



## PROPERTY HIGHLIGHTS

- Perfect Value-Add Repositioning, Redevelopment, or Owner/User Opportunity
- Property has Drive-Thru Capability
- 7-Eleven (Dark) Has +/- 2 Years Remaining on the Lease
- Kulture Kutz Barber Shop is Month-to-Month With Interest in a Long Term Lease Extension
- 7-Eleven was Reporting \$2.2M in Sales in 2017
- 20,000 Cars Per day + Population of Over 105,000 Within 3 Miles

## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	22,154 SF
Building Size:	4,197 SF
NOI:	\$95,380.00
Cap Rate:	12.00%

### TYLER KOLLIGIAN

Investment Sales  
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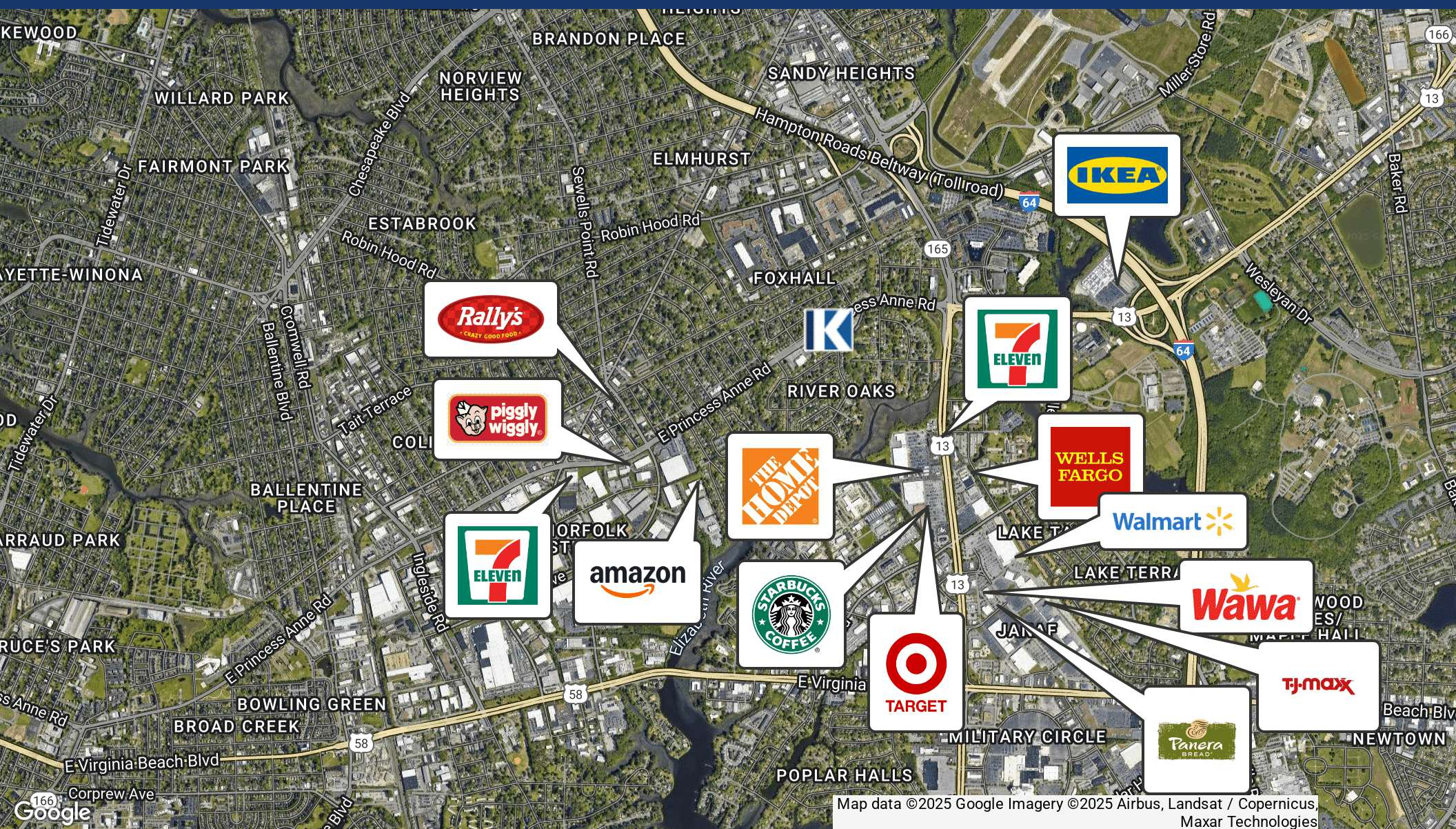


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# 7-ELEVEN (DARK) + BARBER SHOP

5357 E PRINCESS ANNE RD  
NORFOLK, VA 23502



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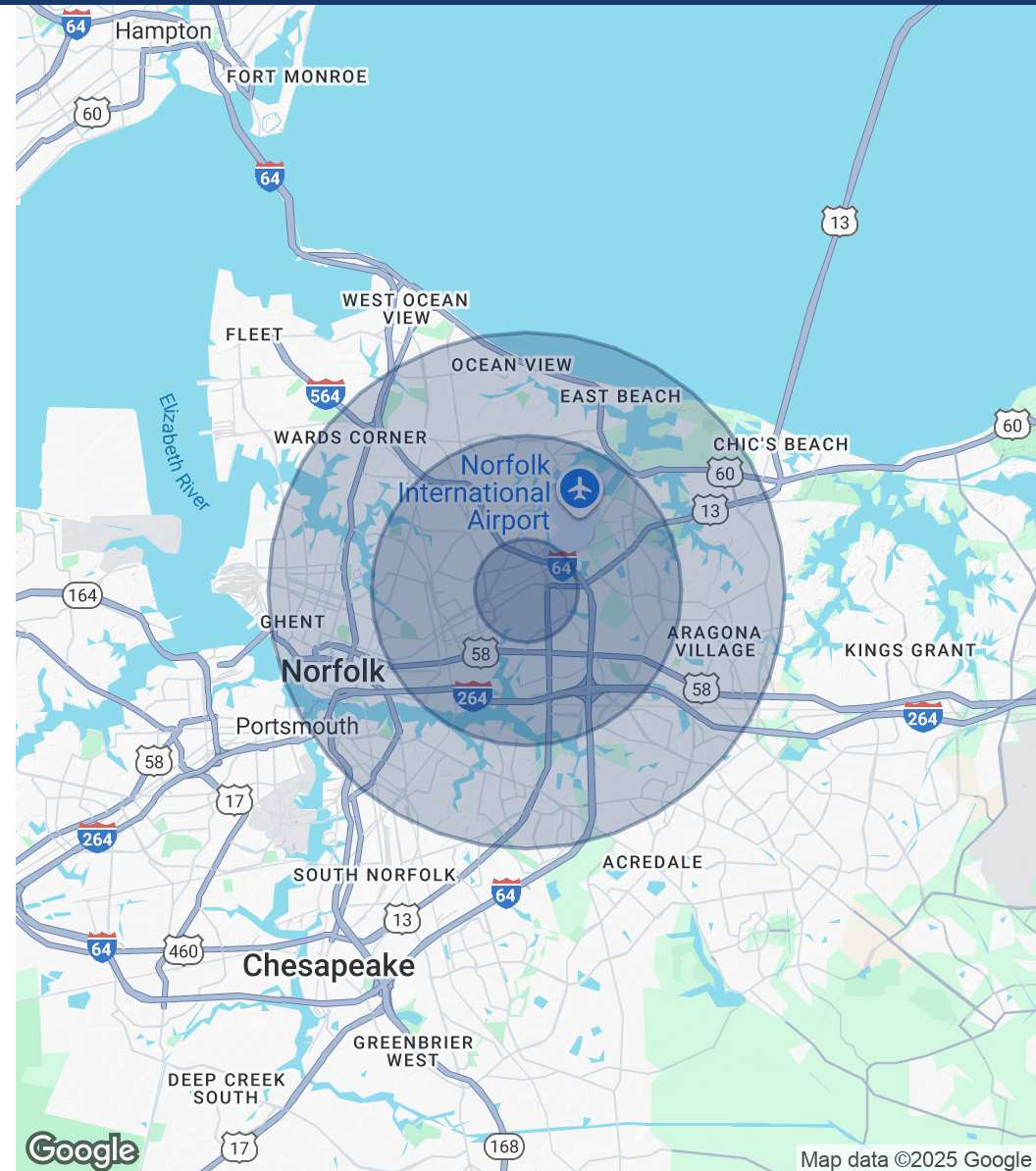
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,279	102,617	300,042
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,051	41,156	124,428
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$75,754	\$80,735	\$87,603
Average House Value	\$206,266	\$282,337	\$335,513

Demographics data derived from AlphaMap



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