



**S.L. NUSBAUM**  
REALTY CO. | SINCE 1906

# COMMERCIAL BUILDING PARK PLACE - NORFOLK, VIRGINIA



## POSSIBLE LIVE/WORK OPPORTUNITY

2610 CHURCH STREET  
NORFOLK, VA 23504

**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM  
REALTY CO.

# OFFERING OVERVIEW

2610 CHURCH STREET  
NORFOLK, VA 23504



## PROPERTY OVERVIEW

This purpose-built automotive repair facility is ready for such use but also suitable for multiple retail uses. Located in Norfolk's Enterprise Zone, an area seeing new development with over 200 new loft apartments and numerous new retailers and restaurants. This property has a building of 7,600 SF that is expandable to 9,200 SF with up to 43 parking spaces and ±17,000 SF of fenced yard.

## PROPERTY HIGHLIGHTS

- Second floor of approximately 870 SF with full bath, kitchen, & private entrance
- New roof with a 20-year warranty
- Easy interstate access
- Minutes to Downtown Norfolk
- Three roll-up doors (2@10'x12' and 1@12'x12')
- Electrified building and monument Signage
- High visibility at a busy signalized intersection
- Fenced stabilized yard

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$16.00 NNN</b>
<b>Building Size:</b>	<b>7,600 SF</b>
<b>Lot Size:</b>	<b>0.934 AC</b>
<b>Year Built:</b>	<b>1946</b>
<b>Zoning:</b>	<b>C-C</b>
<b>Traffic Count:</b>	<b>14,576 VPD</b>

**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# PROPERTY OVERVIEW

2610 CHURCH STREET  
NORFOLK, VA 23504



**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM









S.L. NUSBAUM  
REALTY CO.

# LOCATION MAP

2610 CHURCH STREET  
NORFOLK, VA 23504



**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM





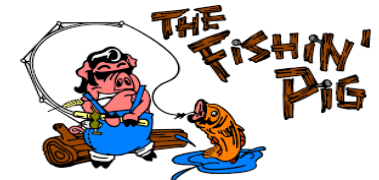
S.L. NUSBAUM  
REALTY CO.

# PARK PLACE DISTRICT

2610 CHURCH STREET  
NORFOLK, VA 23504

The property is within Park Place, Norfolk's new mixed-use destination, with over 270 unique businesses and restaurants, modern loft apartments, and artisanal manufacturers. Among them are Chenman Lofts, Tidewater Square Apartments, Linde Lofts, The Veil, B&G Place, Coalescence Coffee, Peanut Factory Flats, The Brightleaf Building, First Colony Flats, The Fishin' Pig, and Armed Forces Brewing Company. Under development nearby, is a \$40 million mixed-use project – **The Railyard at Lamberts Point**. Click [HERE](#) for more information.

The International Economic Development Council (IEDC) awarded Norfolk Economic Development a Silver Excellence in Economic Development Award for transforming the Historic Railroad District into a lively, thriving new community.



**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM



S.L. NUSBAUM  
REALTY CO.

# ADDITIONAL PHOTOS

2610 CHURCH STREET  
NORFOLK, VA 23504



Offering prominent signage



Rear of Building – Grade Level Doors



Fenced Storage Yard

**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# REGIONAL MAP

2610 CHURCH STREET  
NORFOLK, VA 23504



**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

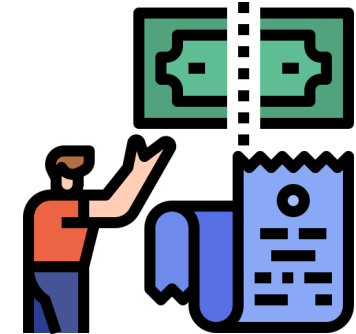
# INCENTIVE PROGRAMS

2610 CHURCH STREET  
NORFOLK, VA 23504

The subject property benefits from eligibility for significant Federal and State incentive programs that offer significant savings to the owner. Consult your tax advisor to determine how the incentives may specifically benefit you.

## ENTERPRISE ZONE INCENTIVES

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.



**Enterprise Zone Real Property Investment Grant.** Qualified zone investors (entities and individuals) making a qualified investment in industrial, commercial, or mixed-use real property located within an Enterprise Zone are eligible for a cash grant. The grant is equal to 20% of the investment up to a maximum of \$100,000 for companies investing less than \$5 million in qualified real property investments.

**Enterprise Zone Job Creation Grants.** Qualified businesses in an Enterprise Zone are eligible for cash grants for permanent net new jobs created over a four-job threshold. New jobs that pay at least \$10.88 per hour are eligible for a maximum grant of \$500 per position per year for up to five years.

**City Of Norfolk Local Enterprise Zone Incentives.** The City offers significant tax abatements for improvements made to the subject property,

Click [HERE](#) for more information.

**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM





## OPPORTUNITY ZONE INCENTIVES

The subject property resides in a Federally designated Opportunity Zone. A buyer may use the proceeds of a sale of tangible assets such as stocks, bonds, or commercial real estate to purchase the subject property. The capital gains taxes that would otherwise be due on the sale of those proceeds may be deferred for up to 10 years. In addition, with 5-10 years of seasoning, an investor can discount his or her capital gains tax bill by 10-15%. In addition, any gain on the sale of the subject property is tax-free after a 10-year hold period.

Click [HERE](#) for more information.



## HUBZONE PROGRAM

The Property is within a federally designated HUBZone.

Click [HERE](#) for more information.

**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM





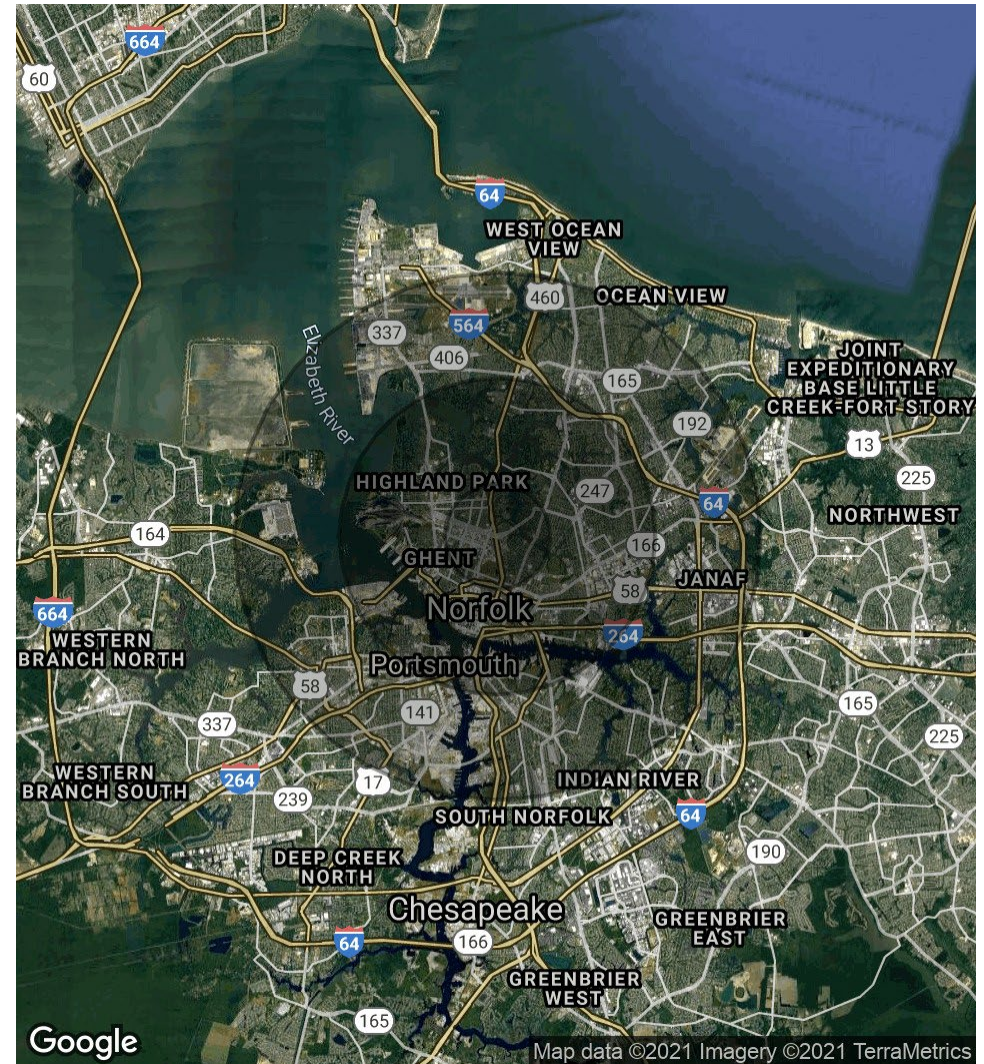
S.L. NUSBAUM  
REALTY CO.

# DEMOGRAPHICS MAP & REPORT

2610 CHURCH STREET  
NORFOLK, VA 23504

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,524	96,841	137,439
Average Age	33.9	33.0	34.4
Average Age (Male)	33.4	32.4	32.8
Average Age (Female)	34.5	33.7	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,600	41,177	55,227
# Of Persons Per HH	2.23	2.15	2.43
Average HH Income	\$81,121	\$94,052	\$78,026
Median House Value	\$228,871	\$254,149	\$233,133

\* Demographic data derived from 2020 US Census

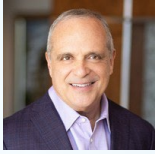


**CHRIS ZARPAS**  
SR. VICE PRESIDENT/PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM

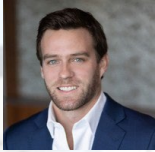
**MARTIN MURDEN**  
COMMERCIAL BROKERAGE/PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM



# CONTACT US



**CHRIS ZARPAS**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.5437  
C. 757.237.7500  
CZARPAS@SLNUSBAUM.COM



**MARTIN MURDEN**  
COMMERCIAL BROKERAGE | PARTNER  
O. 757.640.2265  
C. 757.333.1523  
MMURDEN@SLNUSBAUM.COM

## **S.L. NUSBAUM REALTY CO.**

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510  
757.627.8611  
SLNUSBAUM.COM



## **DISCLAIMER:**

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.