

RESTAURANT SPACE AVAILABLE

OCEANA CROSSING

OCEANA BLVD. & GENERAL BOOTH BLVD. VIRGINIA BEACH, VIRGINIA

- Located near Naval Air Station Oceana & the Commissary
- 1.744 AC pad ready outparcel available, zoned for potential fuel operator
- 1,600 SF - 9,391 SF available
- 2,240 SF restaurant available for lease



VENTURE
REALTY GROUP

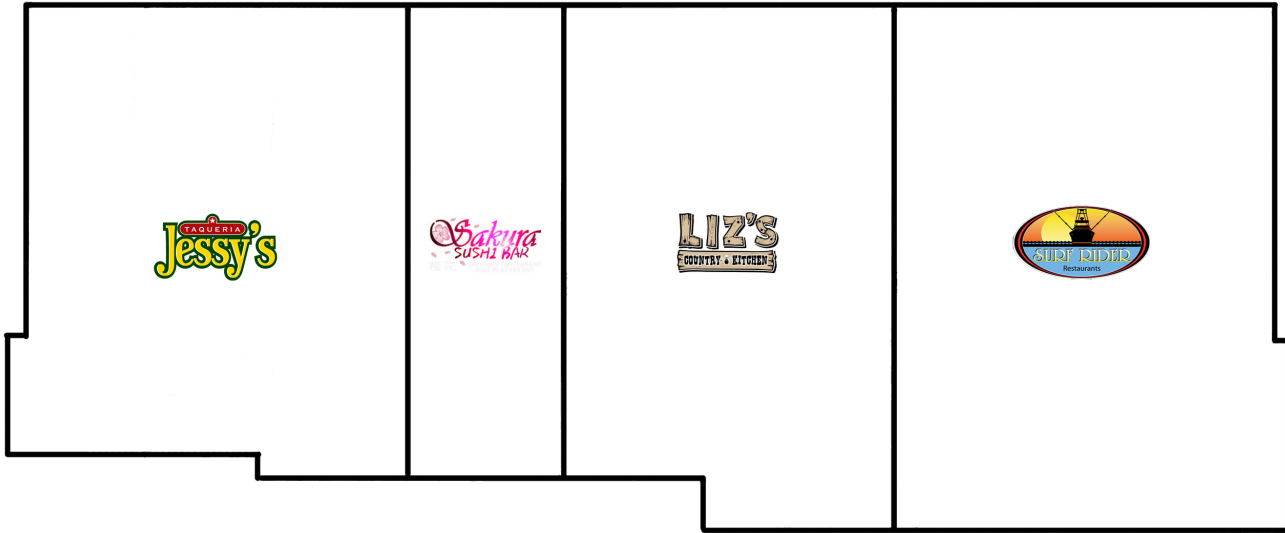
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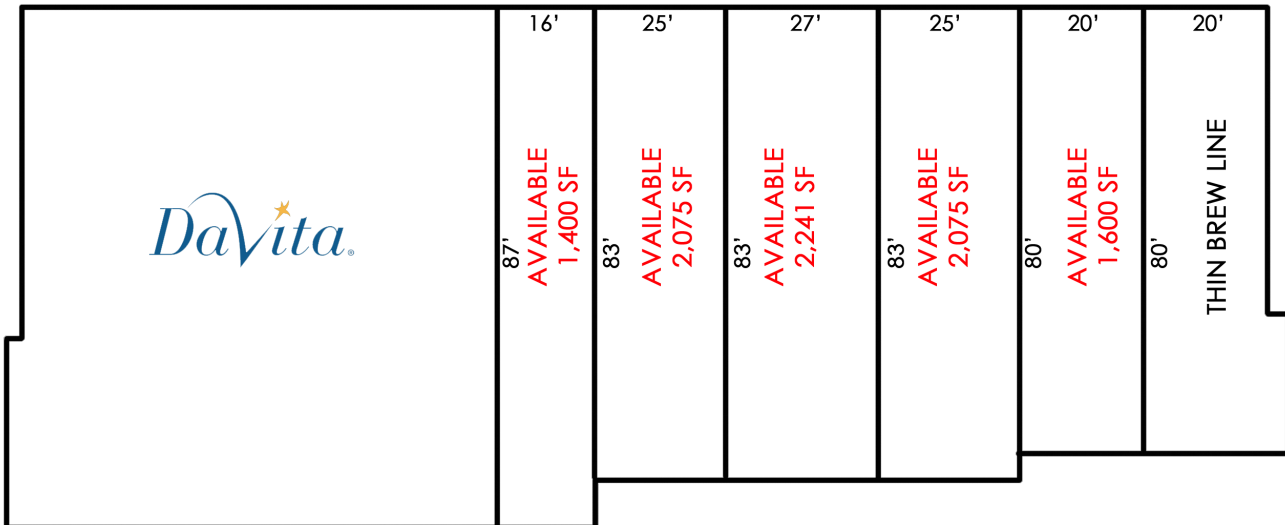
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Building "A" (Front Building)
18,233 SF



Building "B" (Back Building)
18,154 SF

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PROPERTY DESCRIPTION:

Oceana Crossing is a 36,387 SF shopping center located near the busy intersection of Oceana Blvd. and General Booth Blvd. in Virginia Beach, right across the street from the Commissary, which is one of the top 10 selling commissaries in the world. Tenants include Surf Rider, Liz's Country Kitchen, Sakura Japanese Restaurant, Thin Brew Line and DaVita Dialysis. The center is located in the highly traveled Oceana/General Booth/Dam Neck corridor and is located less than a mile from Naval Air Station Oceana, which boasts an impressive 10,500 active Navy personnel, 10,000 family members and 4,500 civilian personnel, making it the second largest employer in Virginia Beach.

TRAFFIC COUNTS:

- 57,000 vehicles per day on General Booth Blvd. at Dam Neck Station Rd.
- 32,000 vehicles per day on Oceana Blvd. at Prosperity Rd.
- 34,000 vehicles per day on Dam Neck Rd. at General Booth Blvd.

AVAILABILITY:

- 1,400 SF - 9,391 SF available (Suites available contiguous or separate)
- 1.744 AC pad ready outparcel available, zoned for potential fuel operator

PRICING:

- Building "A": \$17.00 per square foot
- Building "B": \$15.00 per square foot
- NNN: \$4.25

RADIUS DEMOGRAPHICS:

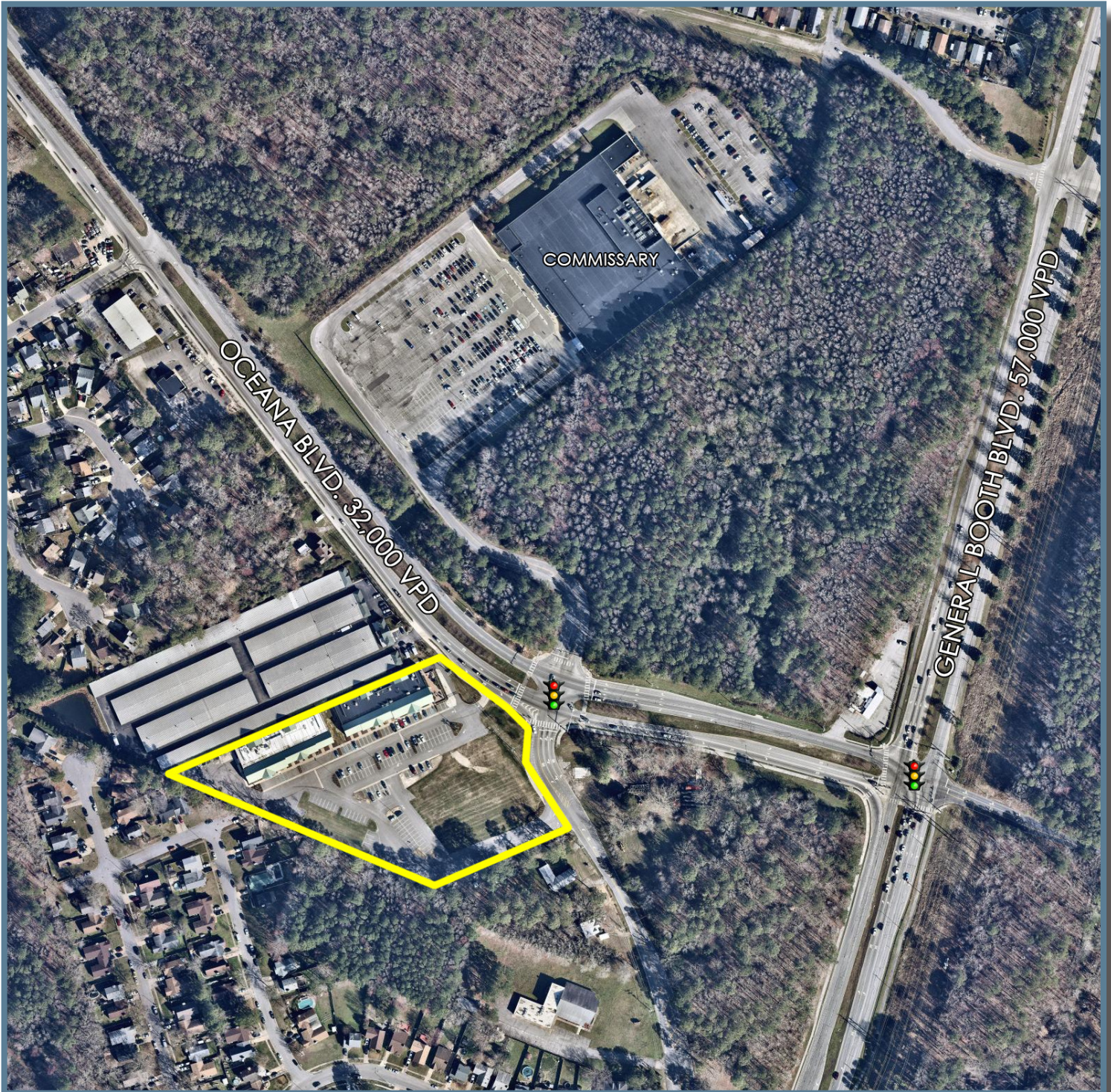
	1 mi.	3 mi.	5mi.
Pop	7,110	44,956	122,396
Avg HH \$	\$65,569	\$89,146	\$81,255



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