

# FOR LEASE

## 7851 AZALEA GARDEN ROAD

Norfolk, VA 23518



### **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



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

*Cushman Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

FOR LEASE

# 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) •8,695 SF 1st Floor, open showroom area •7,905 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



86,307  
**POPULATION**  
3-Miles



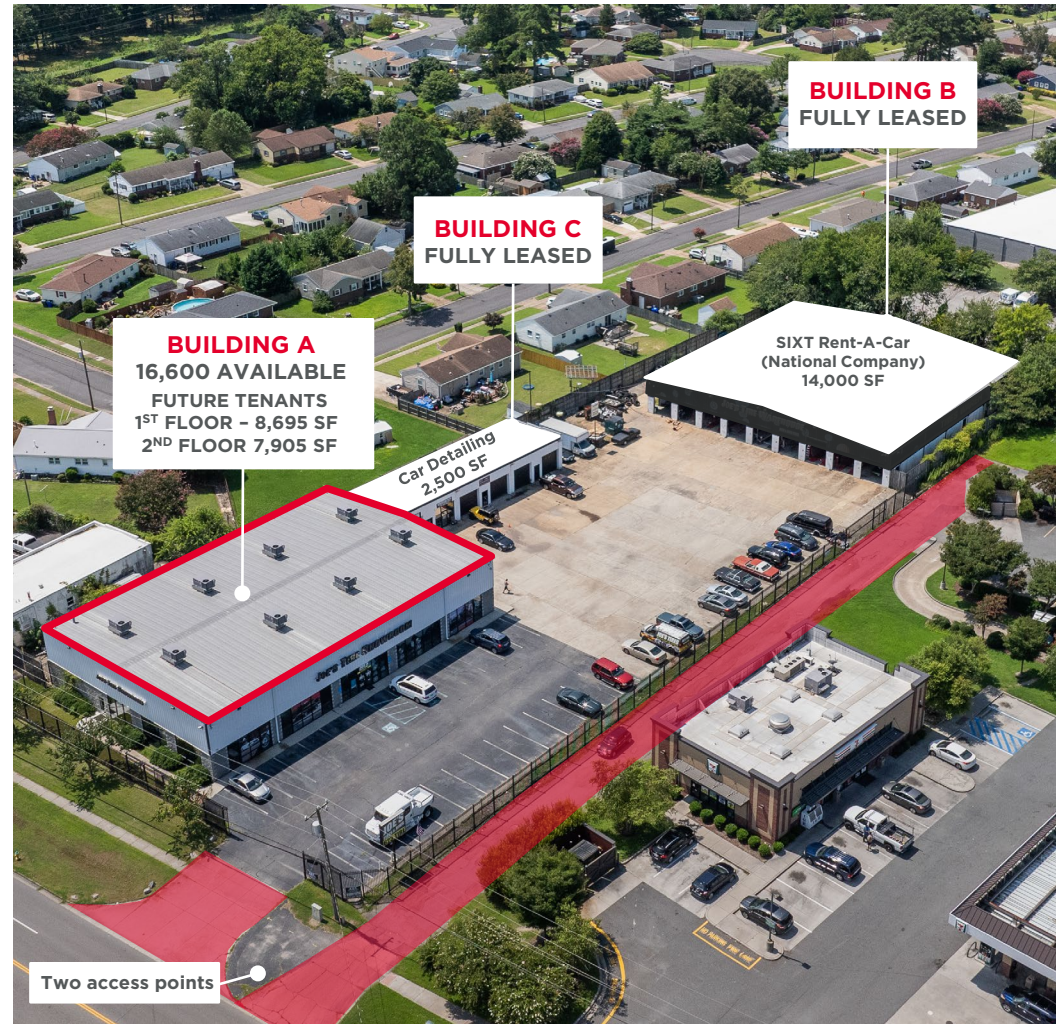
\$69,488  
**MEDIAN HHI**  
3-Miles



\$318,409  
**MEDIAN HOME VALUE**  
3-Miles



36.6  
**MEDIAN AGE**  
3-Miles

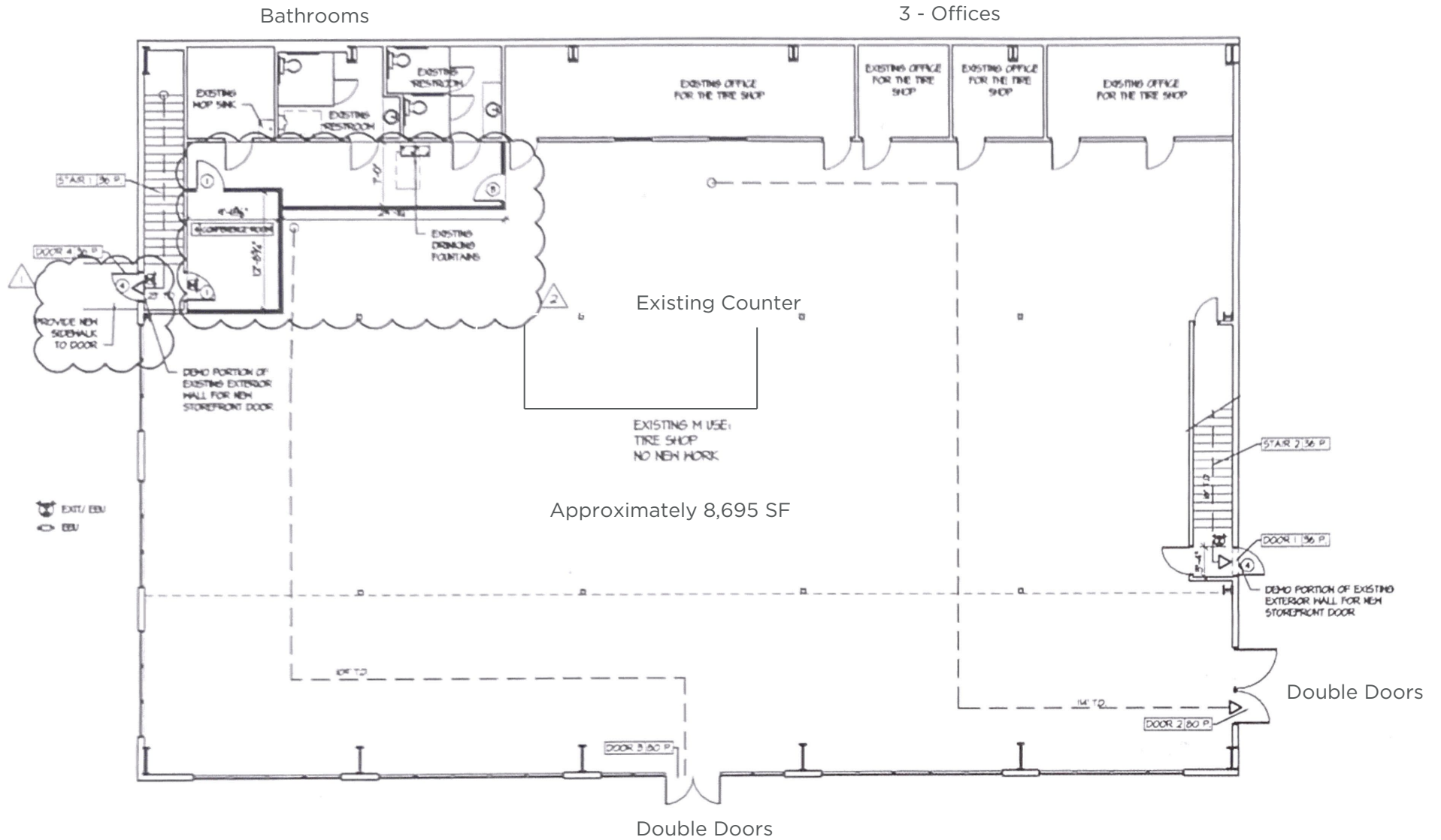


FOR LEASE

# 7851 AZALEA GARDEN ROAD

Norfolk, VA 23518

## 1st Floor Plan



ANYTIME FITNESS



AM AVIATION INSTITUTE OF MAINTENANCE



Hardee's

WELLS FARGO

T Tidewater Tech

INTERNATIONAL AUTO CARE

STIHL

HANGRY JOE'S Hot Chicken & Wings

SONIC

Taylor's Do it centers

DOLLAR TREE



LEASED

DRIVER'S AUTO SALES

BUILDING B FULLY LEASED



jiffylube

BUILDING C FULLY LEASED

TACO BELL

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



E. Little Creek Road 21,120 VPD

Azalea Garden Road 11,100 VPD



# LOCATION MAP



CHESAPEAKE BAY

7851 AZALEA GARDEN ROAD

NORFOLK INTERNATIONAL AIRPORT

NORFOLK

VIRGINIA BEACH

VIRGINIA BEACH TOWN CENTER

NORFOLK INTERNATIONAL TERMINALS

PORTSMOUTH MARINE TERMINAL