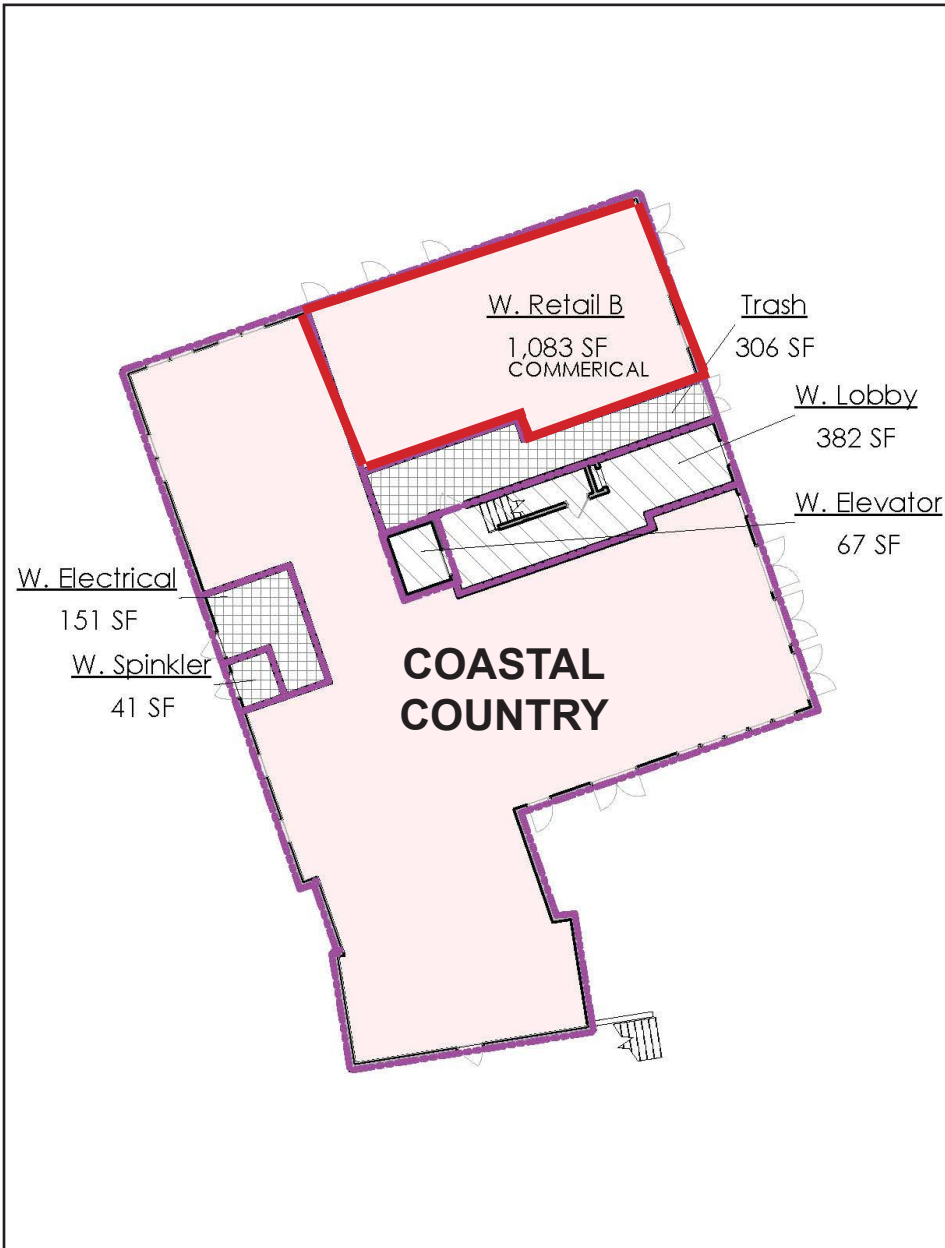
- Brand new construction with high ceilings and natural light
- A/C included
- Customizable space with tenant improvement allowance
- Located at the main entrance of East Beach



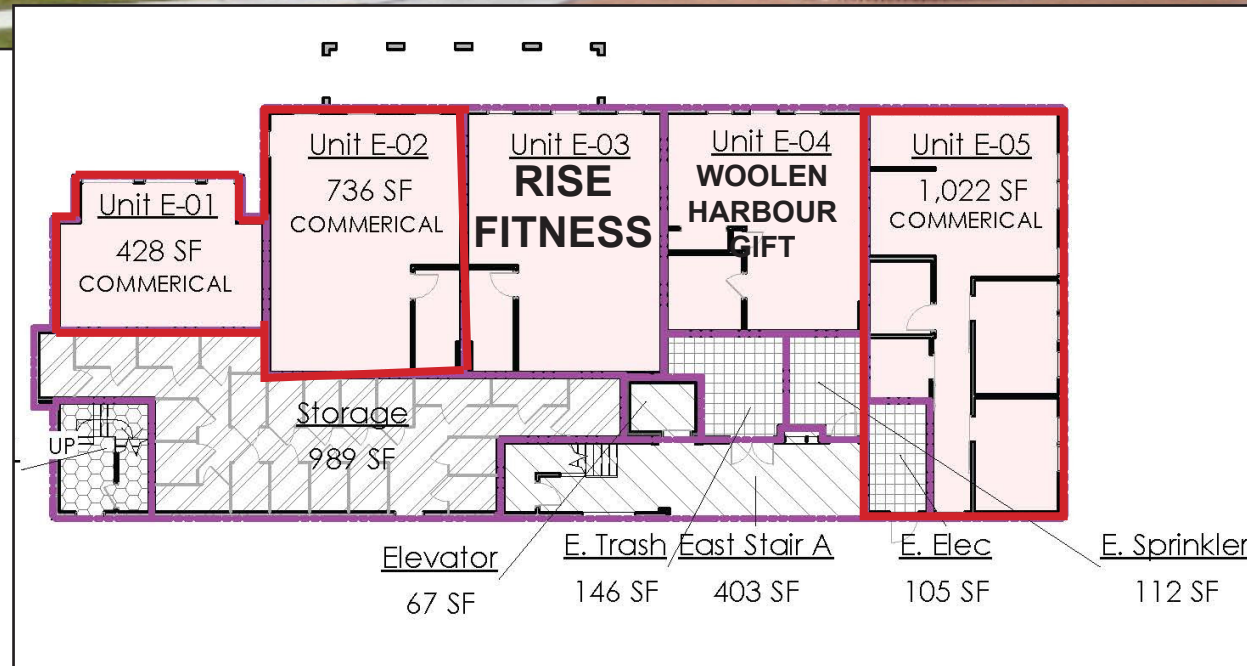
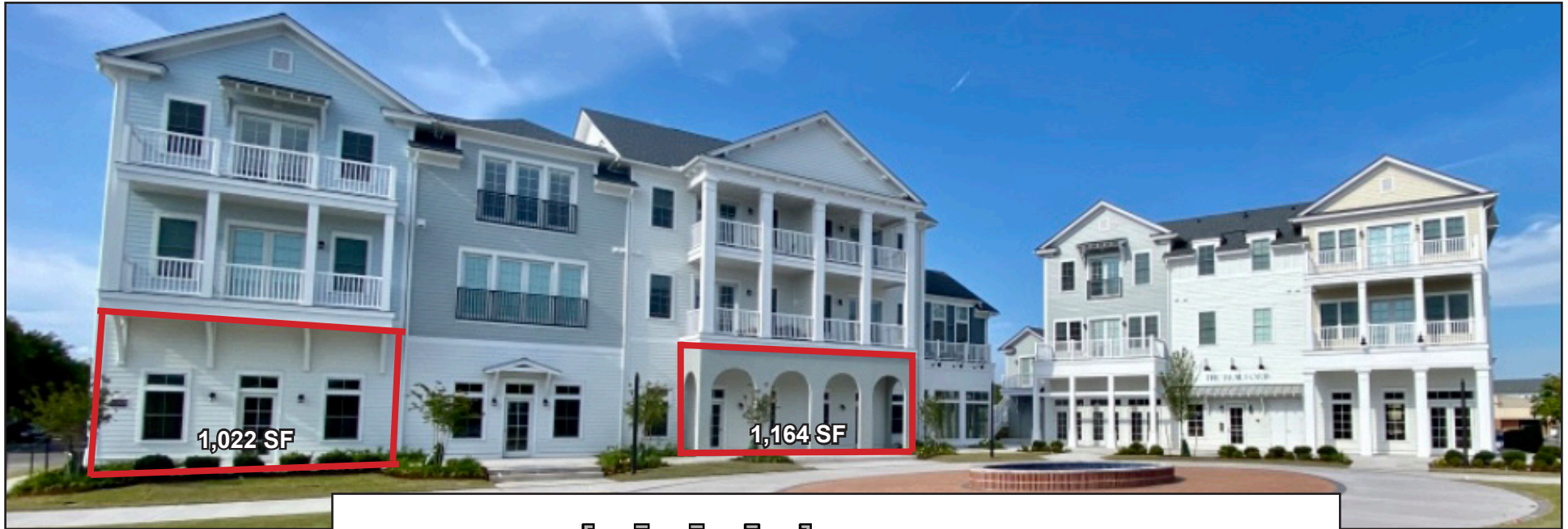
FLOOR PLAN & PHOTOS (THE CHARLESTON BUILDING)



FLOOR PLAN & PHOTOS (THE BEAUFORT BUILDING)



FLOOR PLAN & PHOTOS (THE HABERSHAM BUILDING)



THE EAST BEACH WAY OF LIFE



East Beach Farmer's Market



Entertainment on Bayfront Green



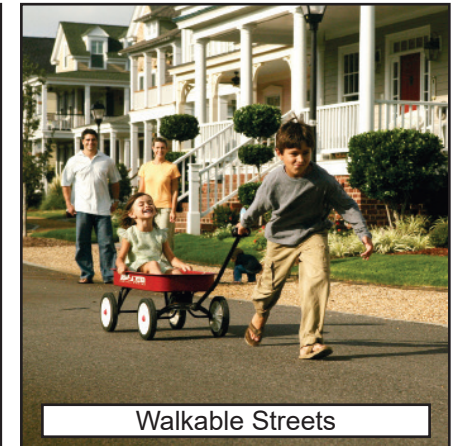
Marinas along Pretty Lake



Concerts and Drive in Movies at the Stage Pavilion



Holiday Events - 4th of July Parade



Walkable Streets



Art Show and other events hosted on the greens



The Chesapeake Bay and East Beach Neighborhood

RESIDENTIAL/COMMERCIAL DEVELOPMENTS

Residential

1. 137 Units - 4921 Pretty Lake Ave - East Beach Marina Apartments
2. 132 Units - 4801 Pretty Lake Ave - Acclaim at East Beach
3. 148 Units - 4521 Pretty Lake Ave - The Oasis Apartments (under construction)
4. 51 Units - 4201 Pleasant Ave - Village Square Apartments at East Beach
5. 105 Units - 8150 Shore Drive - Marina Villa Apartments
6. 96 Townhomes - 4035 E. Ocean View Avenue - The Tern Development

Businesses

7. The Tern Development - Recently fully leased 11,000 sq. ft.
8. COVA Brewing Co. - Opened 2020 - 9529 Shore Drive
9. East Beach Veterinary Hospital - Opened 2018 - 9650 Shore Drive
10. Crystal Palatte Wine & Gourmet - Opened 2017 - 4500 Pretty Lake Ave
11. Surf Rider - 9500 30th Bay Street
12. Stony's Waterfront Bar & Grill - 8166 Shore Drive
13. Bold Mariner Brewing (not pictured) - Opened 2019 - 1901 E. Ocean View Ave

