



# Office & Retail For Lease

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## The Canopy

1413 Laskin Road | Virginia Beach, Virginia

Accelerating success.



# Property Overview

Description:

The Canopy will be one of the most significant mixed use developments in eastern Virginia Beach. Along with multi-family living (132 units), the project will include +/-30,000 square feet of office space, +/-10,000 square feet of retail and a +/-7,500 square foot rooftop restaurant, with spectacular views. For retailers, restaurants and service providers, this location is situated between the affluent oceanfront and one of the region’s retail hotspots, Hilltop. Just the grocery lineup in Hilltop is unmatched in the region, including Whole Foods, Trader Joe’s, Fresh Market, Kroger, Aldi, Walmart and Target and with 2 Harris Teeter stores on either side of Hilltop. With The Canopy’s proximity to the Virginia Beach oceanfront, it will be impacted by the 7.1 million visitors to the beachfront annually. Along with the summer draw, there are year ‘round events in and around the beach. Noteworthy to area residents, the feeder road removal project will be completed in spring of 2023 and it will enhance the accessibility to The Canopy and the traffic flow around it.

New construction to be completed in 2024!

Address: 1413 Laskin Road, Virginia Beach, VA 23451

Space: **Units:** 132  
**Office Space:** Up to +/- 30,000 sf (Available on floors 1, 2 & 3)  
**Lower Level Retail:** +/-10,000 sf  
**Rooftop Restaurant:** +/- 7,500 sf

Lease Rate: Contact Agent

Surrounding Commercial: Target, Starbucks, Trader Joe’s, Chick-Fil-A, Total Wine, Whole Foods, Fresh Market

Surrounding Landmarks: The Virginia Beach Convention Center, The Vibe District, The Virginia Beach Sports Center, 31 Ocean, Neptune’s Park, The Cavalier on the Hill, the new Marriott Hotel Oceanfront, Princess Anne Country Club, The Cavalier Yacht & Golf Club, Oceana Naval Air Station, Sentara Virginia Beach General Hospital, Virginia Museum of Contemporary Art and 11,400 hotel rooms and timeshares at the Virginia Beach oceanfront

Traffic Counts: 23,000 ADT

Demographics	Demographic Facts	1 Mile	3 Miles	5 Miles
	Population	11,960	60,241	109,428
	Daytime Population	11,725	59,572	124,476
	Average HH Income	\$57,360	\$70,528	\$75,174





# Renderings





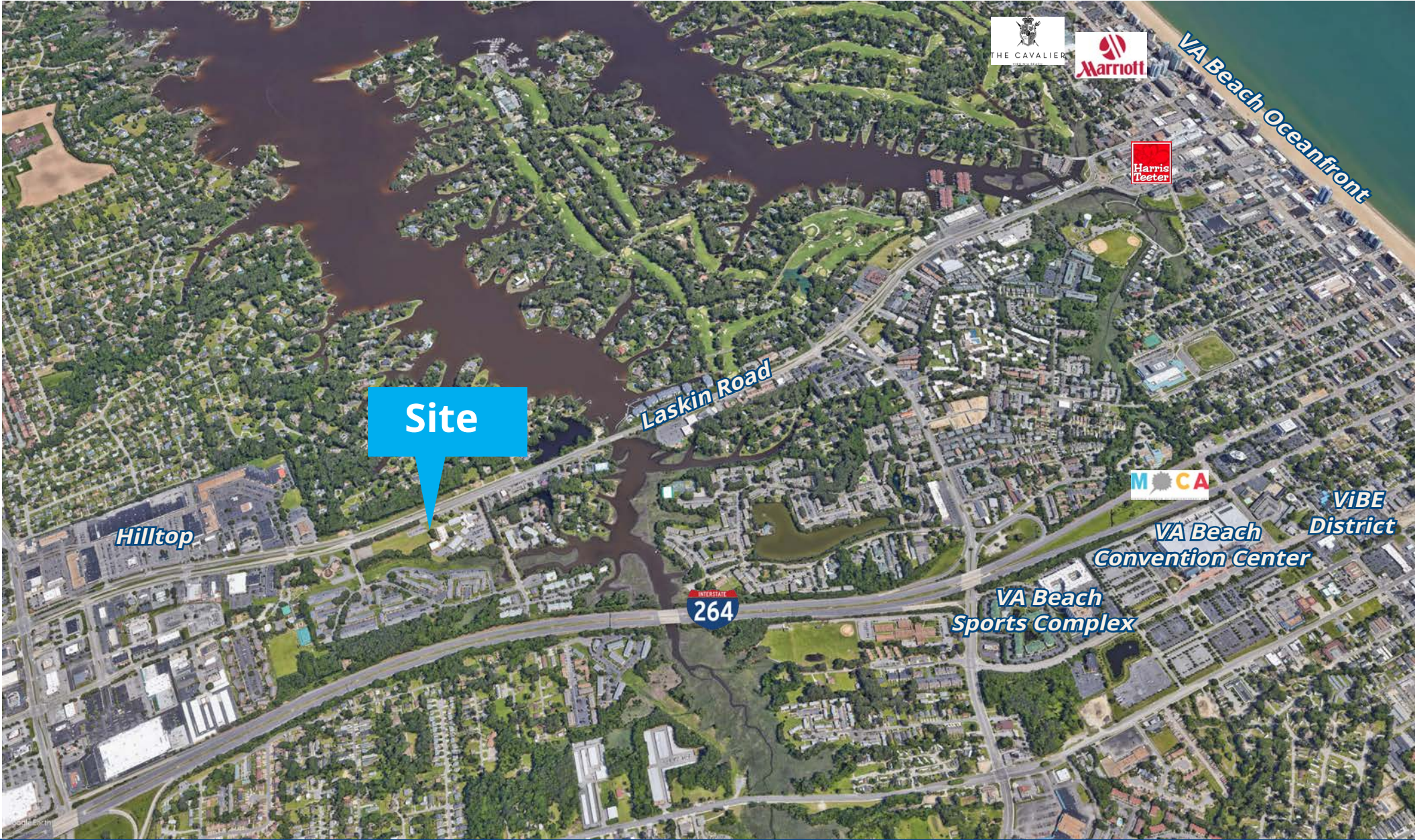
# Aerial View



Laskin Road

Site





**Site**

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