

MARINA SHORES SHOPPES

2865-4C Lynnhaven Drive
Virginia Beach, VA



ABOUT PROPERTY

- ➔ 1,500 SF Former Dental Office
- ➔ Traffic Count: 27,780 VPD along Great Neck Road
- ➔ Strong Trade Area of Great Neck Road, Shore Drive
- ➔ Zoned B-2
- ➔ BASE RENT: \$28.00 / SF NNN

POPULATION (2025):		
1-mi. 10,066	3-mi. 27,278	5-mi. 100,617
		

HOUSEHOLDS (2025):		
1-mi. 4,897	3-mi. 11,816	5-mi. 42,599
		

AVG. HOUSEHOLD INCOME (2025):		
1-mi. \$188,988	3-mi. \$198,236	5-mi. \$155,711
		

For more information:
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

2865-4C Lynnhaven Dr., Virginia Beach, VA

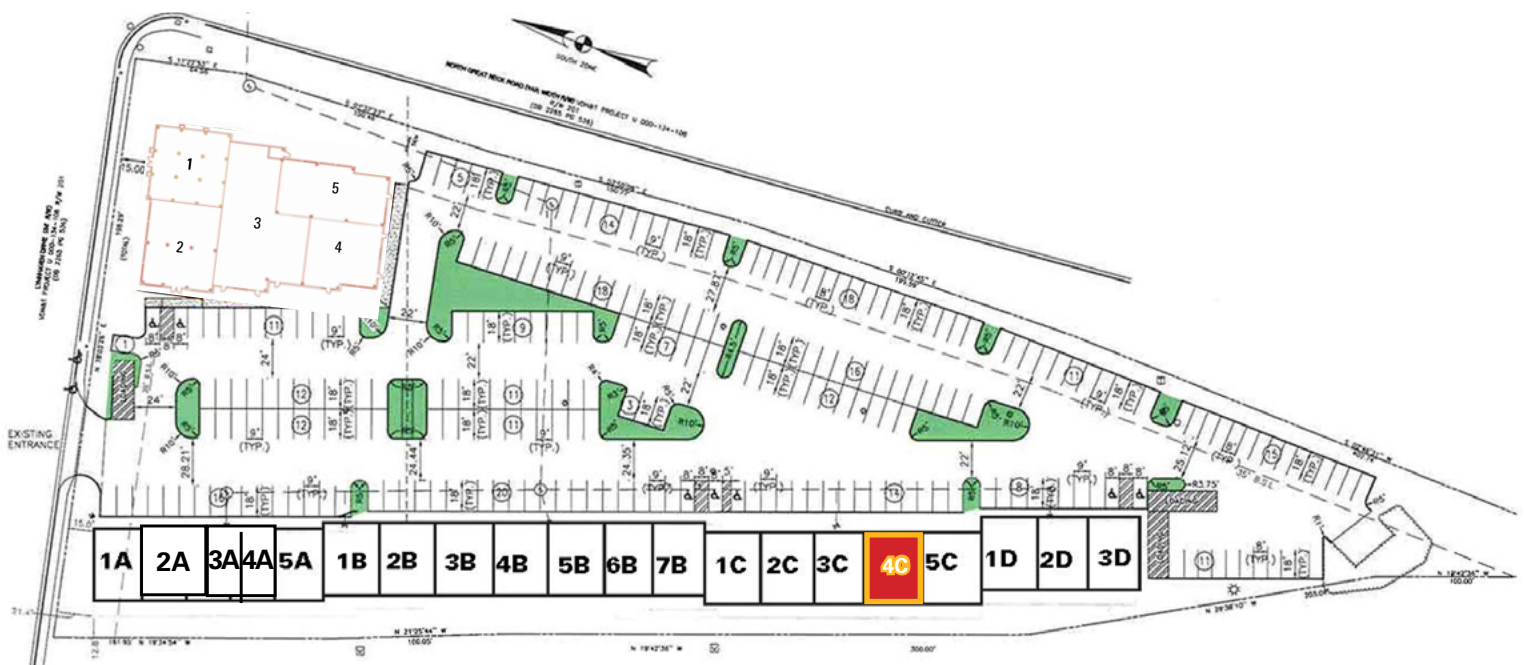
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TENANT ROSTER

1A	VB Nails
2A	Salon Versace - Dog Wash & Grooming
3A	Dr. Lani Warren OB/GYN
4A	Dr. Lani Warren OB/GYN
5A	Bite of Maine
1B	Tropical Smoothie Cafe
2-7B	Taylor's Do It
1C	Launch
2-3C	Sentara Physical Therapy
4C	AVAILABLE
5C	Fit4Life
1D	PUSH Integrative Therapies
2-3D	Ballyhoos
1	Verizon Wireless
2	Vogue Lashes & Spa
3	Studio Bamboo Yoga
4A	Lease Pending
4B	G. Marie Luxuries
5	Fuji Yama Sushi Bar



SITE PLAN



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FORMER DENTAL OFFICE UNIT AVAILABLE

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