

FOR SALE



ESTABLISHED DAYCARE AVAILABLE

- **Prime Location** – High-traffic area with easy access to I-64 and surrounding neighborhoods. 0.5 acre hard corner that has potential to be developed separately.
- **Multiple Classrooms & Offices** – Perfect for daycare operations or administrative use
- **Established Daycare owner, with 11 years remaining on the lease.**
- **Annual increases of 3.5% - 4.5%**

**2695 AZALEA GARDEN RD
NORFOLK, VA 23513**

**7,672 SF GLA / 1.60 AC LAND ACRE
\$2,000,000
AVAILABLE NOW**

**BRETT PYKA
COMMERCIAL SALES
AND LEASING
757-335-4366**

2224 VIRGINIA BEACH BLVD SUITE 203
VIRGINIA BEACH VA 23454 USA

Rent Roll

Properties: 2695 Azalea Garden Road
- 2695 Azalea Garden Road Norfolk, VA 23513

Units: Active

AS OF FEBRUARY 26, 2025

Include Non-Revenue Units: No



UNIT	TENANT	STATUS	MONTHLY RENT	TERMS	DEPOSIT	LEASE FROM	LEASE TO	CAP RATE
2695 Azalea Garden Road - 2695 Azalea Garden Road Norfolk, VA 23513								
Corner		Vacant--Unrented	--		0.00	--	--	--
Main	Making A Difference Step by Step LLC	Current	11,601.96	NNN	11,188.00	01/01/2024	01/31/2025	6.96%
	Making A Difference Step by Step LLC	Current	12,031.23	NNN		02/01/2025	01/31/2026	7.22%
	Making A Difference Step by Step LLC	Current	12,476.38	NNN		02/01/2026	01/31/2027	7.49%
	Making A Difference Step by Step LLC	Current	12,938.01	NNN		02/01/2027	01/31/2028	7.76%
	Making A Difference Step by Step LLC	Current	13,416.71	NNN		02/01/2028	01/31/2029	8.05%
	Making A Difference Step by Step LLC	Current	13,913.13	NNN		02/01/2029	01/31/2030	8.35%
	Making A Difference Step by Step LLC	Current	14,427.91	NNN		02/01/2030	01/31/2031	8.66%
	Making A Difference Step by Step LLC	Current	14,961.74	NNN		02/01/2031	01/31/2032	8.98%
	Making A Difference Step by Step LLC	Current	15,515.32	NNN		02/01/2032	01/31/2033	9.31%
	Making A Difference Step by Step LLC	Current	16,089.38	NNN		02/01/2033	01/31/2034	9.65%
	Making A Difference Step by Step LLC	Current	16,684.69	NNN		02/01/2034	01/31/2035	10.01%
	Making A Difference Step by Step LLC	Current	17,302.01	NNN		02/01/2035	01/31/2036	10.38%

**Tenant is responsible for roof and exterior walls*