

1901

EAST OCEAN VIEW

Tap Into Opportunity. Coastal Vibes. Proven Pour.

PREMIER 7,020 SF RETAIL OPPORTUNITY ON .96 ACRES



CUSHMAN &
WAKEFIELD

THALHIMER

EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer, as the exclusive listing broker, is pleased to offer an opportunity to be “A Coastal Landmark” located along the Chesapeake Bay in the center of Norfolk’s highly desirable Ocean View submarket located on East Ocean View Avenue at Cape View Avenue just steps to the beach and exposure to significant affluent trade-area growth within the Hampton Roads MSA.

Ocean View: Norfolk’s Rising Coastal Corridor has rapidly evolved into one of Norfolk’s most active and transforming submarkets. Once a quiet beachfront stretch, Ocean View is now experiencing a surge of investment driven by new residential development, infrastructure improvements, and a growing demand for walkable, experience-driven retail. With miles of public beaches, strong year-round tourism, and a steadily increasing local population, the area blends a relaxed coastal lifestyle with real economic momentum. Proximity to Naval Station Norfolk—the largest naval base in the world—provides a consistent consumer base and workforce, while ongoing redevelopment continues to attract young professionals, families, and visitors alike.

FOR SALE

Two-story Buildout

FIRST:	4,674 SF
SECOND:	2,346 SF
TOTAL:	7,020 SF

FRONTAGE: 205’ on East Ocean View Avenue
198’ on Cape View Avenue

CONSTRUCTION: Wood Frame

BUILDING HEIGHT: 28’

YEAR BUILT: 2006 / Renovated 2019

PARKING: 4.99/1,000 SF; 37 Surface spaces

LAND/ZONING: 0.96 Acres / C-2 (Limited Commercial)

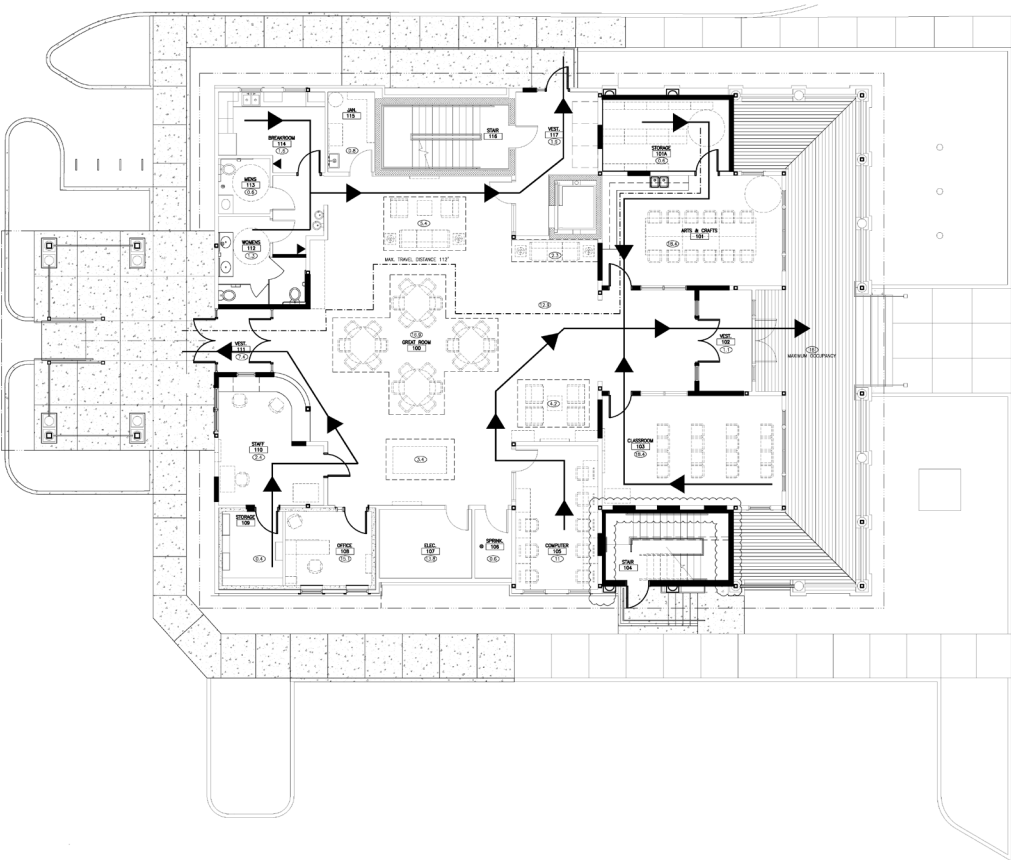
SALE PRICE: \$1,100,000



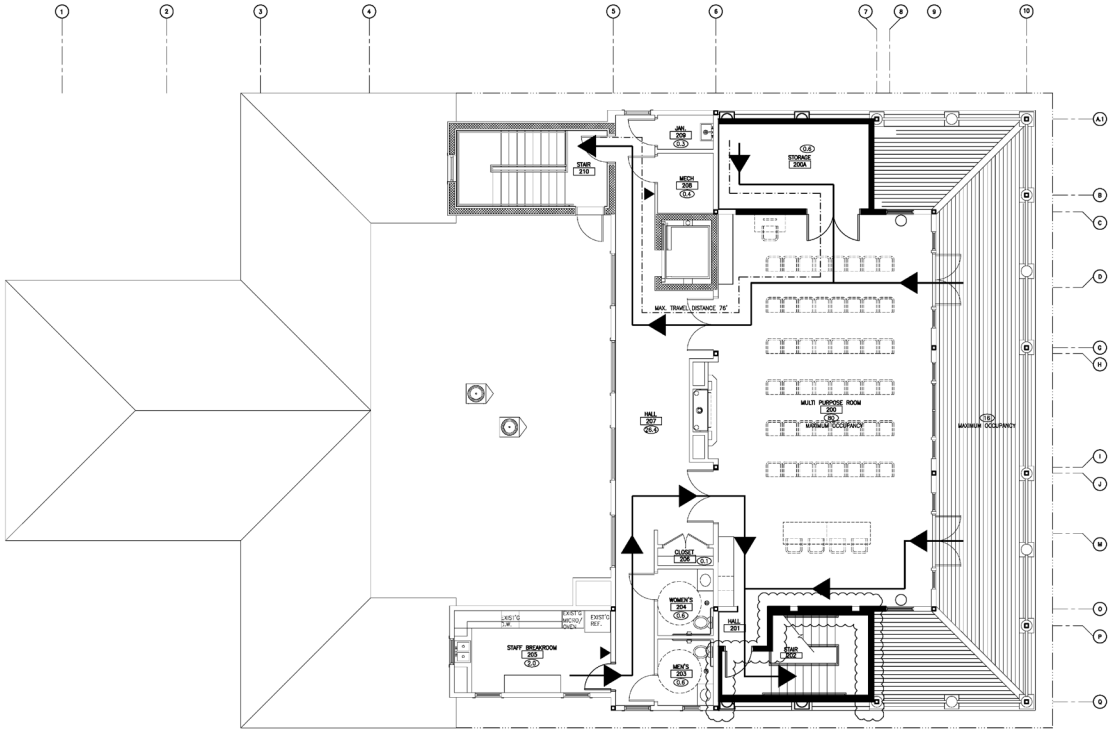
FLOOR PLANS - TWO OPEN PLANS TOTALING 7,020 SF

- Ideal uses: Brewery, taproom, restaurant, and other redevelopments
- New HVAC installed 2023 (two 3-Ton RTUs, & one 7.5-Ton RTU)

FIRST FLOOR - 4,674 SF



SECOND FLOOR - 2,346 SF



EAST OCEAN VIEW AVENUE - 17,879 VPD



BOLD Space. BIGGER Opportunity.



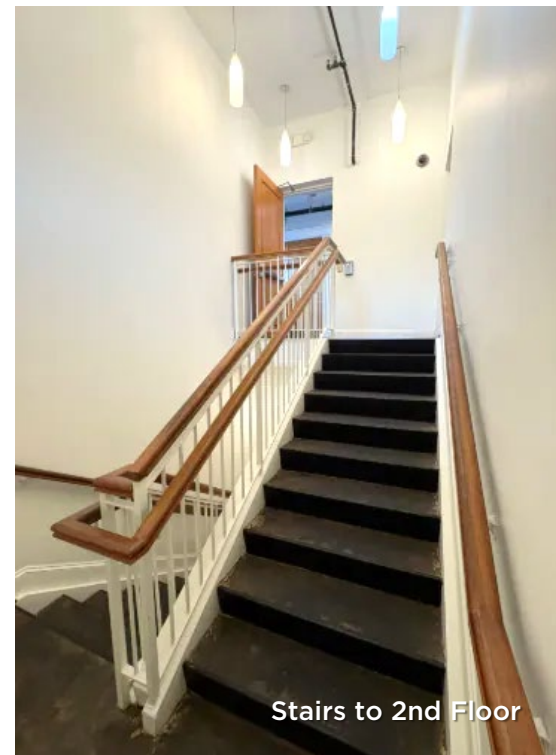
Front Entrance



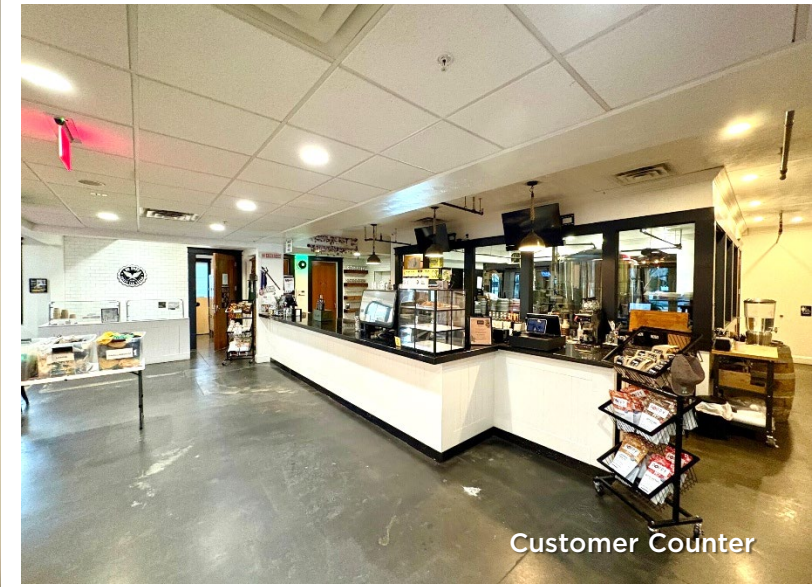
Wrap-around Porch



Front Dining Room



Stairs to 2nd Floor



Customer Counter



Front Dining Bar Area



Kitchen



Signage



Side Parking

HAMPTON ROADS

The Hampton Roads MSA is home to the largest active-duty military population in the U.S., as well as nine major military installations representing every branch of the U.S. Armed Forces with the largest concentration of military personnel stationed outside of the Pentagon, with over 83,000 active-duty military personnel.

The area is home to the Port of Virginia as well as the world's largest naval base, Norfolk Naval Station, and is serviced by two of the nation's largest rail providers - Norfolk Southern and CSX. Due to the large military presence, Hampton Roads enjoys a highly skilled workforce, fitting to the area's exceptional amount of specialty trades. Historic sites and landmarks as well as over 2,000 miles of coastline fuel the Hampton Roads' burgeoning tourism industry.

Tourism is a major economic driver in Hampton Roads, anchored by coastal attractions, historic destinations, and year-round events across cities like Virginia Beach and Norfolk. The region draws millions of visitors annually—Tourism supports tens of thousands of jobs and fuels hospitality, retail, and entertainment sectors, while also producing significant tax revenue that offsets local costs. With strong demand driven by beaches, cultural attractions, military history, and convention activity, Hampton Roads continues to demonstrate resilience and steady growth as a premier Mid-Atlantic leisure and group travel destination.

NORFOLK

Norfolk serves as the urban core of Hampton Roads, boasting a strong, well-established financial district. Its affluent neighborhoods, such as Ghent and Chelsea, offer professionals the ability to live and walk to local restaurants, shops and attractions, as well as a downtown which provides a 24/7 entertainment environment. The downtown area is supported by an intricate and well laid out system of highways that provide easy vehicular access for workers.

The relaxing beachside communities of Ocean View and East Beach are the perfect place to unwind and relax with good food, clean sandy beaches and has developed a refreshed vibe that resonates with young professionals and millennials offering an urban hipness with culinary hot spots made up of coffee shops, breweries, and a variety of cuisines.

Newport News

Hampton

← Hampton Roads Bridge Tunnel

← Chesapeake Bay Bridge Tunnel

← Monitor Merrimac Bridge Tunnel



NAVAL STATION NORFOLK

Ocean View

1901 E OCEAN VIEW AVENUE

East Beach

JOINT EXPEDITIONARY BASE LITTLE CREEK - FORT STORY

Virginia Beach Oceanfront

HAMPTON ROADS MSA

The Hampton Roads Metropolitan Statistical Area includes Chesapeake, Hampton, Newport News, Norfolk, Portsmouth, Suffolk, Virginia Beach, and Williamsburg.



1.8M
TOTAL POPULATION



850,000
LABOR FORCE



\$79,540
MEDIAN HH INCOME

ODU

Waterfront
Norfolk's Downtown

Norfolk

NORFOLK INTERNATIONAL AIRPORT

NORFOLK PREMIUM OUTLETS
A SIMON CENTER

IKEA



Lake Smith

AREA DEMOGRAPHICS



7,984
POPULATION
1 Mile



\$126,762
AVG. INCOME
1 Mile

157,193
POPULATION
5 Miles

\$95,196
AVG. INCOME
5 Miles

Bay

First Landing State Park

Linkhorn Bay

Virginia Beach



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