

FOR SALE

7851 AZALEA GARDEN ROAD
Norfolk, VA 23518

NEW INVESTMENT OPPORTUNITY



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IDEAL FOR INVESTORS OR OWNER/OCCUPANT

7851 AZALEA GARDEN ROAD

Norfolk, VA 23518

Property Features

Building Size:	±33,100 SF on ±1.98 Acres
Current Availability:	16,600 SF \$10.00 PSF / NNN (\$1.27 PSF) <ul style="list-style-type: none">8,695 SF 1st Floor, open showroom area7,905 SF 2nd Floor, new office area
Ceiling Height:	9' - 22'
Power:	Single-phase power, 600 amp / 240v
Zoning:	C-C (Community Commercial District)
Miscellaneous:	Two access points to property, fenced and gated parking, monument signage, all new HVAC units
Current NOI:	\$205,900
Projected NOI:	\$371,900
CAP Rate:	Potential CAP Rate is 9.5%
Sales Price:	\$3,900,000 / \$117.82 PSF



86,307
POPULATION
3-Miles



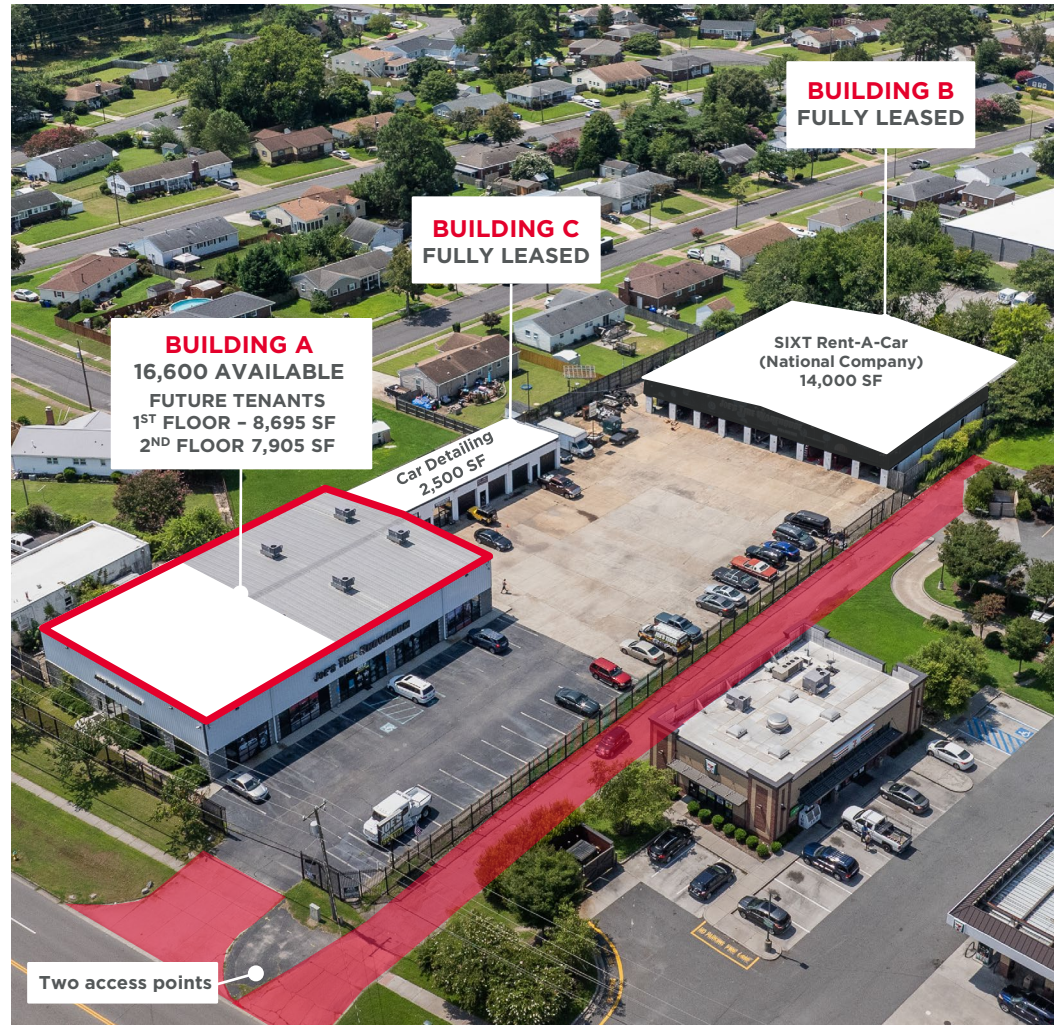
\$69,488
MEDIAN HHI
3-Miles



\$318,409
MEDIAN HOME VALUE
3-Miles



36.6
MEDIAN AGE
3-Miles





ANYTIME FITNESS



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HANGRY JOE'S
Hot Chicken & Wings



LEASED



jiffylube



E. Little Creek Road 21,220 VPD

Azalea Garden Road 11,100 VPD

BUILDING B
FULLY LEASED

BUILDING C
FULLY LEASED

BUILDING A
16,600 AVAILABLE FOR
FUTURE TENANT OR
OWNER OCCUPANT



STIHL

Taylor's
Do it centers

DOLLAR TREE

DRIVER'S AUTO SALES

INTERNATIONAL AUTO CARE

SONIC

WELLS FARGO

LOCATION MAP

