

SECOND GENERATION RESTAURANT FOR LEASE

LA BELLA ITALIA REDMILL

2133 UPTON DRIVE #130, VIRGINIA BEACH, VA 23454



Brokerage with vision. Real estate with results.

Presented By:

John Katsias

President

757.490.3585

jk@katsias.com

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EXECUTIVE SUMMARY

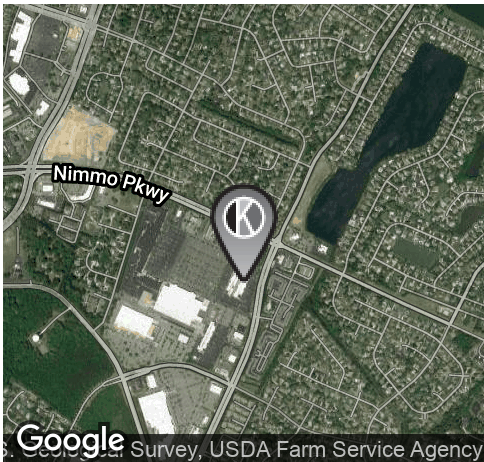


OFFERING SUMMARY

Lease Price: \$22.80/SF NNN
Building Size: 3,200 SF

PROPERTY HIGHLIGHTS

- 3,200 SF Restaurant
- Outdoor Seating
- Current Tenant Retiring
- All FF&E may convey based on qualified prospects
- Remaining term left on lease
- New lease with options available



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,389	52,820	115,923
Total Population:	13,593	141,117	311,643
Average HH Income:	\$80,969	\$73,442	\$72,778



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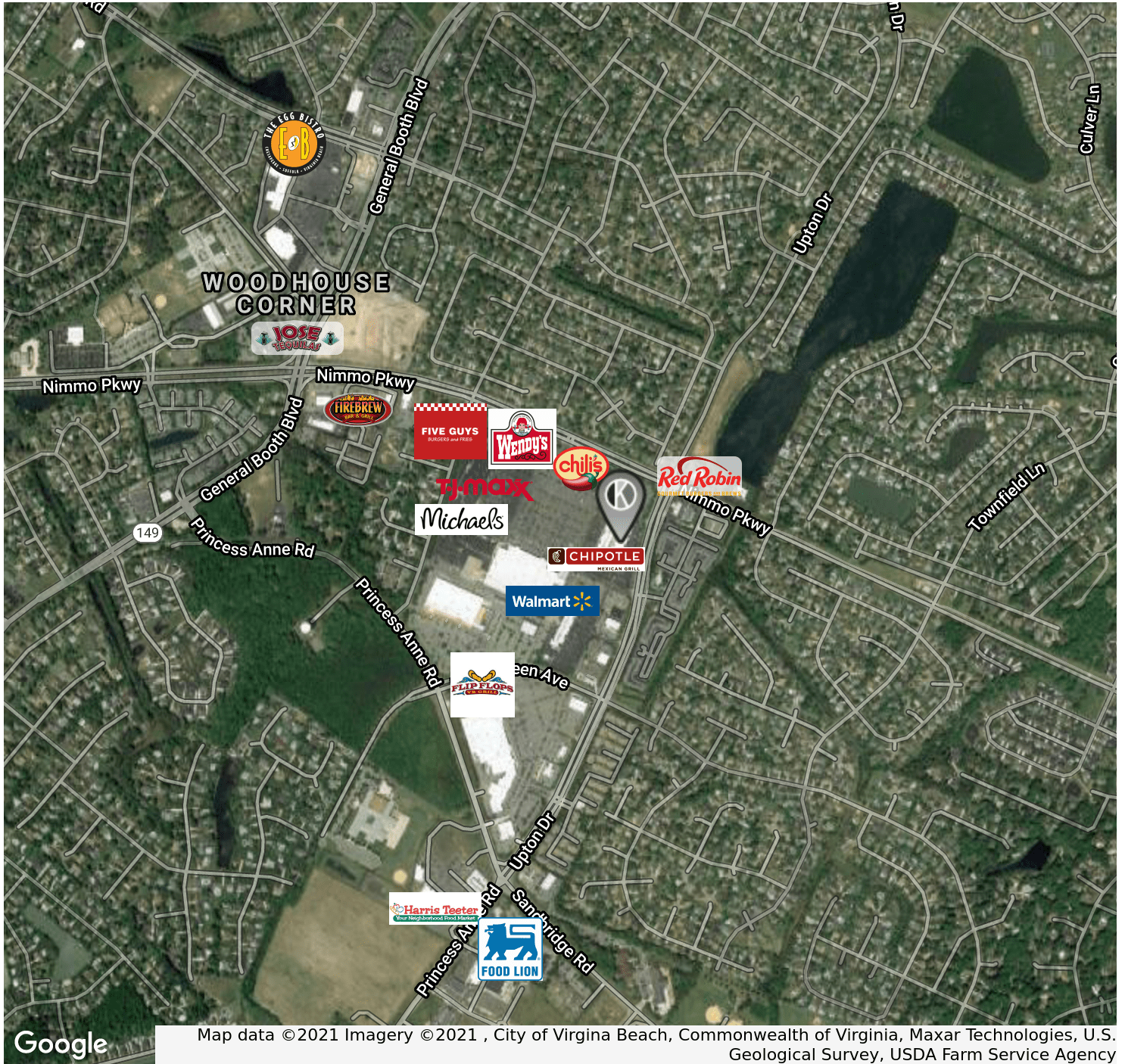
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AERIAL MAP



 **The KATSIAS COMPANY**
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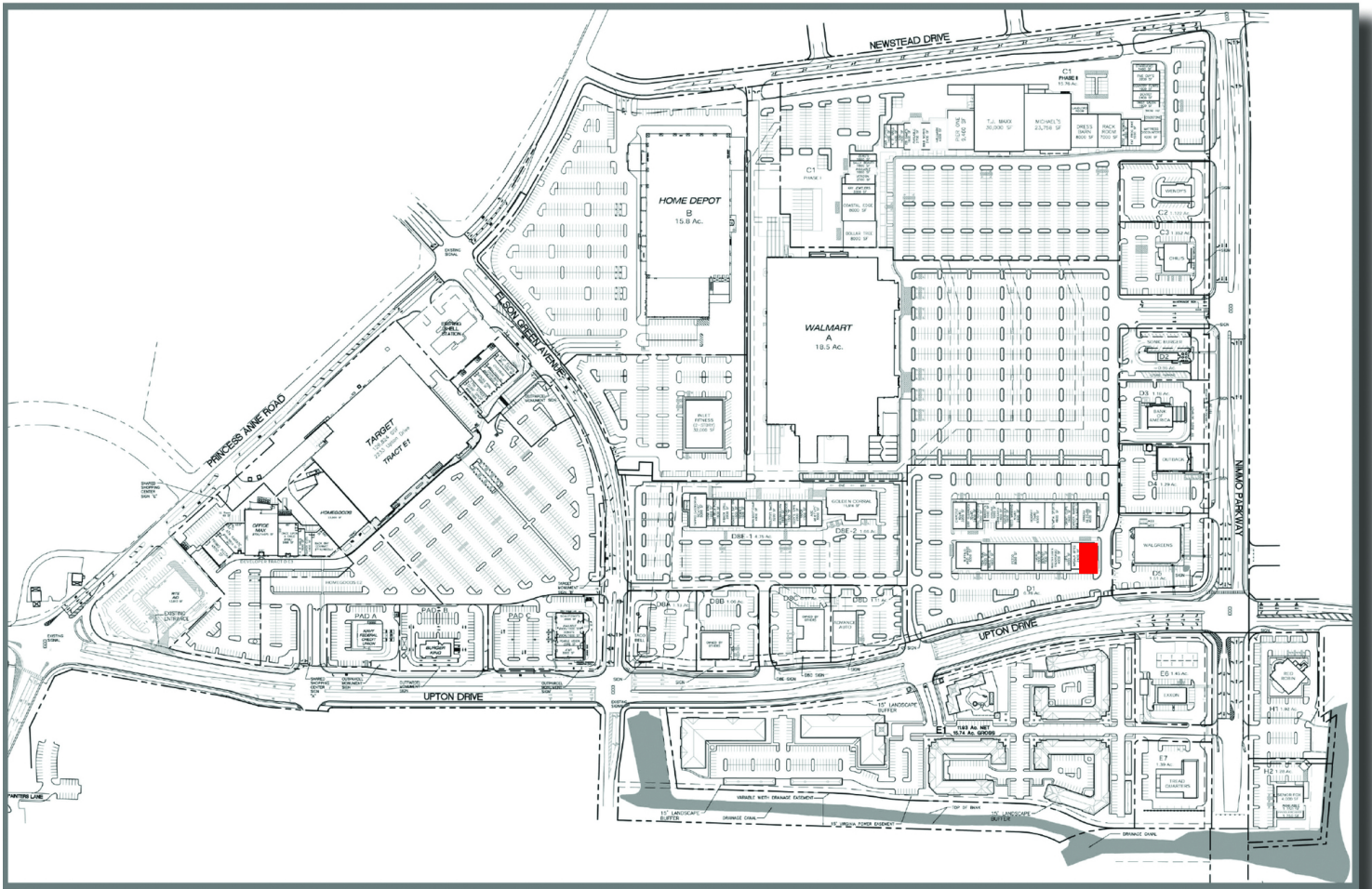
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RETAIL PROPERTY FOR SALE

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SITE PLAN



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OUTDOOR SEATING



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