

FOR LEASE

RETAIL/OFFICE

Oceanfront District

223 17th Street | Virginia Beach, VA 23451



COMMONWEALTH
COMMERCIAL

Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 5,742 ± RSF building available for lease
- › Ideal for art gallery, indoor recreation, retail shops and business offices
- › Parking options include nearby on-street parking and the 20th Street parking garage currently being constructed
- › Zoned Oceanfront Resort District
- › Walking distance to the Vibe District and the new Atlantic Park development
- › Opportunity to customize space interior for your business
- › Lease Rate: \$20.00/SF, NNN

FOR MORE INFORMATION:

GRESH WALL

Managing Director - Hampton Roads
757-461-4732
gwall@commonwealthcommercial.com

NOAH REYES

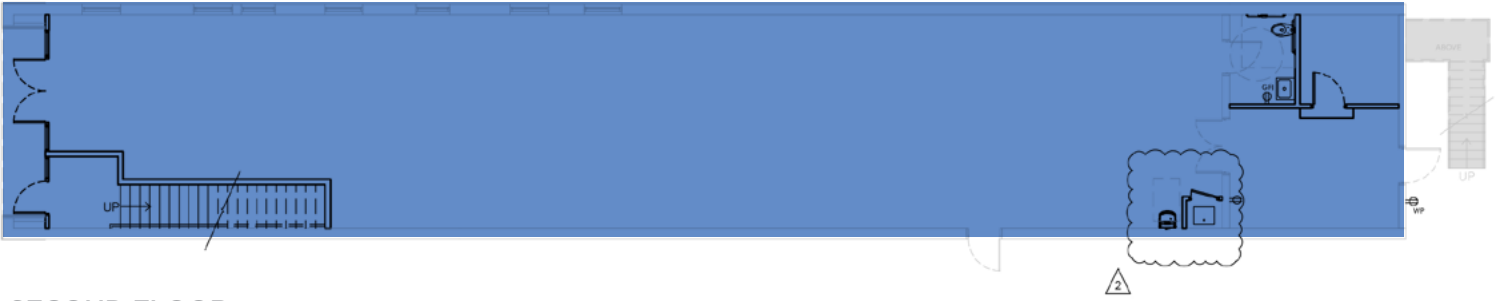
First Vice President
757-377-8580
nreyes@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

FLOOR PLANS

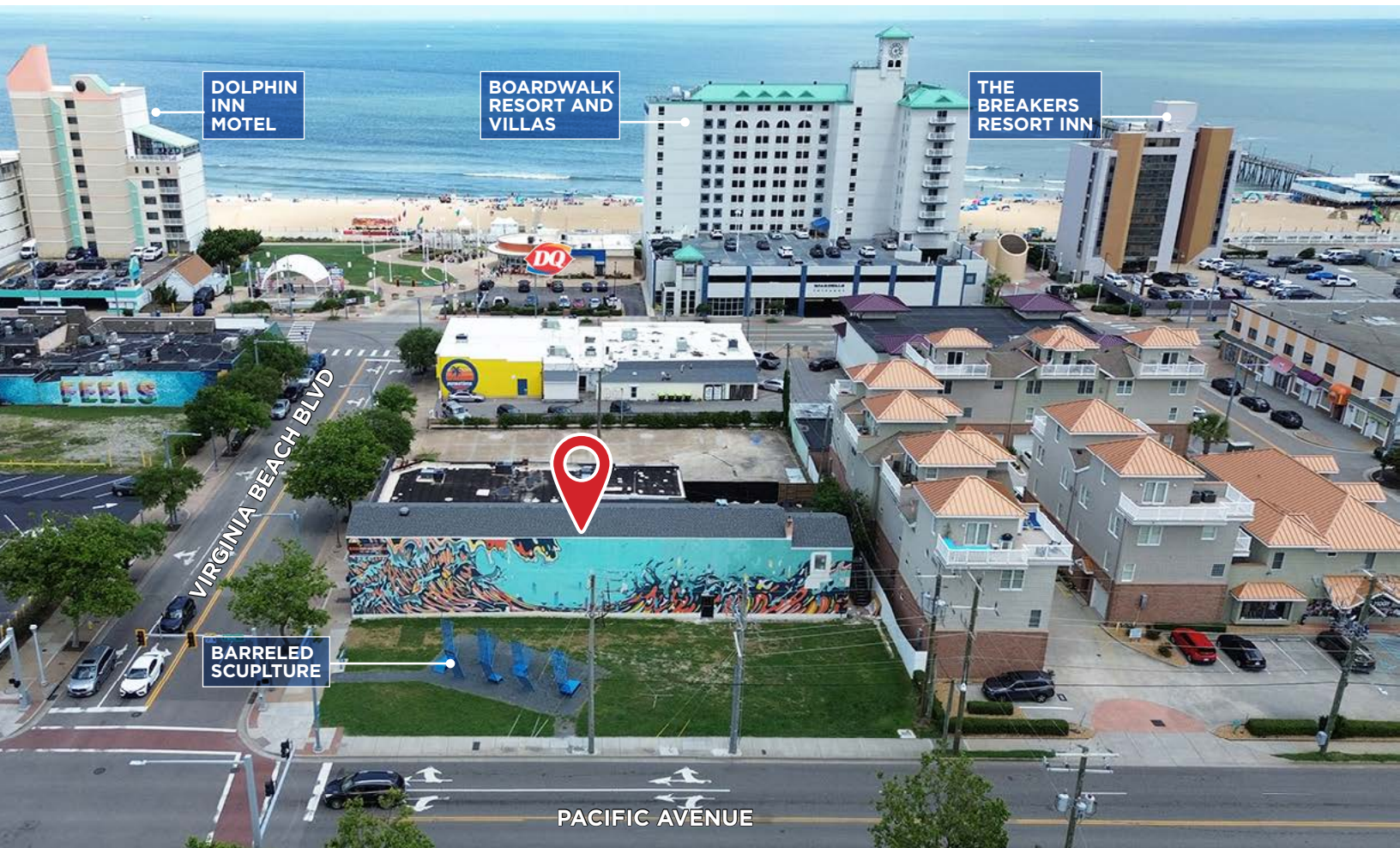
FIRST FLOOR:

2,807± RSF - 127.5' l x 22' w



SECOND FLOOR:

2,807± RSF - 127.5' l x 22' W



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MARKET OVERVIEW

VIRGINIA BEACH SNAPSHOT

A PREMIER LOCATION FOR BUSINESS AND LIFESTYLE

Virginia Beach is Virginia's largest city and a key hub in the Hampton Roads region. Known for its strong tourism industry, military presence, and diverse economy, it ranks high for quality of life and affordability. With miles of coastline along the Atlantic Ocean and Chesapeake Bay, the city attracts millions of visitors annually, fueling a robust hospitality sector. Its pro-business climate and strategic location make it ideal for corporate offices, advanced manufacturing, and defense industries, anchored by Naval Air Station Oceana.

ATLANTIC PARK

WHERE VIRGINIA BEACH COMES ALIVE

A year-round destination blending entertainment, lifestyle, and coastal energy. Anchored by the world's only surf park this close to the ocean, Atlantic Park features a state-of-the-art live venue, creative office space, urban residences, and a curated mix of shopping and dining—all in the heart of the Entertainment and ViBe Districts.

TOURISM

11.5 M

ANNUAL VISITORS

92%

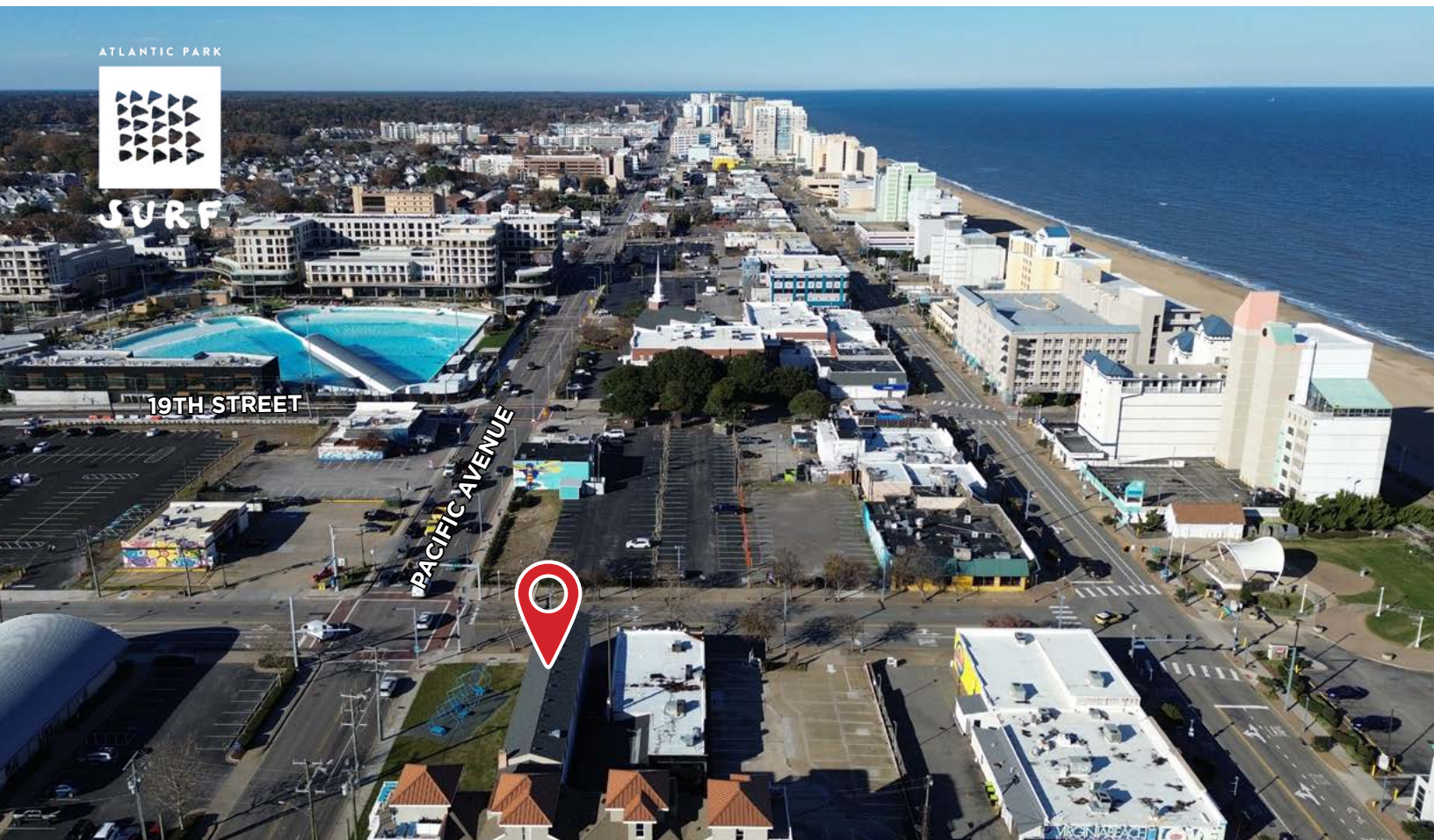
LEISURE + VISITING FRIENDS AND RELATIVES

2.9

NIGHTS (AVG. STAY)

DRIVE TIMES

Richmond, VA	1.5 Hours
Washington, DC	3 Hours
Raleigh, NC	3 Hours
Philadelphia, PA	5 Hours
Charlotte, NC	5.5 Hours
New York, NY	6.5 Hours
Charleston, SC	7 Hours
Atlanta, GA	9 Hours
Nashville, TN	11 Hours



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MARKET OVERVIEW

VIRGINIA BEACH SNAPSHOT

The city's dynamic economy is complemented by its high quality of life, with excellent schools, a skilled workforce, and abundant recreational opportunities. Ranked #3 in the U.S. for parks and walkability, outdoor enthusiasts and residents alike enjoy a range of attractions, from the iconic Virginia Beach boardwalk to First Landing State Park*. With ongoing commercial development, infrastructure investments, and a commitment to innovation, Virginia Beach continues to position itself as a premier destination for businesses in the Mid-Atlantic region.

VIRGINIA BEACH'S ECONOMIC INDICATORS ARE STRONG:

Strong workforce, business-friendly environment, and low cost of living make Virginia Beach attractive to businesses.

Major Industries:

Tourism, Defense, Advanced Manufacturing, Healthcare, Corporate Headquarters

Gross Domestic Product: **\$27.34 B***

Job Growth (2024): **2.8%***

Unemployment Rates +	VAB	USA
2023	2.9%	3.5%
2024	2.8%	3.5%



VIRGINIA BEACH'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Population: **460,000***

Median Household Income: **\$65,682***

Average Hourly Wage+	VAB	USA
All Occupations	\$27.12	\$29.76
Management Analysts	\$47.32	\$50.32
Ship Engineers	\$43.13	\$48.55
Logisticians	\$37.21	\$39.05
Sailors and marine oilers	\$23.44	\$25.65

Median Home Price: **\$415,500***

Cost of Living: **4% below nat'l avg***

VIRGINIA BEACH'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

High education levels attract and produce a vibrant workforce

High School Attainment	91.5%
College Attainment	32.1%
Graduate Degrees	12.5%
Top Higher Education	Old Dominion University, Christopher Newport University, Hampton University, Norfolk State University, Virginia Wesleyan University, Regent University

CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Hampton Roads Naval Museum, MacArthur Memorial, Nauticus, Chrysler Museum of Art, Hermitage Museum and Gardens**

Top Theaters: **The NorVa, Virginia State Company at The Wells Theatre, Attucks Theatre**



Neptune Park

*From <https://www.forbes.com/places/va/virginia-beach/>

+From https://www.bls.gov/regions/mid-atlantic/summary/blsummary_virginiabeach.pdf

*From <https://www.travelandleisure.com/virginia-beach-among-best-places-to-live-in-america-2024-8703237>



Neptune Park



ROCKAFELLER'S RESTAURANT

Rudee's Restaurant & Cabana Bar



Harris Teeter



VIRGINIA BEACH CONVENTION CENTER
GIVE THE LIFE



Starbucks, Beach Boss, salon 31, CVS, Tropical Cafe, PAPA JOHN'S, SUNSATIONS, Burger King, db, TACO BELI, Cactus Jack's, Go Juice, CP SHUCKERS, Atlantic Pints, Mariposa, Chichos, Johnny Adams, 7-Eleven, OHA Snacks

HILLTOP NORTH, SOUTH & EAST
THE FRESH MARKET, Starbucks, TASTE, ETHAN ALLEN, bc, YOUR DREAM, saladworks, WELLS FARGO, BAKERS CRUST, FIVE GUYS, The Melting Pot, gelati celesti, Atlantic Union Bank, the Y, CVS

HILLTOP MARKET PLACE
Panera, Chipotle, KFC, Total Wine & More, Orangetheory Fitness, Moe's, Chick-fil-A, Arby's, Panda Express, Michaels, TRUIST, crumbl cookies

HILLTOP SQUARE
Target, Walmart Supercenter, OUTBACK STEAKHOUSE, ADVANCE AUTO PARTS, TACO BELI, SONIC, Starbucks, BURGER KING, McDonald's, WASSERHUND BREWING COMPANY

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