



4017 - 4261 E Little Creek, Norfolk, VA 23518

Available For Lease

East Beach Marketplace

Prime Retail Opportunity: Join Top National Tenants in a Top Ranked Food Lion anchored center Near Naval Amphibious Base Little Creek

East Beach Marketplace features a newly renovated anchor, Food Lion, and hosts a range of national retailers, including CVS Pharmacy, Planet Fitness, Starbucks, Verizon, Family Dollar, and Papa John's. This Food Lion ranks in the top 5% of all Food Lion stores in Virginia for customer foot traffic driving exceptionally strong, consistent daily visits and providing a powerful anchor for surrounding tenants. Conveniently located next to the Naval Amphibious Base Little Creek, East Beach Marketplace caters to the 24,602 active military and civilian personnel stationed there. The JEB-LC is one of the largest military bases on the East Coast and ranks among Virginia's largest employers.

Accelerating success.

1,402 SF
Outparcel

6,450-7,400 SF
Junior Anchor

32,900 SF
Big Box

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Property Highlights



1,402 SF Former Real Estate Space Available



6,450 SF Medical Buildout Available



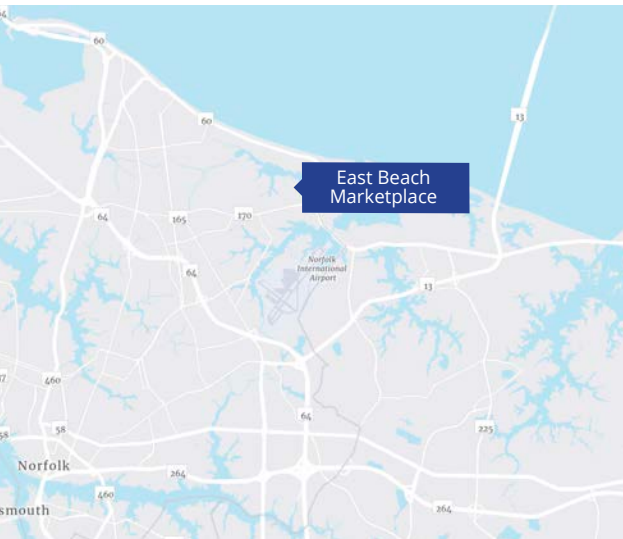
32,900 SF Junior Anchor Space Available



92 Luxury Apartments Coming Soon



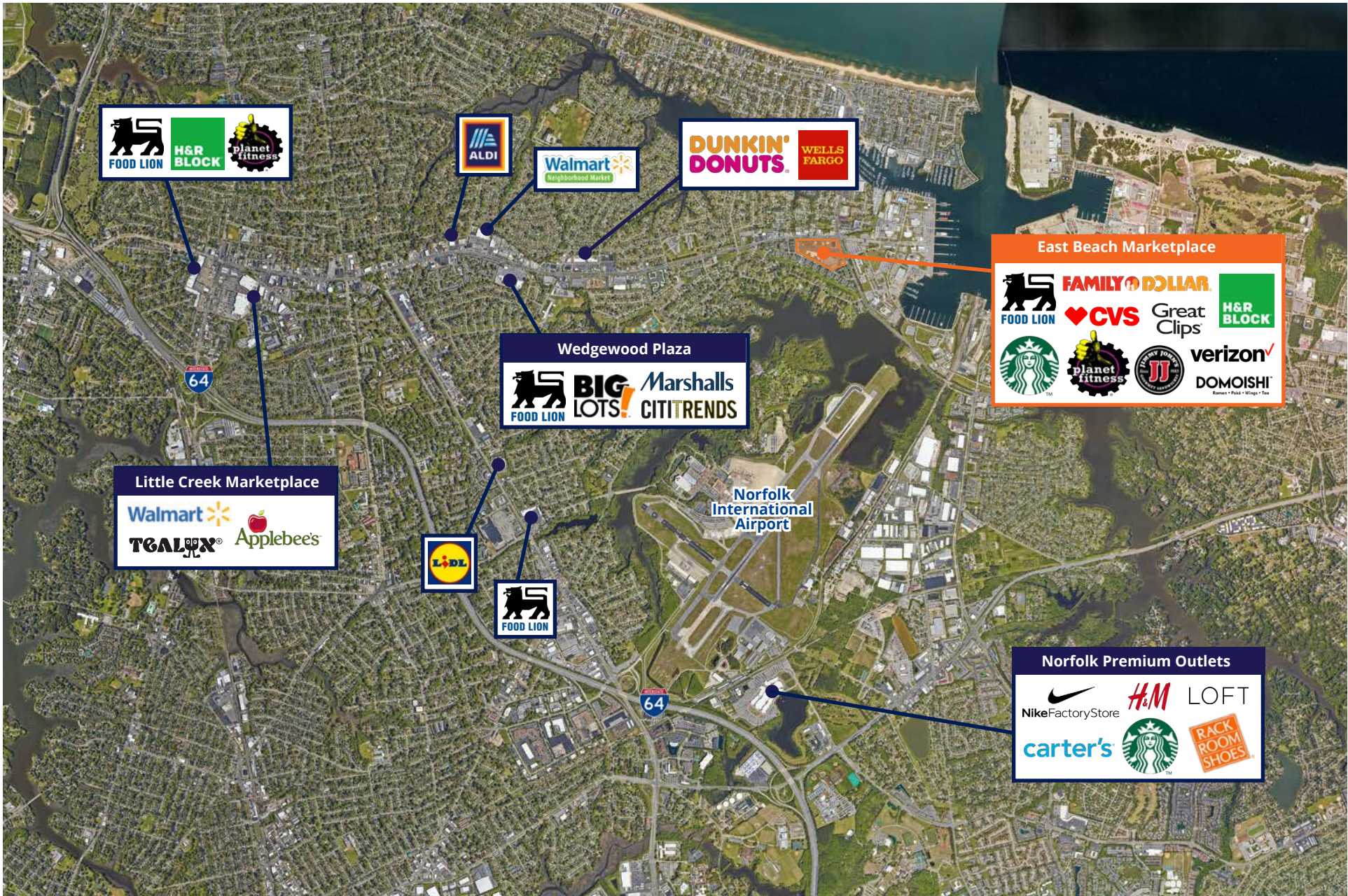
Pylon Signage Available on both Shore Drive and E Little Creek Rd



Site Plan



| | | | | | |
|--------|-------------------------------|-----------|--------|-------------------|-----------|
| A | Jimmy John's | 1,480 SF | 4249-B | Alchemist Nails | 2,825 SF |
| B | Great Clips | 1,198 SF | 4247 | AVAILABLE | 7,400 SF |
| C | 5 Star Nutrition | 1,287 SF | 4245 | Planet Fitness | 16,900 SF |
| 4037A | Qdoba Mexican Grill | 2,021 SF | 4243 | H & R Block | 1,770 SF |
| 4037B | Papa John's | 1,367 SF | 4241 | Studio East Salon | 2,467 SF |
| 4037C | AVAILABLE | 1,402 SF | 4239 | AVAILABLE | 6,450 SF |
| 4037D | Tropical Smoothie Cafe | 1,287 SF | 4031 | Family Dollar | 10,800 SF |
| 4037E | Chartway Federal Credit Union | 1,985 SF | 4213 | Dirty Buffalo | 4,658 SF |
| 4253 | Food Lion | 42,000 SF | 4213-C | Starbucks | 1,872 SF |
| 4251 | AVAILABLE | 32,900 SF | 4213-B | Domino's | 1,414 SF |
| 4249 | Sushi King | 13,950 SF | 4213-A | Verizon Wireless | 1,414 SF |
| 4249-A | Domoishi | 1,200 SF | PAD | CVS Pharmacy | 1,200 SF |



Retailer Map



Over 62,000 VPD on the intersection of Shore Drive and E Little Creek Road



Location caters to the 5 surrounding submarkets of Shore Drive, E. Little Creek, East Beach, Ocean View, and Naval Base



Market Overview

NORFOLK, VA



3-Mile Average
Disposable Income
\$73,576



5-Mile
Population
211,000+



5-Mile Average
household income
\$103,828



Total Businesses
in 3-Mile Radius
3,831

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|----------|----------|
| Total Households | 4,412 | 26,593 | 79,545 |
| Total Population | 9,957 | 63,298 | 190,381 |
| Average Household Income | \$120,900 | \$89,693 | \$90,966 |







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