

FOR LEASE

508 E Indian River Road
Norfolk, VA

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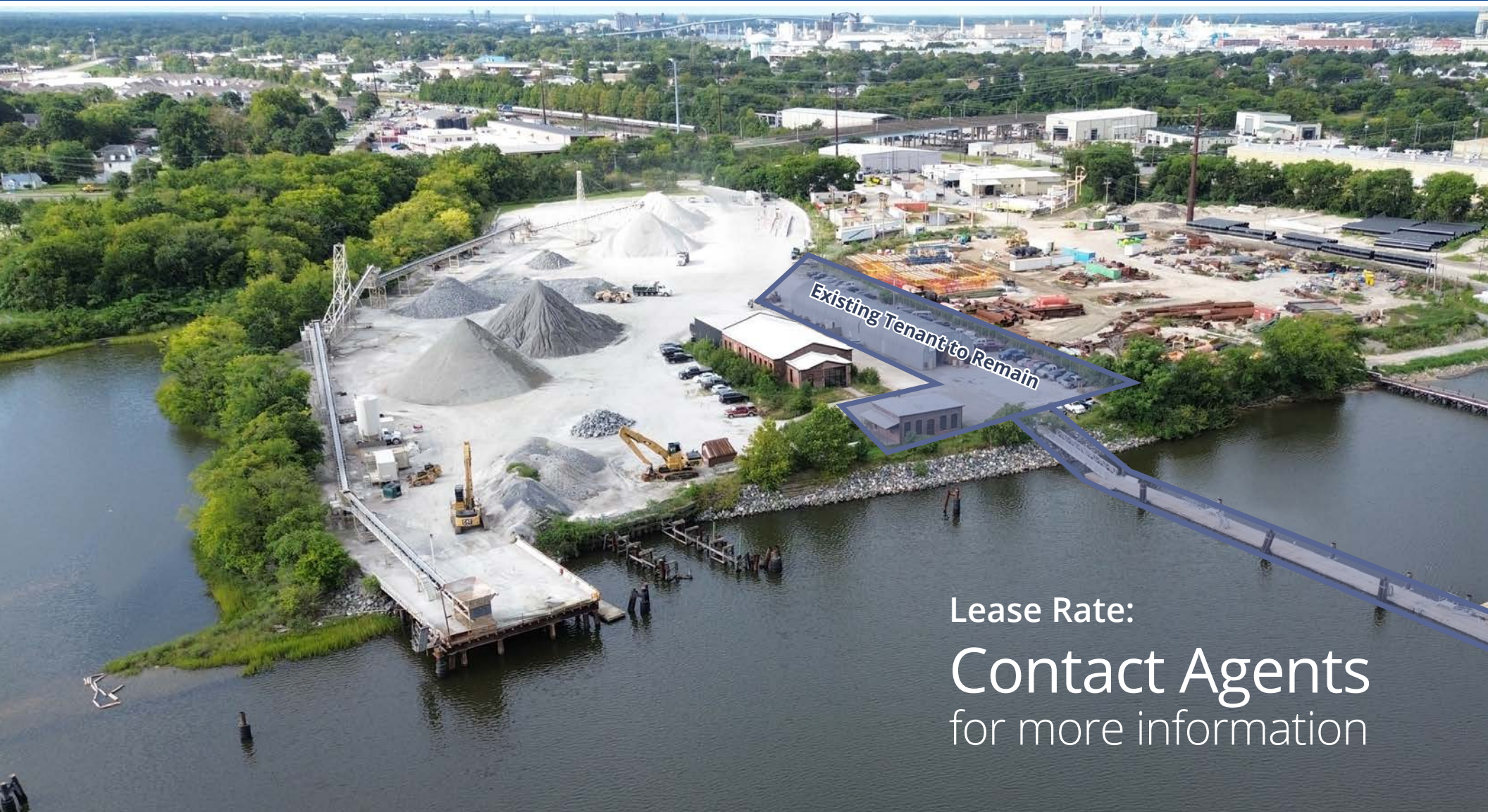
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Features

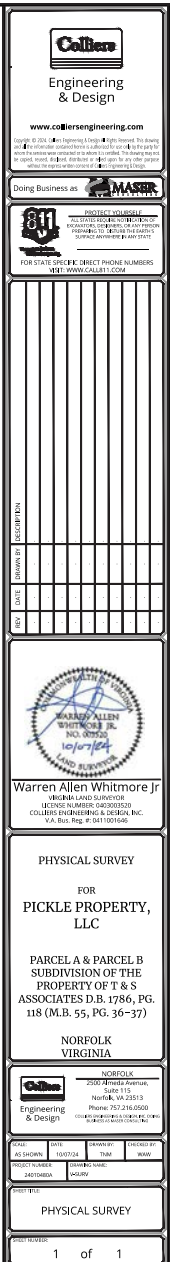
- Waterfront property with ± 9 acres of usable land available
 - Includes a $\pm 7,667$ SF office/warehouse building
- Located in Norfolk on the Eastern Branch of the Elizabeth River
- Zoned I-DW (Deep Waterfront Industrial District)
- Fully stabilized yard, previously used for materials storage
- 60' x 75' pier with 12' water depth
- 4 pile cluster dolphins
- Available 7/1/2025



Lease Rate:

Contact Agents
for more information

EASTERN BRANCH OF THE ELIZABETH RIVER



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

Demographics

	1-Mile	3-Miles	5-Miles
Population			
2024 Est. Population	9,976	109,938	264,131
2029 Proj. Population	10,013	109,641	264,530
Change 2024 - 2029	0.4%	-0.3%	0.2%

2024 Income			
Average HH Income	\$59,879	\$82,514	\$84,036

2024 Employment			
# of Employees	5,321	94,935	199,147
# of Businesses	239	4,850	11,182





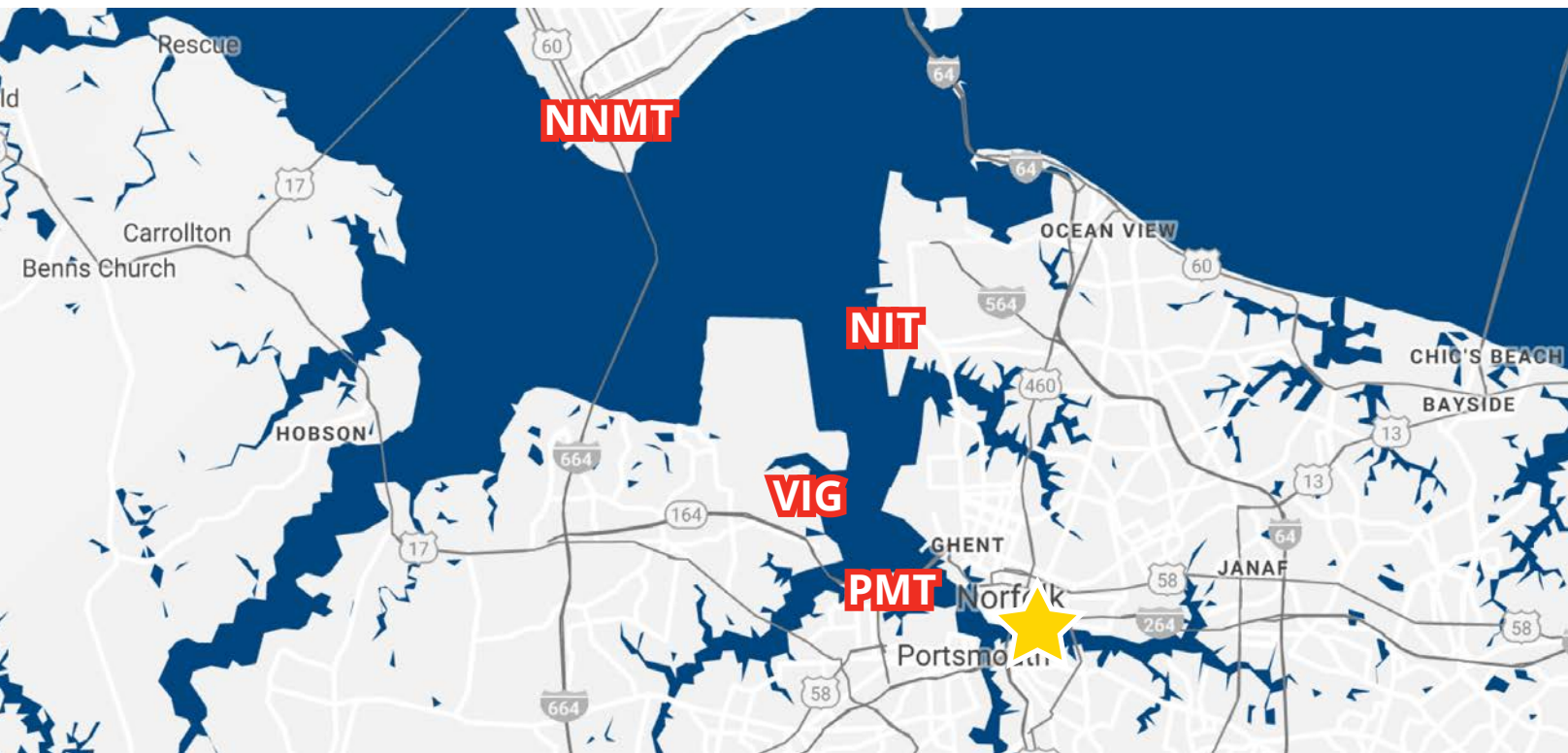
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