



2nd Floor Space

2728 Atlantic Avenue

2nd Floor Space Available!

**FOR LEASE**

2728 Atlantic Avenue | Virginia Beach, VA 23451

**PRIME LOCATION AT VIRGINIA BEACH OCEANFRONT**

- 8,391 SF space, can be subdivided
- On and off street parking
- Visibility from Atlantic Ave and Pacific Ave
- Directly adjacent to Beachside Social on the second floor
- Great space for an entertainment user!

Contact us:

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## PROPERTY FEATURES

<b>AVAILABILITY:</b>	8,391 SF, second floor of building
<b>FEATURES:</b>	<ul style="list-style-type: none"><li>+ Space can be subdivided</li><li>+ Exposure on Atlantic Avenue and Pacific Avenue</li><li>+ Exterior signage available</li><li>+ Great location for entertainment user!</li></ul>
<b>ZONING:</b>	RT-3 (See next page for further RT-3 Resort Tourist District Zoning information*)
<b>PARKING:</b>	On street parking and limited surface parking spaces
<b>LEASE RATE:</b>	Contact Agent
<b>TENANT EXPENSES:</b>	Utilities, janitorial

2018 ESTIMATED DEMOS	1-Mile	3-Miles	5-Miles
POPULATION	7,974	38,801	78,118
AVERAGE HOUSEHOLD INCOME	\$80,669	\$90,556	\$92,255
DAYTIME POPULATION	10,971	42,191	83,617

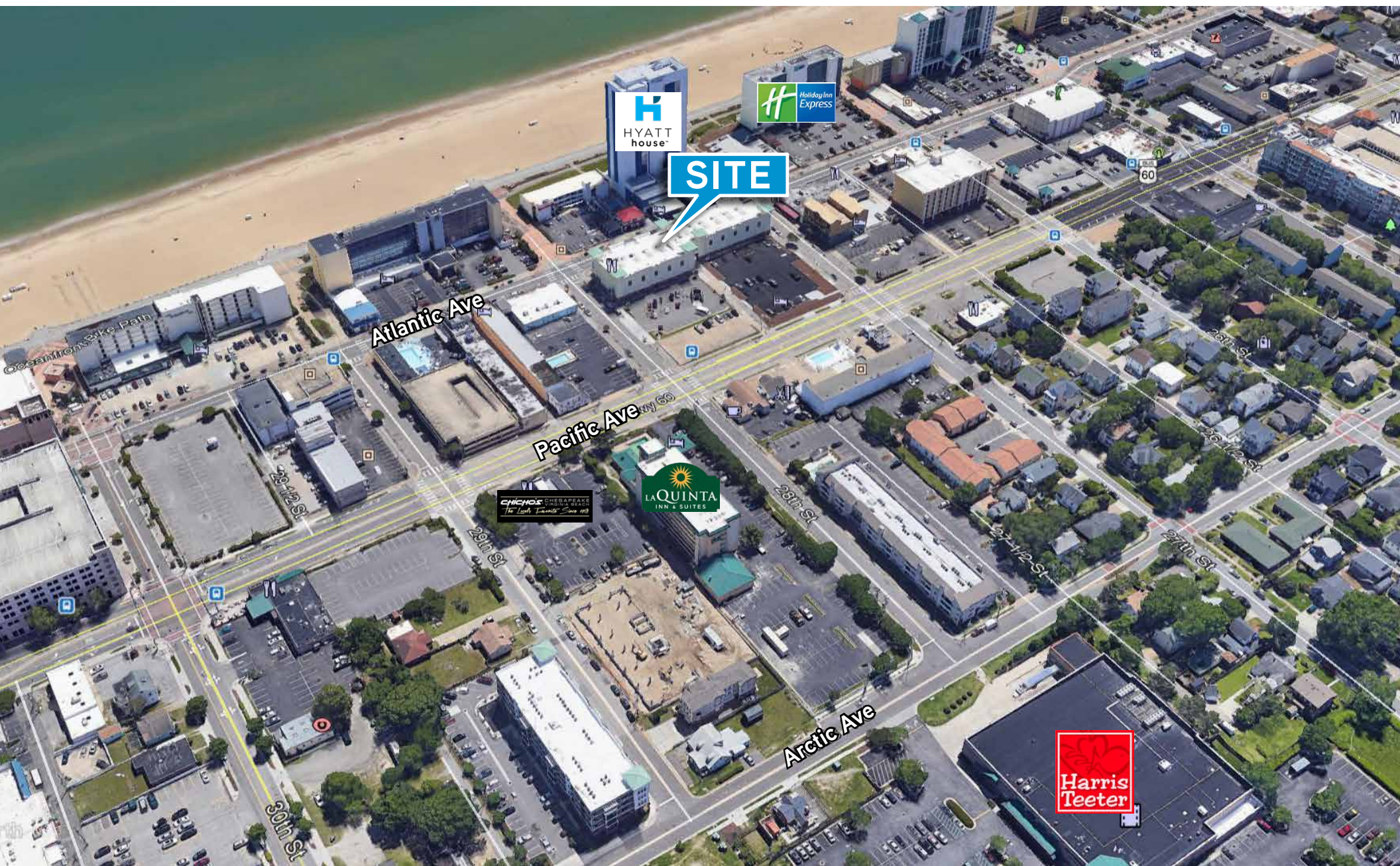
## RT-3 ZONING INFORMATION:

The purpose of the **RT-3 Resort Tourist District** is to provide an area for a mixture of uses primarily devoted to resort and complementary resort uses that promote convention, entertainment, residential, civic and related activities, increase the economic tax base, protect and leverage public investment with private investment, ensure land use compatibility with existing residential areas, ensure good pedestrian movement systems, and provide exceptional design quality. Development in this district shall advance Resort Area land use and design goals and, as expressed in the Comprehensive Plan, conform to the Oceanfront Resort Area Plan and the Oceanfront Resort Area Design guidelines, and shall be appropriate in use and design to its proximity to Naval Air Station Oceana.



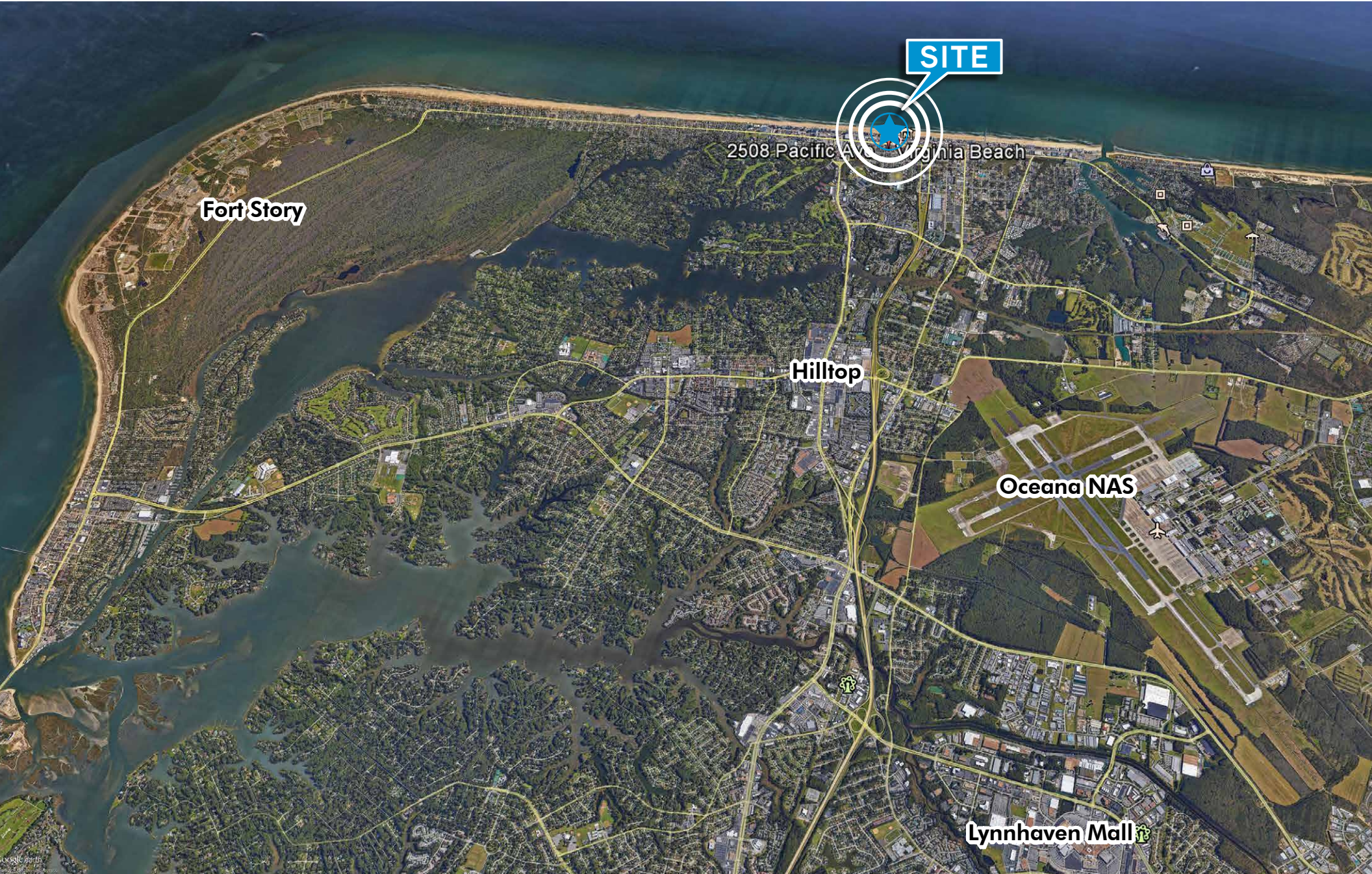


AERIAL VIEW

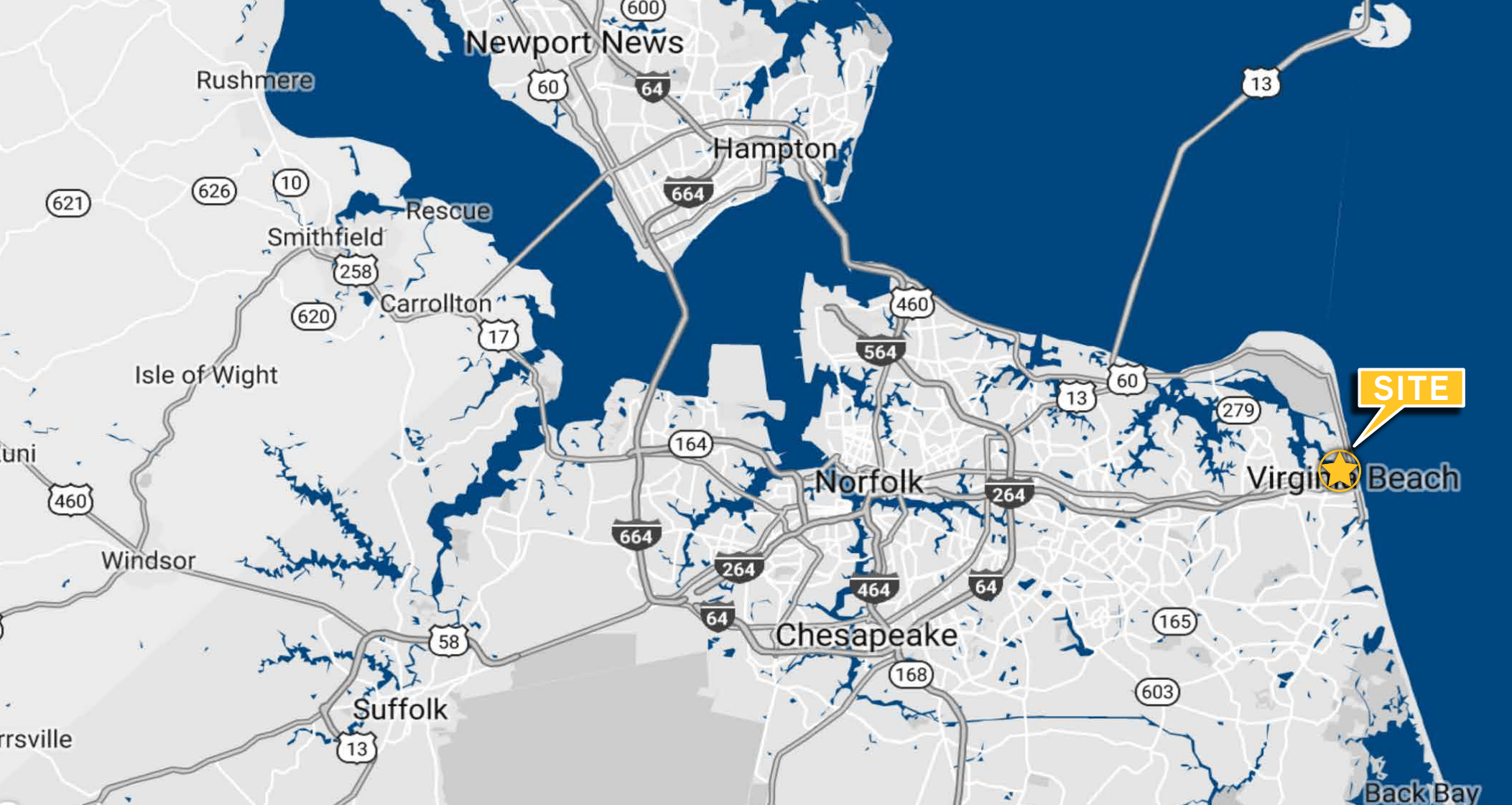




AERIAL VIEW







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