



RETAIL PROPERTY FOR LEASE

ROOSEVELT GARDENS

2300 E LITTLE CREEK ROAD, NORFOLK, VA 23518



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	12,550 SF
Lease Rate:	Negotiable
Lot Size:	8.86 Acres
Building Size:	109,180 SF
Zoning:	C-3

AVAILABLE SPACES

Suite 2340	12,550 SF
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PROPERTY OVERVIEW

With more than 50 years of operating history, Roosevelt Gardens has an established and loyal clientele including fifteen retailers who have called Roosevelt Gardens home for more than 10 years and six retailers who have been successfully operating their for 20 years. National retailers and daily traffic generators include Save-A-Lot, Cato, Wells Fargo, Hibbett Sports, Dunkin Donuts, and Pizza Hut. Three of the largest tenants have term past 2024 providing long term stability for small shop retailers targeting a middle income demographic in the densely populated E Little Creek submarket.

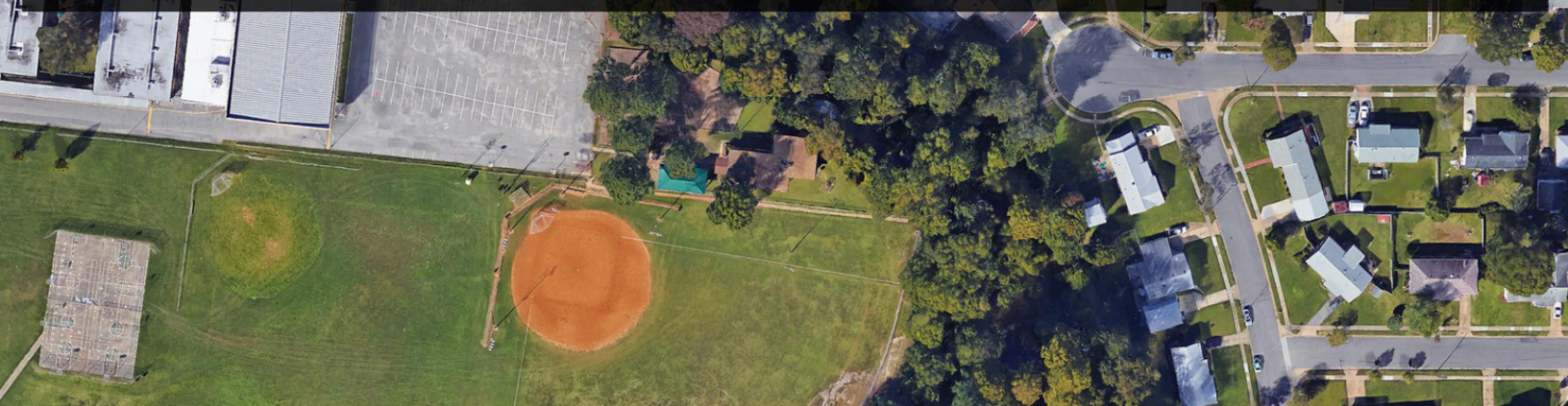
PROPERTY HIGHLIGHTS

- Approximately 132,549 military and private sector employees work within five miles of Roosevelt Gardens
- Long term anchor stability and well established national tenant mix and daily traffic generators.
- Surrounded by high density middle income neighborhoods compiled of 87,000 residents in a 3 mile radius

SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1-7936	The Best Look	678	11-2326	Cato	6,160	21-2364	Snip Squad	3,000
2-7938	Unity Martial Arts	1,080	12-2332	Coastal Interiors	7,500	22-2366	Jackson Hewitt	1,050
3-2300	Flame & Fry	1,125	13-2338	Spencer Dental	8,220	23-2368	New China Restaurant	1,050
4-2302	Hair by Tracy	1,640	14-2340	AVAILABLE	12,550	24-2370	Dr. Honore, DDS	1,400
5-2304	Nail Pro	1,400	15-2342	Azalea Inn	9,626	25-2372	Manila Bread House	1,400
6-2308	Relaxing Bed Spa	1,300	16-2350	VA ABC Store	3,750	26-2374	Area 51, Inc	1,050
7-2310	Valhalla Rose Tattoo	3,125	17-2352	Pizza Hut	2,500	27-2376	Area 51, Inc	1,060
8-2314	Save-A-Lot	15,796	18-2354	Origene Mystic	1,500	OP-2336	Dunkin' Donuts	1,600
9-2318	Fitness First	6,935	19-2356	American Pawn	3,125			
10-2324	Trimmers & Shears	1,440	20-2360	Hibbett Sports	7,125			



RETAILER MAP

NAVAL STATION NORFOLK
Over 67,000 Employed

85,000 VPD
42,000 VPD
23,000 VPD
170,000 VPD

Farm Fresh
RITE AID
ABC hair cuttery
Cuts • Color • Style

GOODY'S Peebles
FOOD LION
DOLLAR TREE
SALLY BEAUTY SUPPLIES
GameStop **Payless**

Walmart Neighborhood Market
Advance Auto Parts

SITE - ROOSEVELT GARDENS
Save a lot **Pizza Hut**
DUNKIN' DONUTS
HIBBETT SPORTS **Spencer Dental & Braces**

JOINT EXPEDITIONARY BASE
LITTLE CREEK-FORT STORY
Over 14,000 Employed

Farm Fresh
Harris Teeter
Kroger

Walmart
ABC
SAM'S CLUB

FOOD LION
BIG LOTS! **FAMILY DOLLAR**
Marshalls **CITITRENDS**

FOOD LION **FAMILY DOLLAR** **Planet Fitness**
CVS pharmacy **H&R BLOCK** **STARBUCKS COFFEE**

FOOD LION **FAMILY DOLLAR** **RITE AID**

FOOD LION
DOLLAR GENERAL

NORFOLK INTERNATIONAL AIRPORT

NORFOLK PREMIUM OUTLETS
CELESTINE **Tommy Hilfiger** **GAP** **OLD NAVY**
MICHAEL KORS **Nike Factory Store** **EXPRESS**
ZALE S outlet **STEVE MADDEN** **Calvin Klein**

THE HOME DEPOT **FOOD LION** **IHOP** **TARGET**
PETSMART **MATTRESS FIRM**

B'S WHOLESALE CLUB **SHOE CARNIVAL** **SPORTS ZONE Elite**
DOLLAR TREE **OfficeMax**
rue21 **CITITRENDS** **ABC**

Walmart Neighborhood Market

Walmart

LOWE'S

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ADDITIONAL PHOTOS



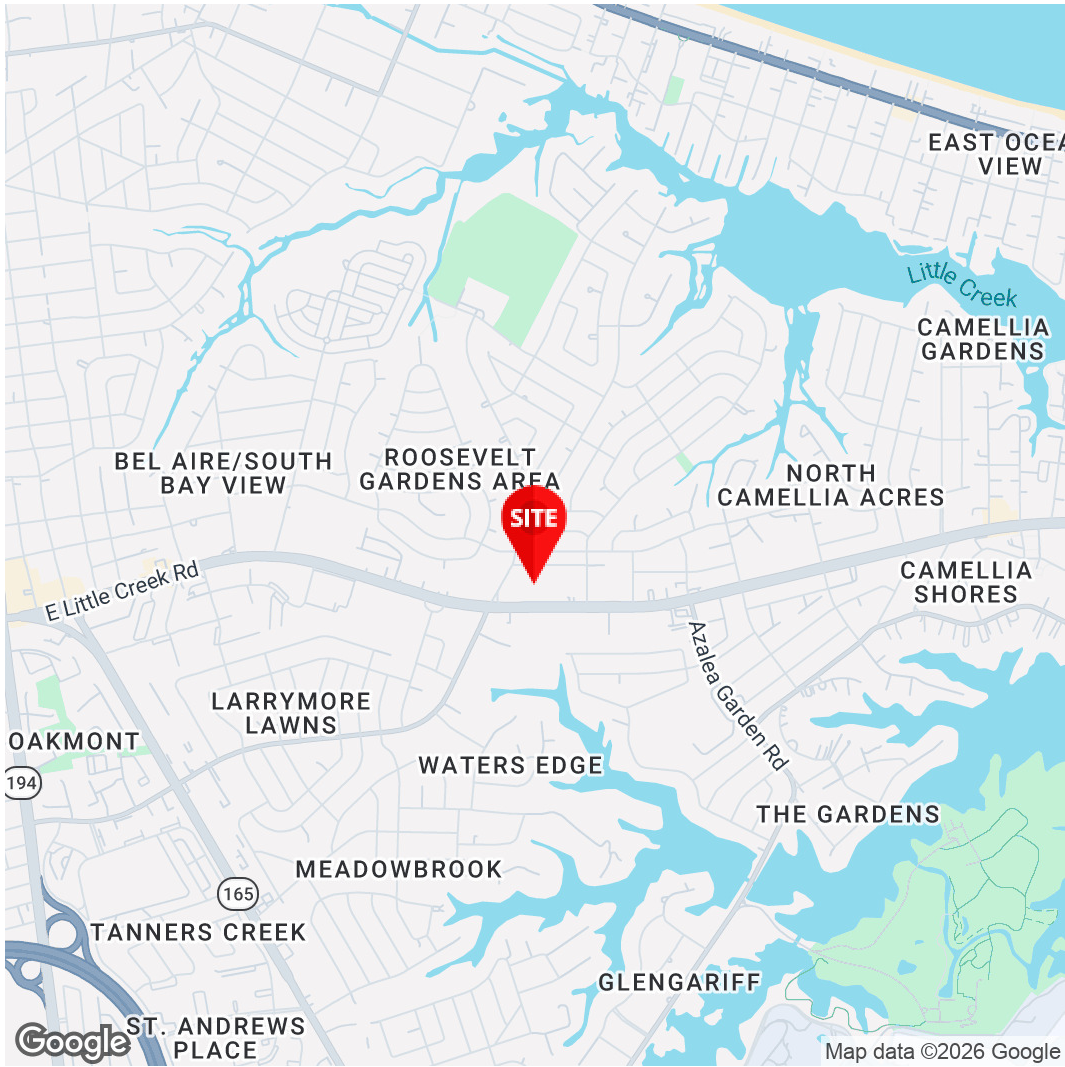
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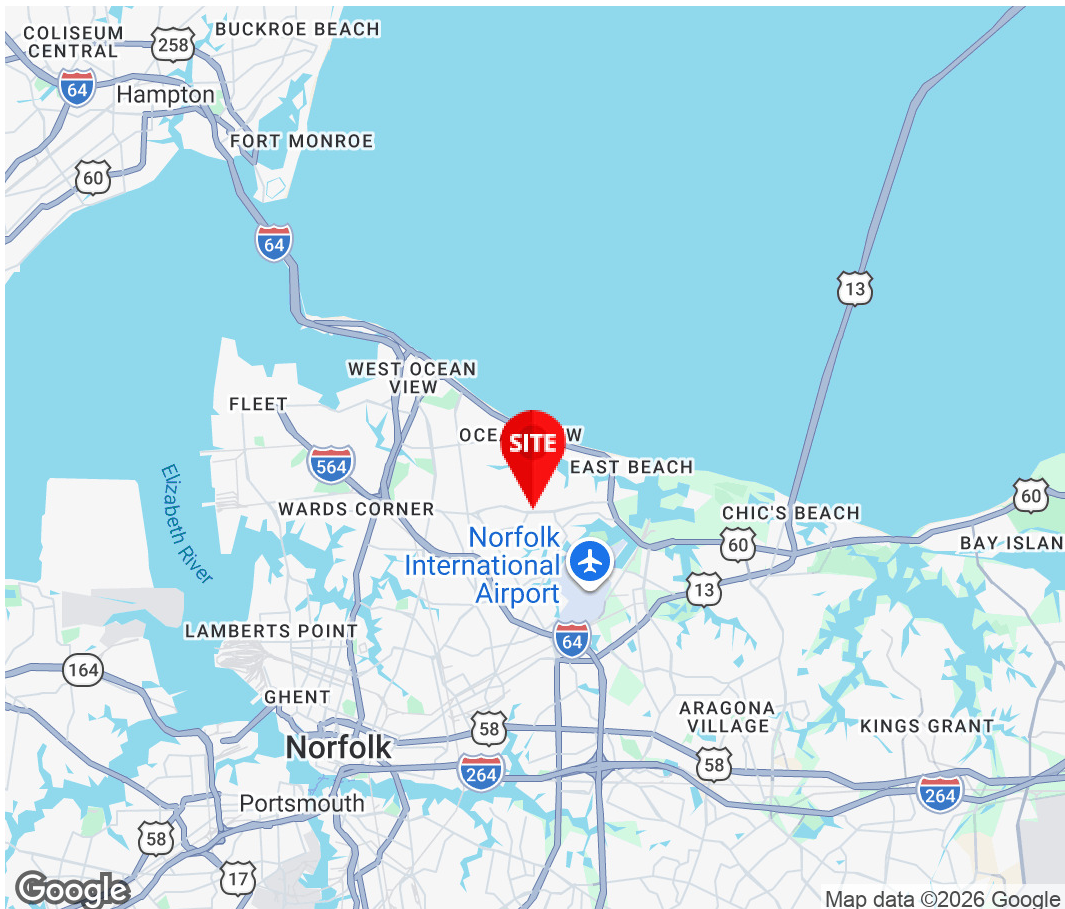
DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	12,545	88,249	209,258
Households	5,021	36,323	82,259
Families	3,346	22,152	49,946
Average Household Size	2.50	2.43	2.45
Owner Occupied Housing Units	3,218	18,453	40,012
Renter Occupied Housing Units	1,803	17,870	42,247
Median Age	38.7	34.5	32.4
2017 Summary			
Population	12,639	90,111	215,097
Households	5,056	37,034	84,439
Families	3,341	22,377	50,789
Average Household Size	2.50	2.43	2.44
Owner Occupied Housing Units	3,130	17,786	38,670
Renter Occupied Housing Units	1,926	19,248	45,769
Median Age	39.2	35.7	33.7
Median Household Income	\$55,498	\$46,393	\$47,196
Average Household Income	\$68,514	\$59,321	\$62,527
2022 Summary			
Population	12,780	91,729	219,681
Households	5,106	37,660	86,240
Families	3,361	22,652	51,628
Average Household Size	2.50	2.43	2.45
Owner Occupied Housing Units	3,163	18,096	39,439
Renter Occupied Housing Units	1,944	19,564	46,801
Median Age	39.3	36.6	34.5
Median Household Income	\$58,618	\$48,984	\$50,145
Average Household Income	\$77,189	\$66,620	\$70,349
Trends: 2017-2022 Annual Rate			
Population	0.22%	0.36%	0.42%
Households	0.20%	0.34%	0.42%
Families	0.12%	0.24%	0.33%
Owner Households	0.21%	0.35%	0.39%
Median Household Income	1.10%	1.09%	1.22%



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