

AVAILABLE

4261 E. Little Creek Road
Norfolk, VA 23518



Exclusive Agent:

BYRON HOLMES, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

HIGHLIGHTS

- 13,249 SF +/- Retail Free Standing Building
- 1.16 Acres
- Built in 2011
- 12 Year NNN Lease with CVS Pharmacy, Inc.
- 7.7% CAP RATE
- FOR SALE: \$3,095,000

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

PORTER
R E A L T Y



This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DESCRIPTION

4261 East Little Creek Road | Norfolk, VA 23518



Highlights

LONG TERM COMMITMENT: Absolute NNN Lease Structure with 12 years remaining, no Landlord responsibilities providing passive ownership

LOCATION: Situated at Very Strong Signalized Intersection of Shore Drive and E. Little Creek Road ~ Shore Drive & E. Little Creek Road both experience ~30,000 VPD

HIGH INCOME MARKET: Extremely High Avg. Household Incomes in Immediate 1 Mile Radius- \$116,000 +

LONG TERM INVESTMENT OPPORTUNITY: 9 Years of uninterrupted cash flow

MILITARY TRAINING BASE EXPOSURE: Located across the Street from Joint Expeditionary Base Little Creek-Major Operating/Training Base for U.S. Navy ~ Provides support services to over 15,000 personnel

INVESTMENT GRADE CREDIT: The lease is guaranteed by CVS Health Corp. which has a credit rating of BBB/Stable with S&P.

Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY PHOTOS

4261 East Little Creek Road | Norfolk, VA 23518



Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY PHOTOS

4261 East Little Creek Road | Norfolk, VA 23518



Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LOCATION MAP

4261 East Little Creek Road | Norfolk, VA 23518

page: 6



Byron Holmes, CCIM, SIOR

(804) 521-1448

byron@porterinc.com

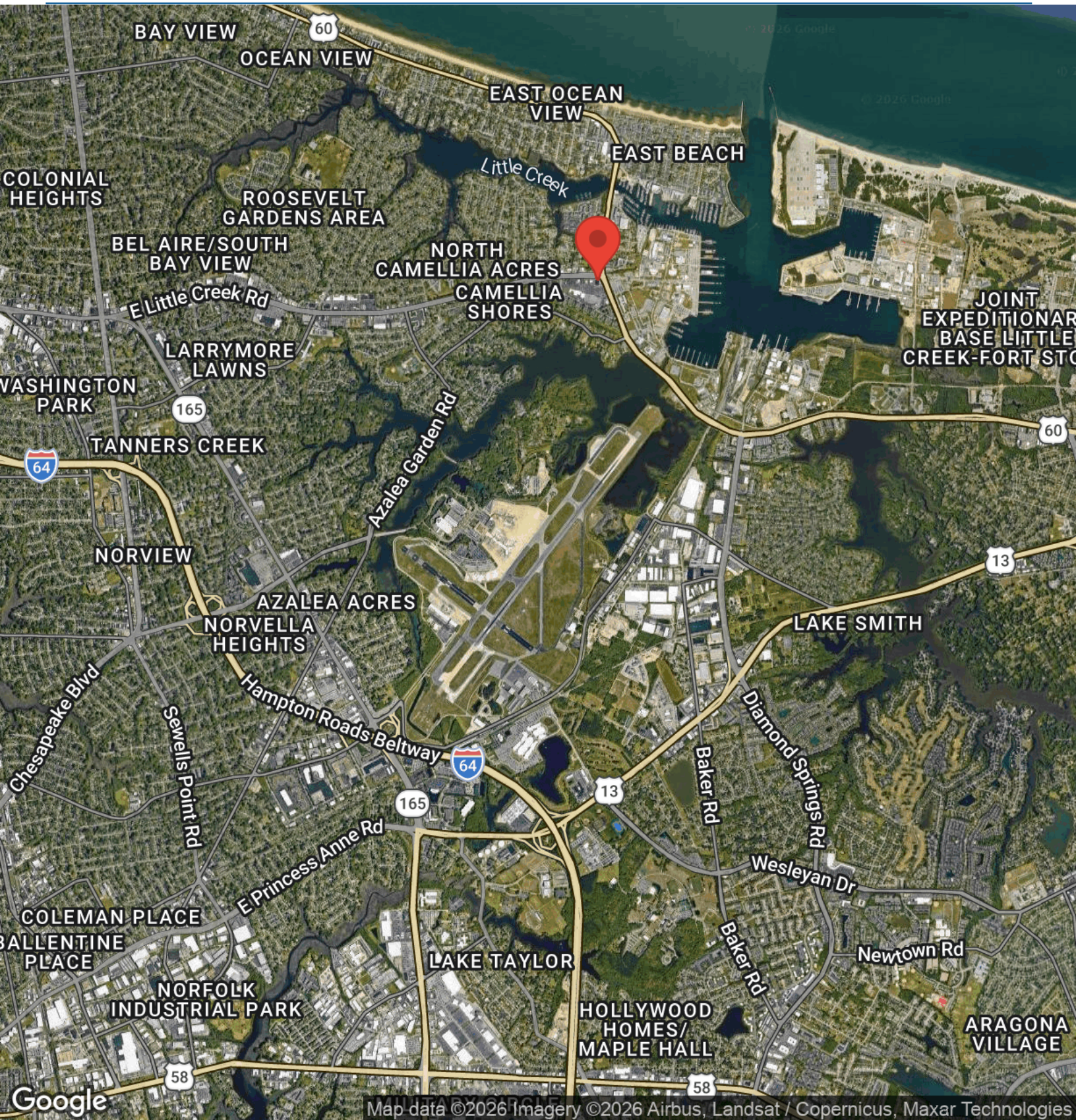


Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

AERIAL MAP

4261 East Little Creek Road | Norfolk, VA 23518



Byron Holmes, CCIM, SIOR
(804) 521-1448
byron@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.