

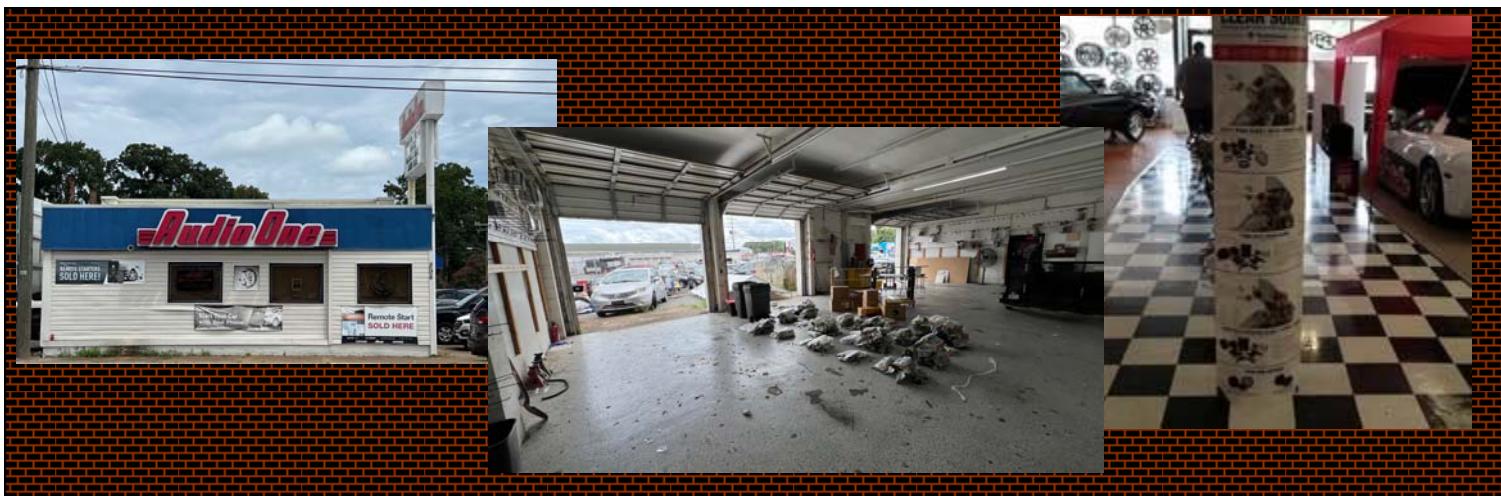


**FOR
SALE
or
RENT**

RETAIL + 9 SERVICE BAYS
19 cars indoor capacity in 11,040 sq. ft.
(front 4 bays vacant used by AudioOne / Go-Ho Audio)
Merchandise display area + office + HVAC + alarm
3,047 sq. ft. + huge /tall pylon sign w/ reader boards
894 (front) E. Little Creek Rd., Norfolk, VA 23518
Zoned auto repair and C-C

- Bank of America same intersection, Wawa and CVS w/in 2 blocks
- Walmart & Old Time Pottery & submarket w/in 3 blocks.
- 24,500 cars per day traffic count
- E. Little Creek Rd., 1/2 mile north of I-64 between Tidewater Dr. / Chesapeake Blvd.
- Corridor connects Naval Air Station on the west to Joint Expeditionary Base—Little Creek on the east. Official Inspection Station in 2012. Zoned vehicle repair
- Brokers Protected
- www.loopnet.com/property/894-e-little-creek-rd-norfolk-va-23518/51710-22507800/

JCF 757-623-1062 ext. 213 (tel) / Attn: Lawrence / LAKEBARB4@aol.com



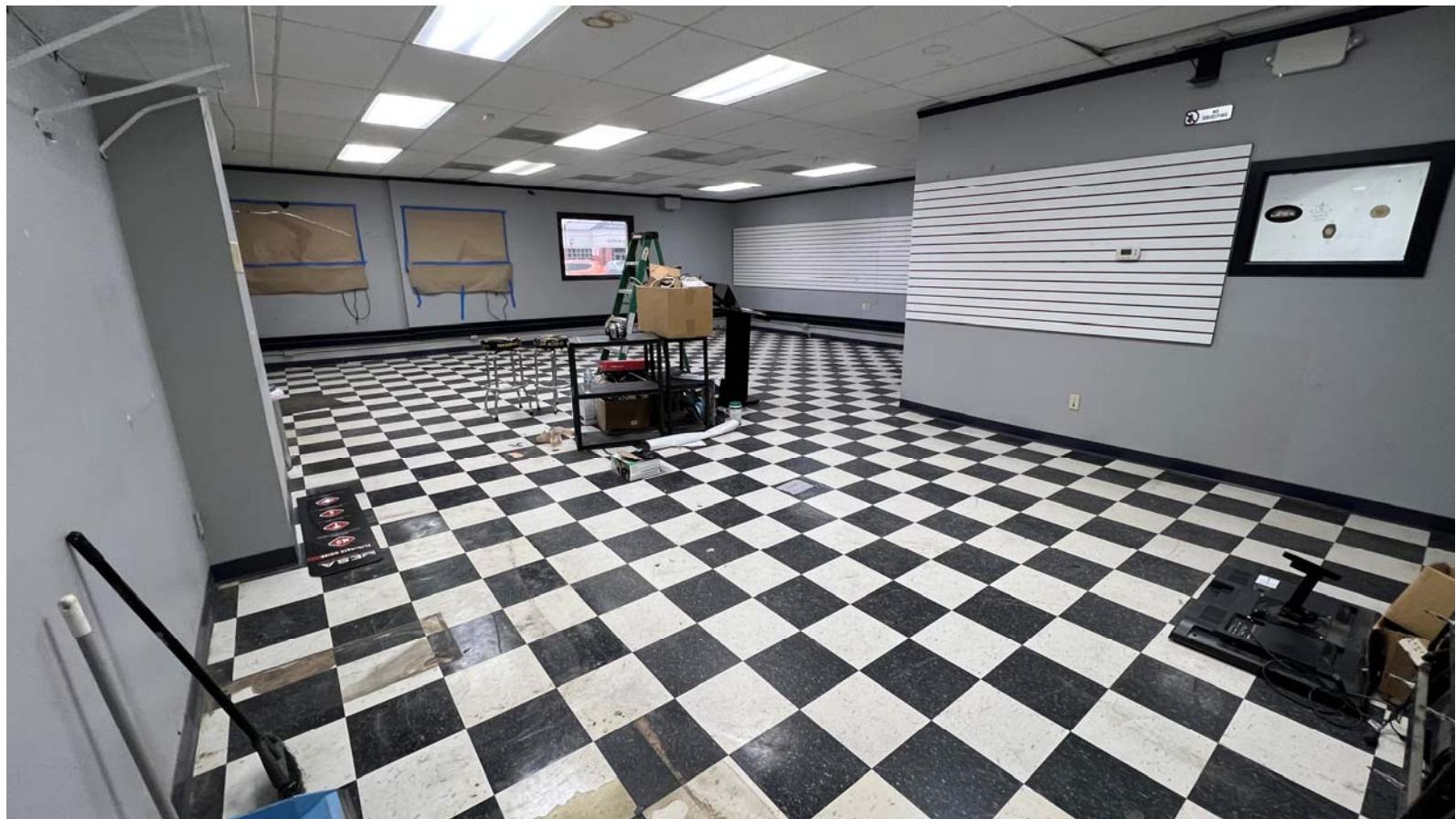
9 overhead doors
11,047 sq. ft.
Street signage
\$2,630,000

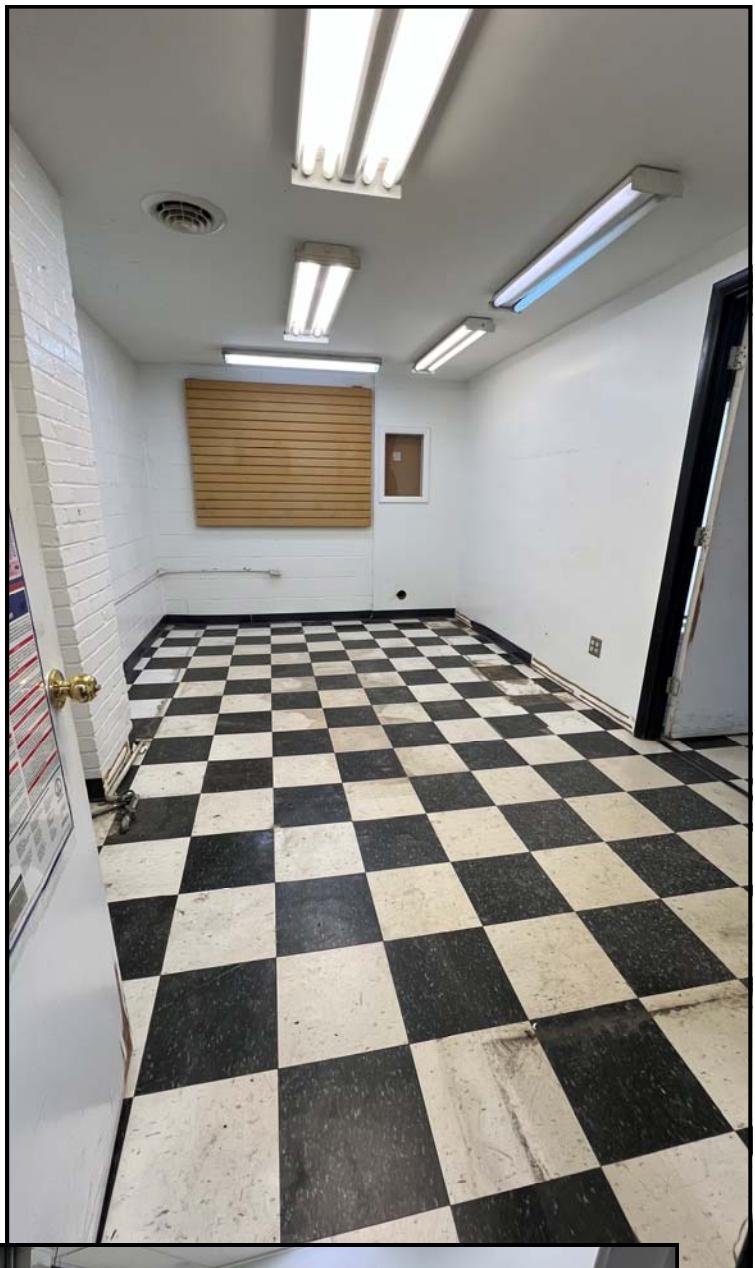
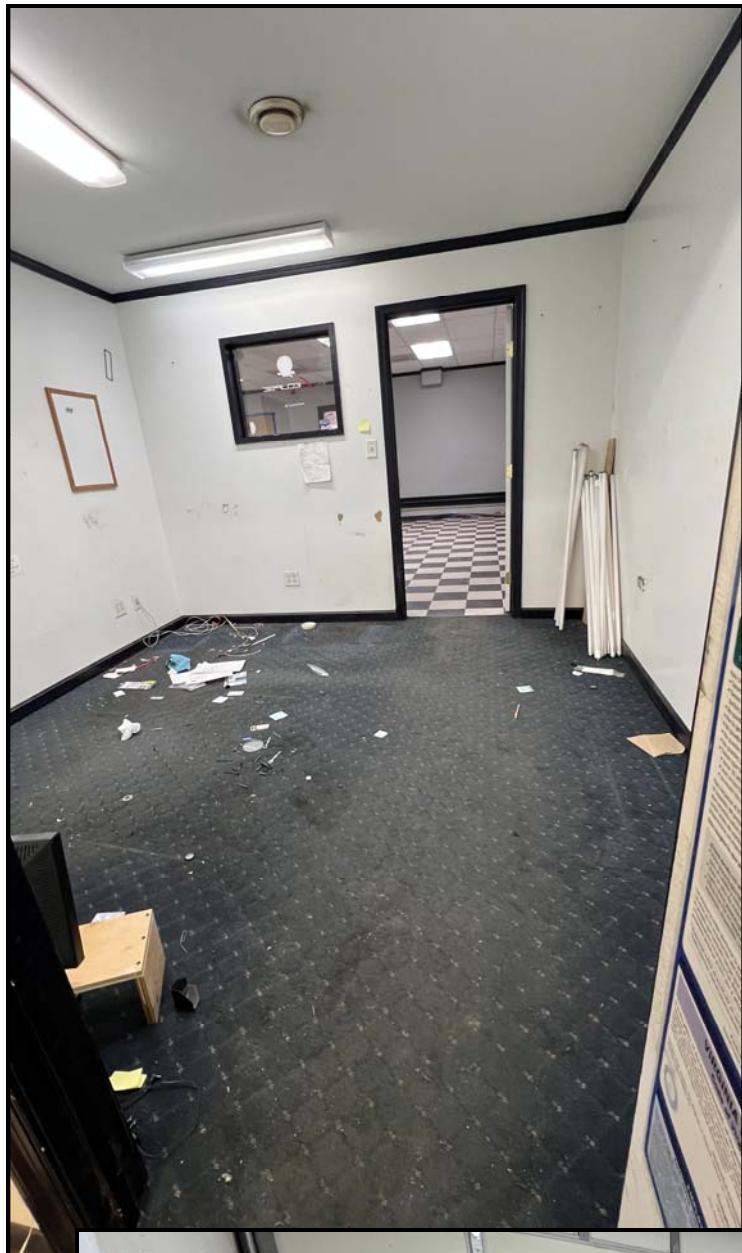
	1 Mile	3 Miles	5 Miles
Vehicles p/day 24,543			
Population 16,634	114,378	221,227	
Avg. Household Inc. \$74,685	\$80,304	\$81,005	

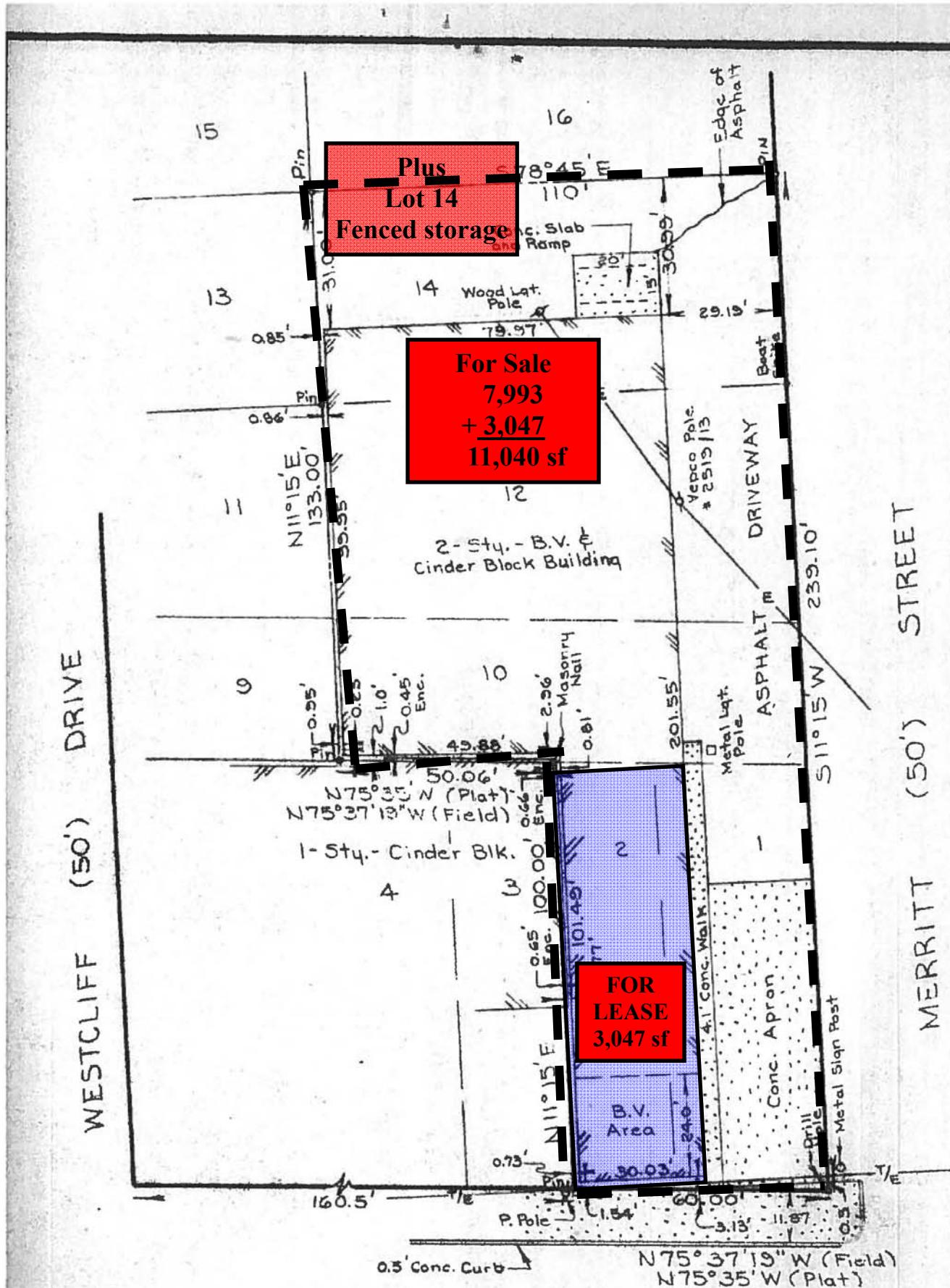




894 E. Little Creek Rd., Norfolk, Virginia 23518







**894 (south end) E. Little Creek Rd.
Norfolk, VA 23518**

Bank of America





Offering
16 Parcel Portfolio
21 leases
Norfolk, Virginia



Portfolio Price
currently \$24.6M
Some properties can be
purchased separately



Real Estate
Owners
Developers

Lawrence E. Fleder

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