

# FOR LEASE

2907 Shore Drive  
Virginia Beach, VA 23451



## PROPERTY HIGHLIGHTS

- Lease Rate: \$17.00/sf, plus \$3.60sf pass-throughs (CAM)
- 1,140 square feet @ \$2,010.00/month
- Neighboring Tenants: M&T Nails, Reef Bar & Grill & Bay Local Restaurant
- Traffic Counts: 36,466 vpd
- High Visibility, Exceptional Exposure
- Near Intersection of Shore Drive and Old Great Neck Road

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	8,286	23,657	95,261
Households	4,369	10,436	39,168
Avg Household Income (\$)	422,768	484,123	367,684

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted.  
This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

**EXCLUSIVELY OFFERED BY:**

**CONTACT:**

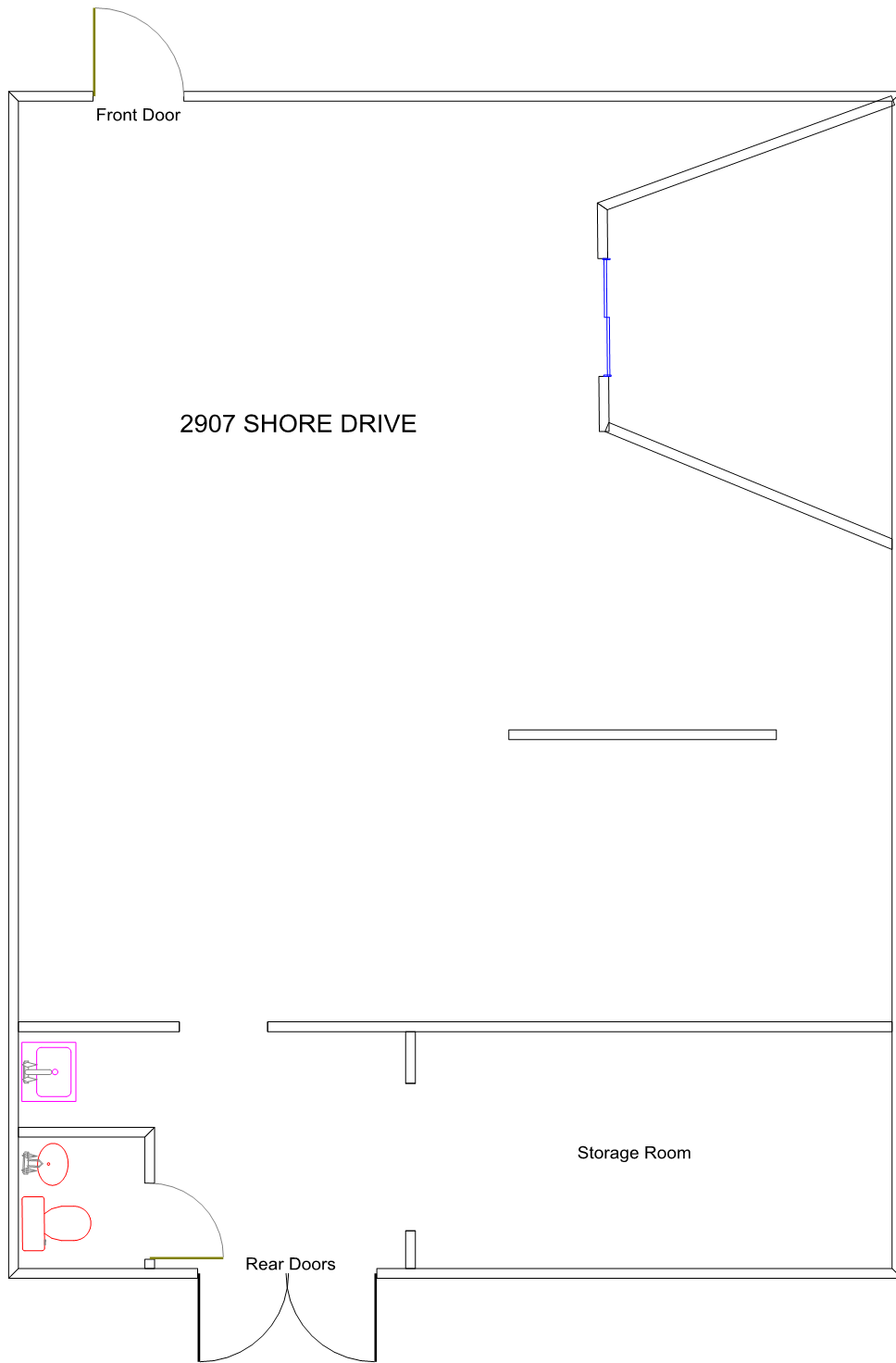
**ROBB RIDDLE, CCIM**

[rlr@riddleassociates.com](mailto:rlr@riddleassociates.com)

**(757) 523-1900**

**RIDDLE ASSOCIATES, INC.**  
Commercial Real Estate

“Real Estate Services Tailored to Your Needs”



## 2907 Shore Drive, Virginia Beach, VA 23451

---

*The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.*