

# FOR SALE

7851 AZALEA GARDEN ROAD  
Norfolk, VA 23518

NEW INVESTMENT OPPORTUNITY



**JANET WHITBECK**

Senior Vice President

757 286 0629

janet.whitbeck@thalhimer.com

The Town Center of Virginia Beach

222 Central Park Avenue, Suite 1500

Virginia Beach, VA 23462

757 499 2900 | Thalhimer.com



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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

16,600 SF | \$10.00 PSF / NNN (\$1.27 PSF)

Current Availability: • 8,695 SF 1<sup>st</sup> Floor, open showroom area  
• 7,905 SF 2<sup>nd</sup> Floor, new office area

Ceiling Height: 9' - 22'

Power: Single-phase power, 600 amp / 240v

Zoning: C-C (Community Commercial District)

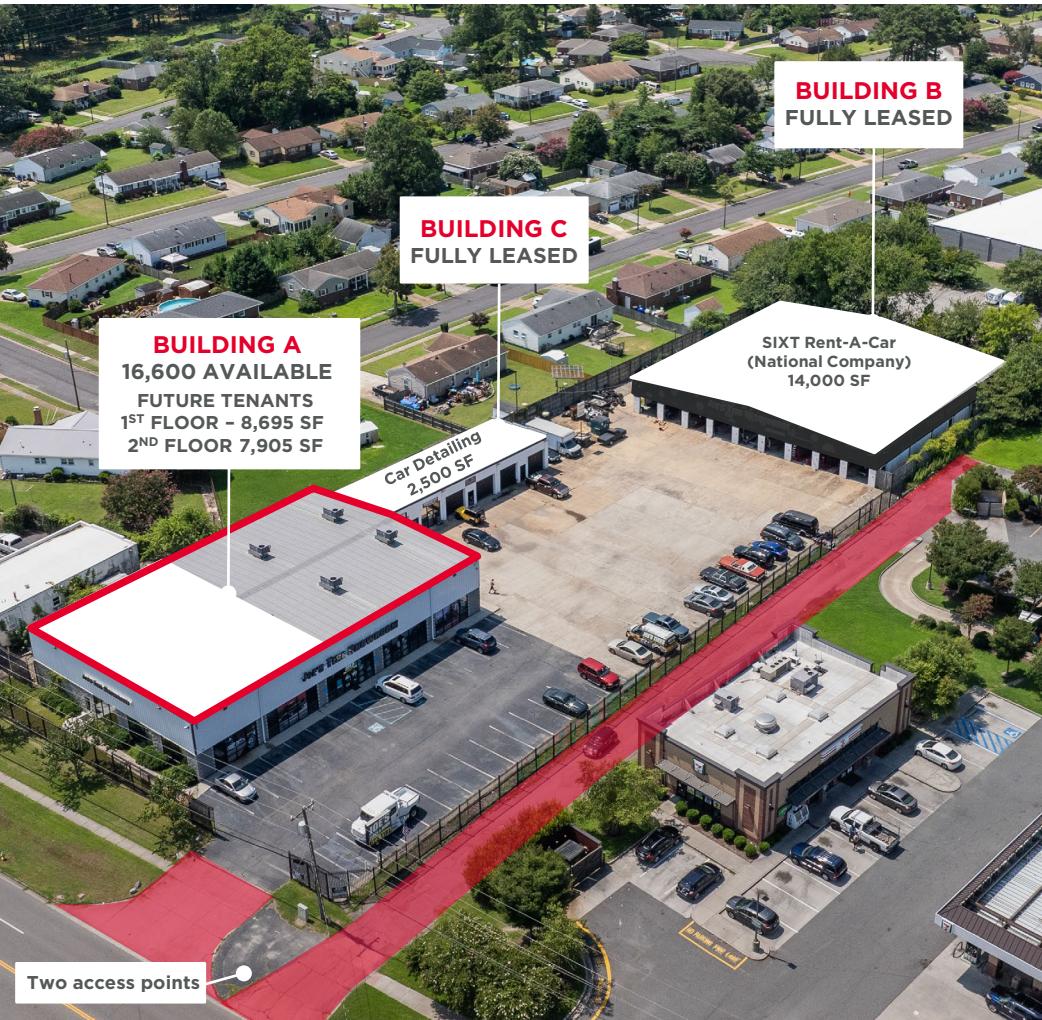
Miscellaneous: Two access points to property, fenced and gated parking, monument signage, all new HVAC units

Current NOI: \$205,900

Projected NOI: \$371,900

CAP Rate: Potential CAP Rate is 9.5%

Sales Price: \$3,900,000 / \$117.82 PSF





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LEASED

BUILDING B  
FULLY LEASED

BUILDING C  
FULLY LEASED

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

E. Little Creek Road 21,220 VPD

Azalea Garden Road 11,100 VPD



# LOCATION MAP

