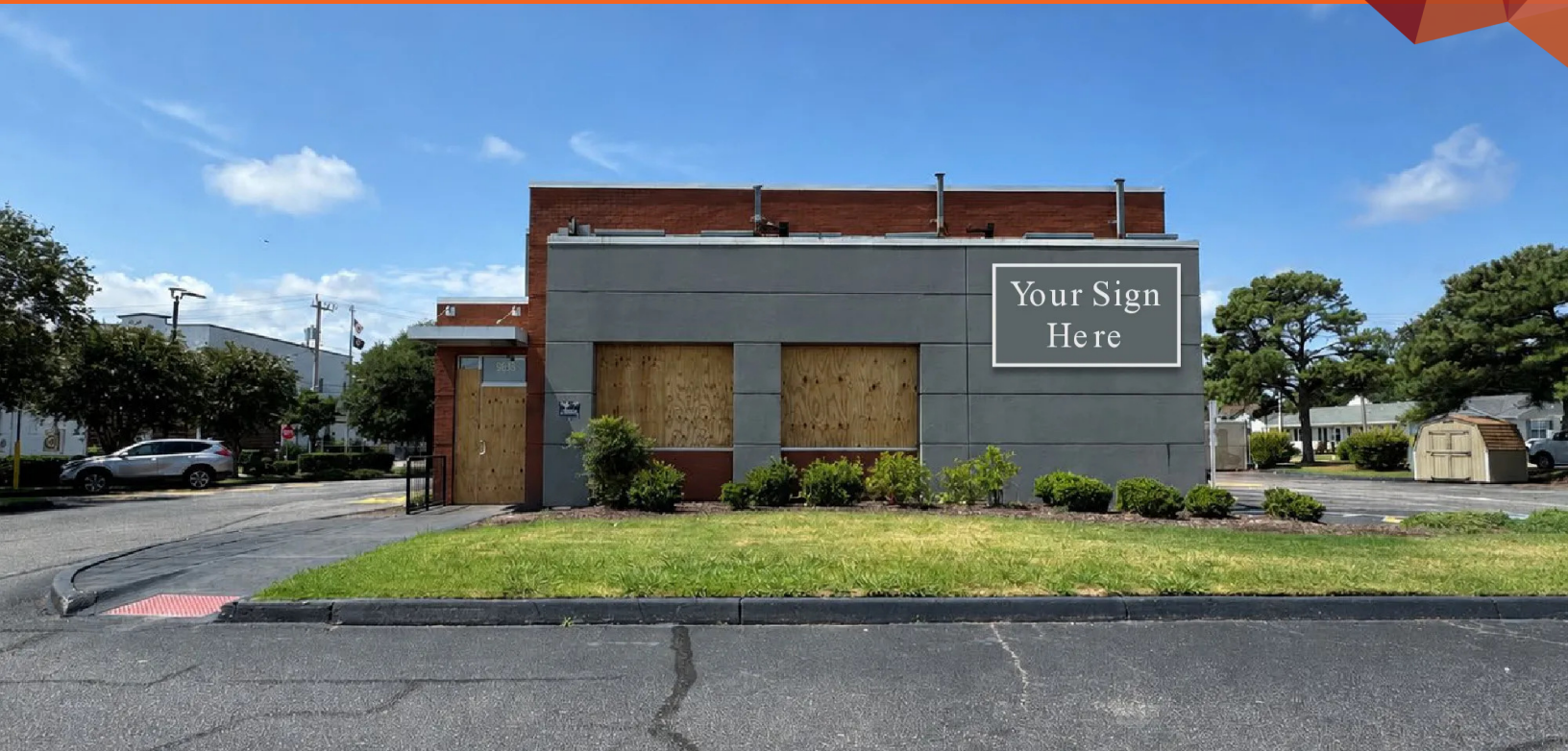


9635 DUFFY'S LANE

NORFOLK, VA 23503

FOR SALE

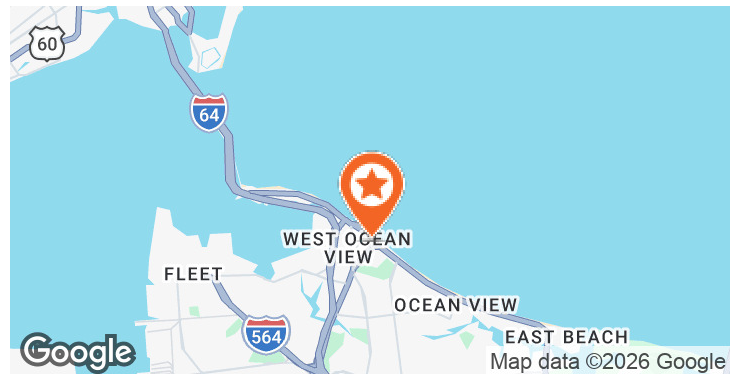


LOCATION DESCRIPTION

Freestanding building featuring a drive-thru, offering an ideal footprint for a wide range of quick-service, retail, or service-based users. The property's freestanding format and drive-thru functionality make it well-suited for an owner-user or investor targeting long-term commercial use in this well-established Norfolk trade area.

PROPERTY HIGHLIGHTS

- Former 3,169 SF McDonalds with drive thru located on 0.86 Acres
- Zoned Commercial
- List Price: \$750,000
- Traffic Counts: West Ocean View Avenue 14,000 ADT



 DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population (Drive Time)	24,565	67,517	166,808
Total Households (Drive Time)	11,016	30,087	69,319
Median HH Income (Drive Time)	\$66,785	\$64,166	\$69,151
Average HH Income (Drive Time)	\$93,931	\$91,191	\$97,825



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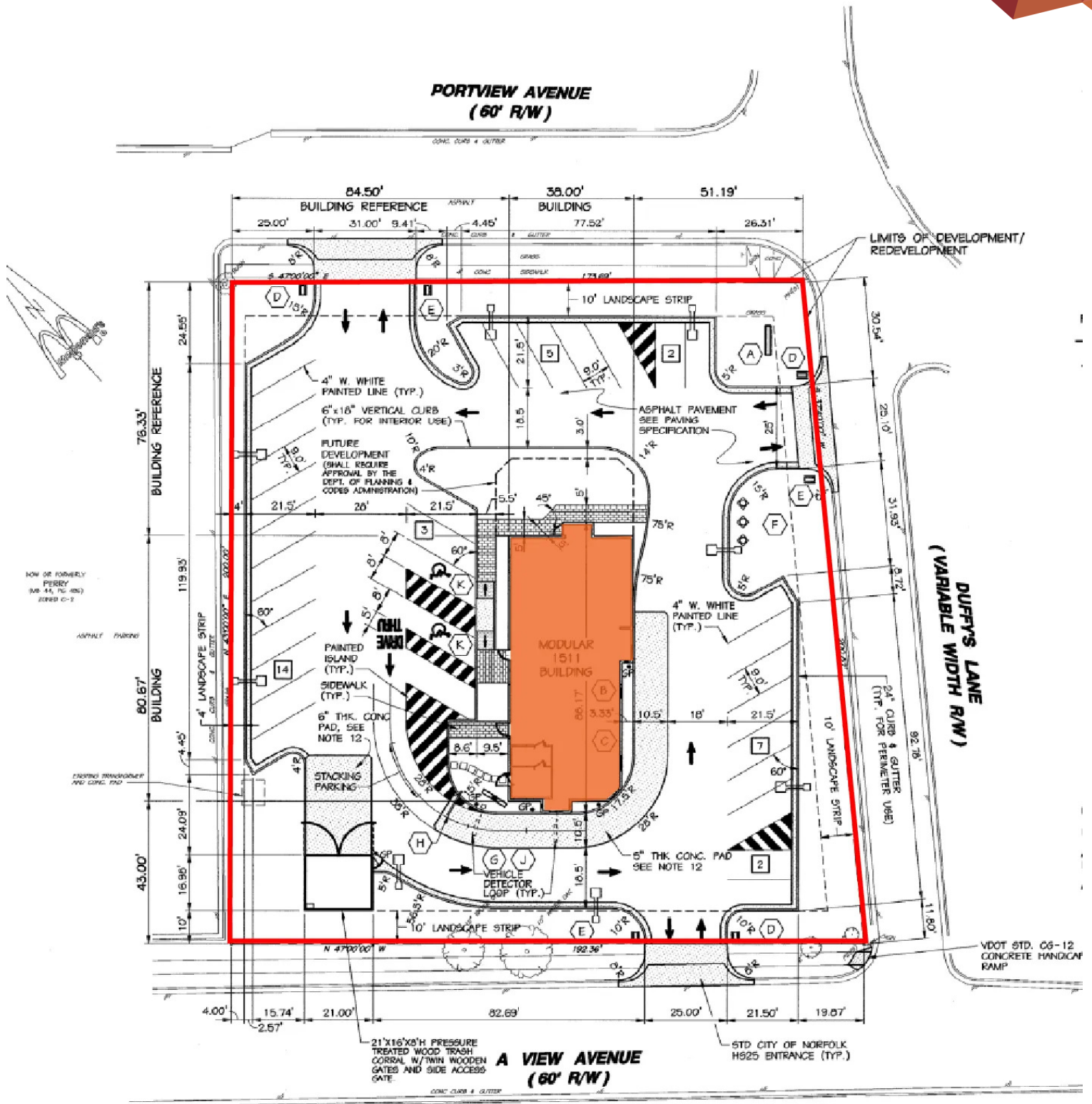
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SITE PLAN

FOR SALE

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RETAILER MAP

FOR SALE

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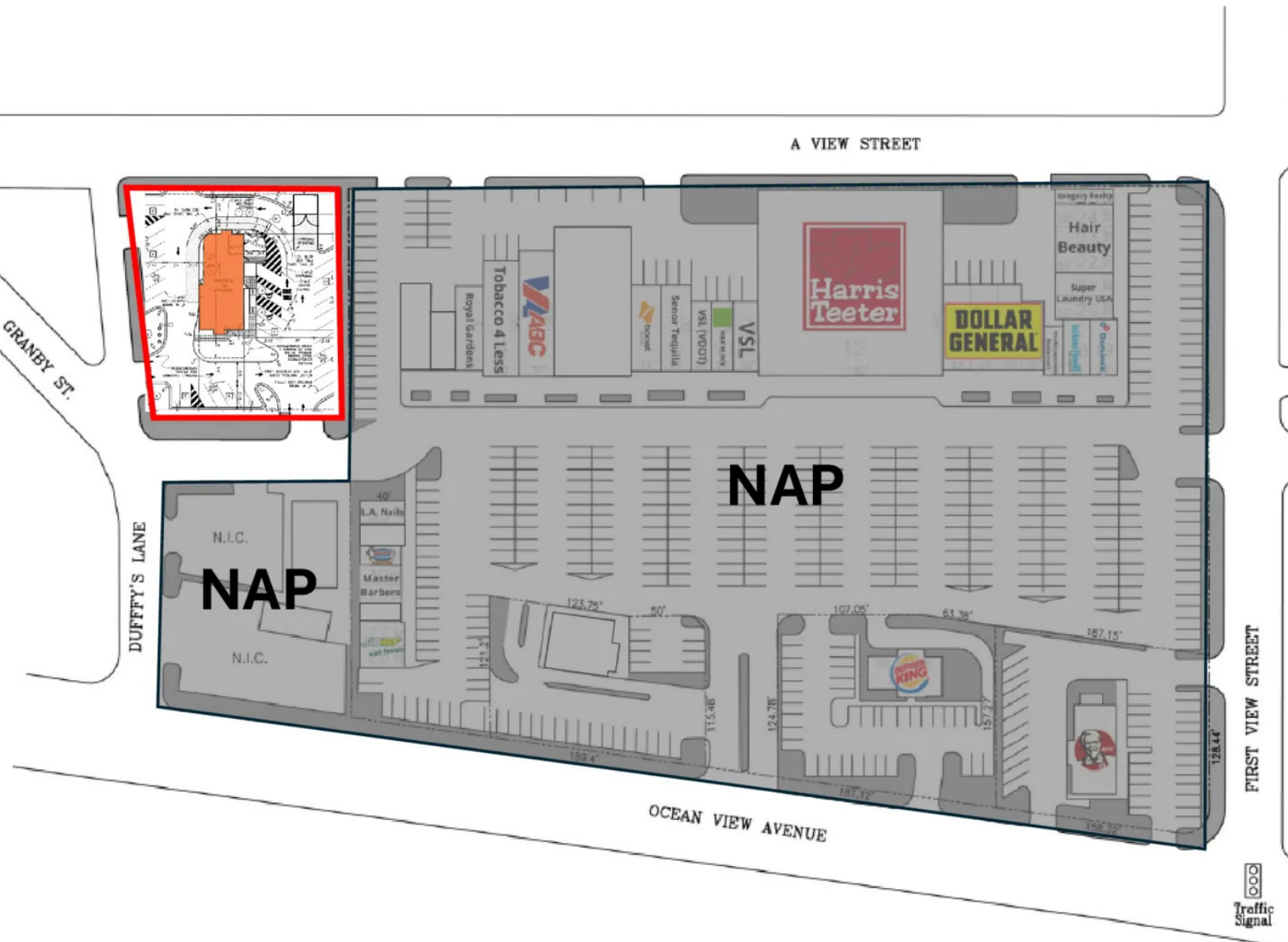
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