

RETAIL BUILDING | LAND

# FOR SALE OR LEASE




1221 E. Little Creek Road  
Norfolk, VA 23518









**FOR SALE: ~~\$1,300,000~~ \$1,150,000**  
**or FOR GROUND LEASE: \$80,000 per year**

## ABOUT PROPERTY

- ➔ 4,862 SF on 1.23 AC
- ➔ Former Sun Trust and Truist bank branch
- ➔ Improved with three (3) drive-thru lanes, concrete parking lot (58 spaces), and landscaping
- ➔ Superior ingress/egress
- ➔ Located where E. Little Creek Road (33,782 VPD) forks into Military Highway (22,403 VPD)
- ➔ Site is part of a commercially intense trade area of retail and restaurants that cater to residents of Ocean View, Bayview, and Larrymore Lawns

POPULATION (2025):		
1-mi. 17,042	2-mi. 60,213	3-mi. 107,355
		

HOUSEHOLDS (2025):		
1-mi. 7,233	2-mi. 25,925	3-mi. 46,554
		

AVG. HOUSEHOLD INCOME (2025):		
1-mi. \$88,319	2-mi. \$86,668	3-mi. \$92,685
		

For more information:

BOB KING  
757.640.8207  
[BobKing@HarveyLindsay.com](mailto:BobKing@HarveyLindsay.com)

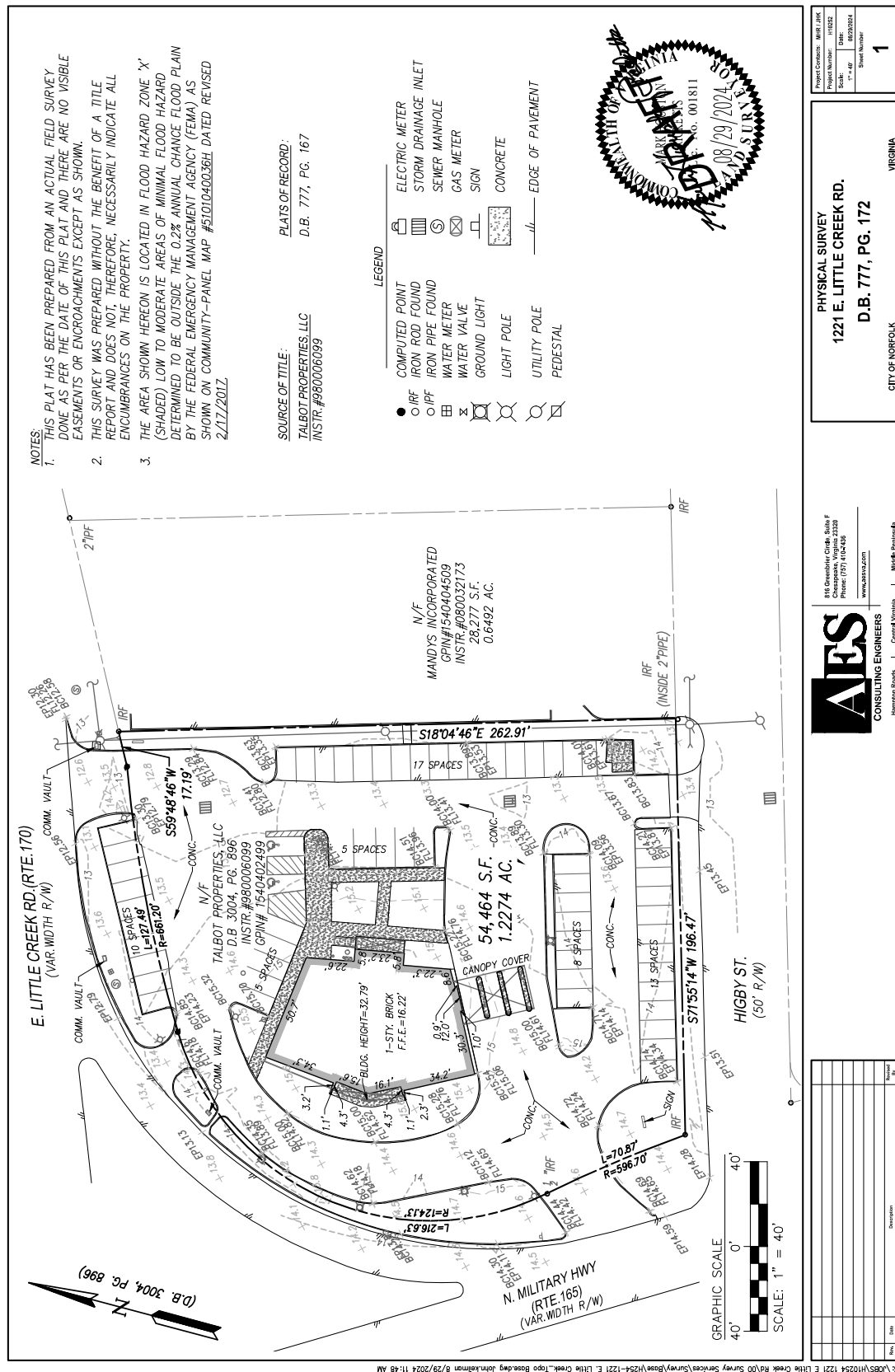
RYAN KING  
757.640.8210  
[RyanKing@HarveyLindsay.com](mailto:RyanKing@HarveyLindsay.com)

999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700  
[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

# SURVEY

**1221 E. Little Creek Road, Norfolk, VA**



**For more information:**  
**BOB KING**  
**757.640.8207**  
**[BobKing@HarveyLindsay.com](mailto:BobKing@HarveyLindsay.com)**

RYAN KING  
757.640.8210  
[RyanKing@HarveyLindsay.com](mailto:RyanKing@HarveyLindsay.com)

**999 Waterside Drive • Suite 1400**  
**Norfolk, Virginia 23510**  
**757-640-8700**  
[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

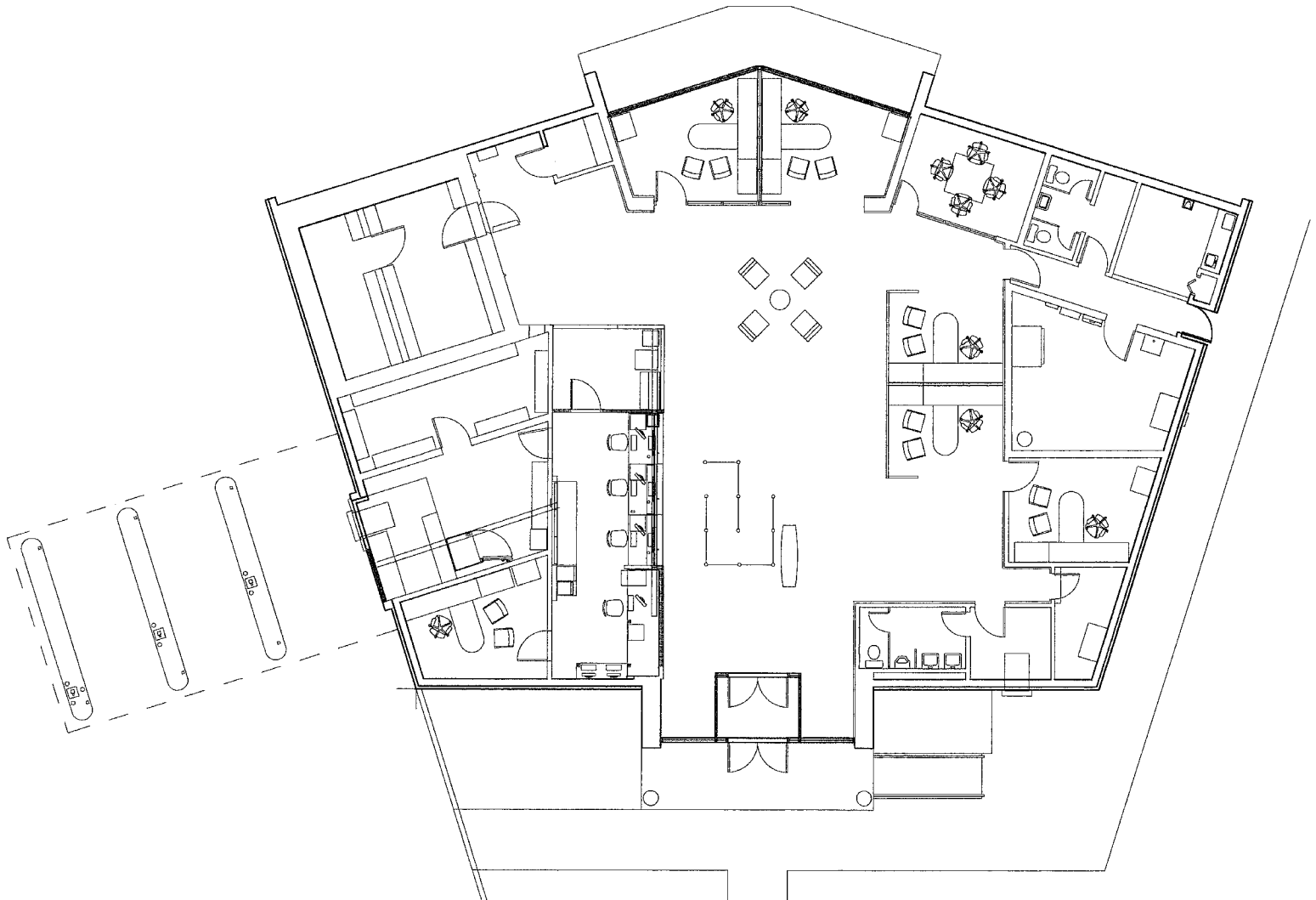
**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.



# SITE AERIAL SPACE PLAN

1221 E. Little Creek Road, Norfolk, VA



For more information:

BOB KING

757.640.8207

BobKing@HarveyLindsay.com

RYAN KING

757.640.8210

RyanKing@HarveyLindsay.com

999 Waterside Drive • Suite 1400

Norfolk, Virginia 23510

757-640-8700

[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE

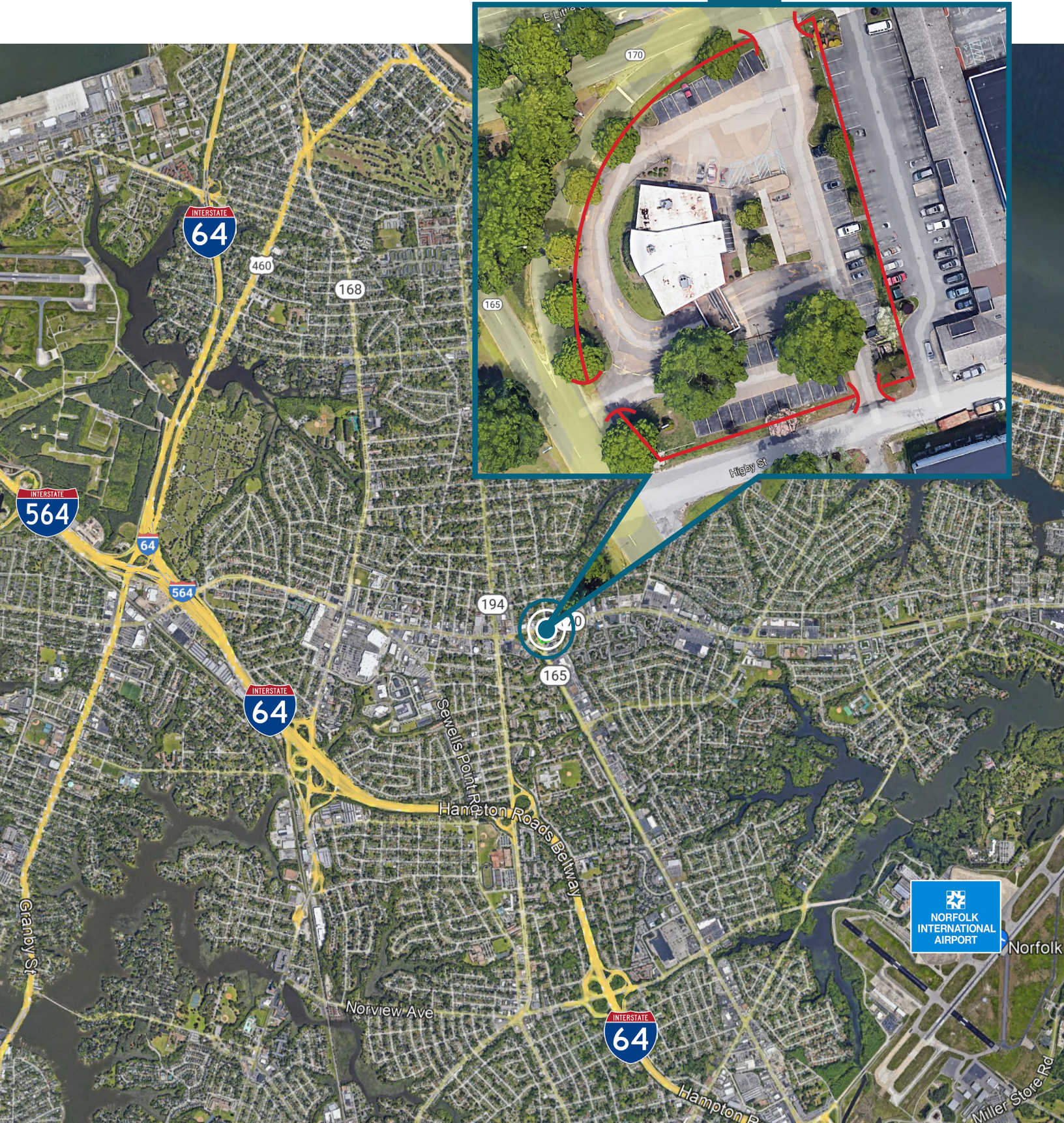
The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.



# LOCATION AERIAL

1221 E. Little Creek Road, Norfolk, VA

SITE



For more information:

BOB KING

757.640.8207

BobKing@HarveyLindsay.com

RYAN KING

757.640.8210

RyanKing@HarveyLindsay.com

999 Waterside Drive • Suite 1400

Norfolk, Virginia 23510

757-640-8700

[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.