



FOR LEASE

7851 AZALEA GARDEN BUILDING A

RETAIL / SHOWROOM WAREHOUSE WITH YARD

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PROPERTY FEATURES

1985

YEAR BUILT

±9,600

TOTAL SF

±1.98 ACRES

TOTAL SITE SIZE

\$14.00 PSF, NNN

LEASE RATE

C-C

ZONING

22'

CEILING HEIGHT

600 AMP

POWER

**Property may also be purchased*

PROPERTY HIGHLIGHTS



IDEAL FOR RETAIL BUSINESSES

SUCH AS AUTO PARTS, SPECIALTY BUILDING SUPPLIES, AUTO SHOWROOM, AUTO COLLECTOR, OR CONTRACTOR



9,600 SF WIDE OPEN SHOWROOM

WITH LARGE COUNTER AREA, 4 PRIVATE OFFICES AND 2 RESTROOMS (OPTION TO EXPAND TO 7,000 SF OFFICE)



ALL NEW HVAC SYSTEMS



MONUMENT SIGNAGE

AVAILABLE



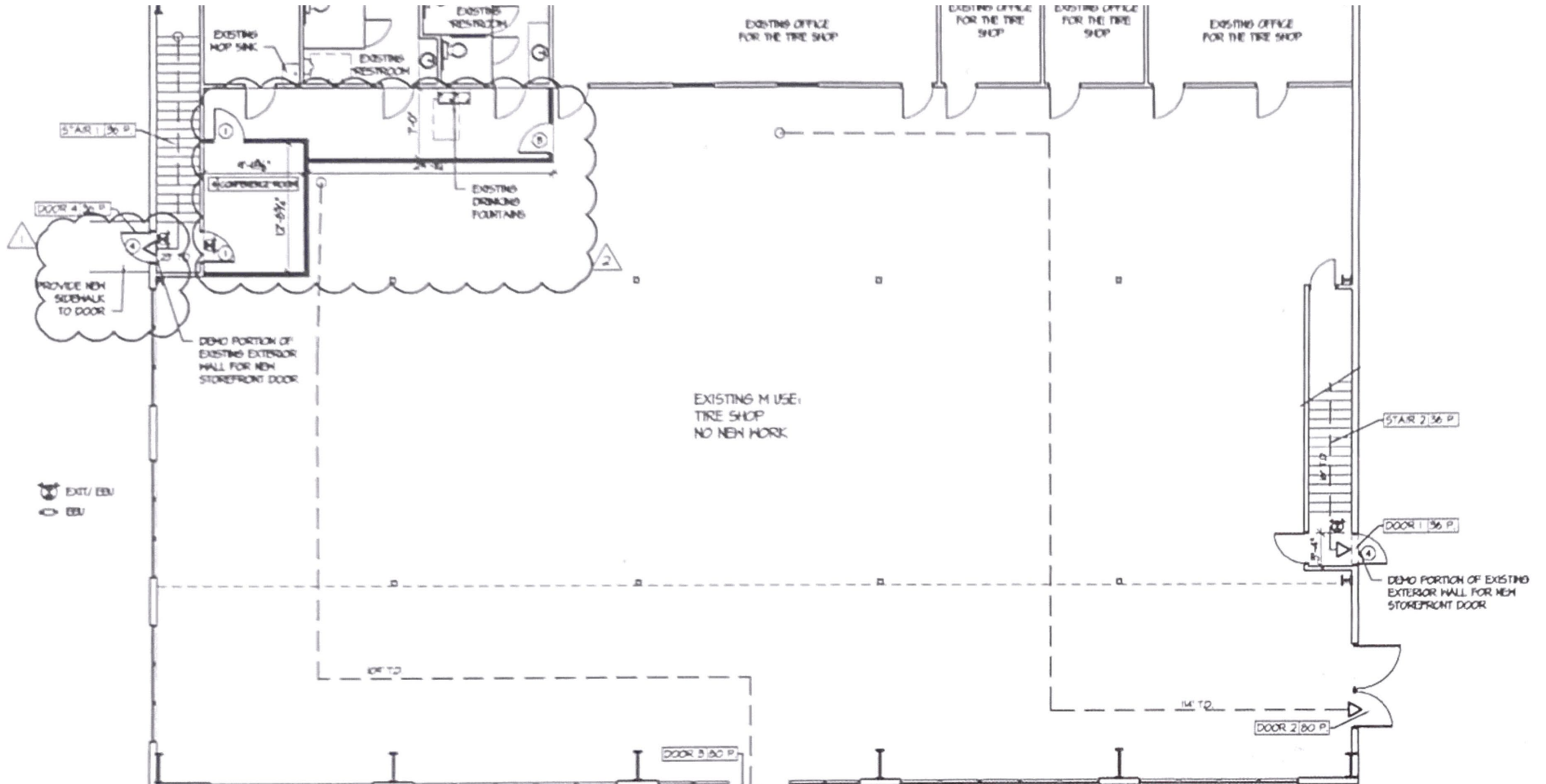
SECURED PARKING

FENCED & GATED

PROPERTY PHOTOGRAPHY



1ST FLOOR PLAN



PROPERTY AERIAL



AM AVIATION INSTITUTE OF MAINTENANCE

DUNKIN'

T Tidewater Tech

HANGRY JOE'S Not Chicken & Wings

INTERNATIONAL AUTO CARE

STIHL

AMF

SONIC

ANYTIME FITNESS

DRIVE NOW AUTO SALES

DOLLAR TREE

jiffylube

TACO BELL

7 ELEVEN

BUILDING A

16,600 SF

AZALEA GARDEN ROAD 11,469 VPD

E. LITTLE CREEK ROAD 21,862 VPD



AREA DEMOGRAPHICS



POPULATION



HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	10,995	\$76,879	7,945
3 Miles	84,381	\$65,580	77,059

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HAMPTON ROADS MSA



Virginia Named #2 Top
State for Business
- CNBC, 2023

The Hampton Roads Metropolitan Statistical Area is made up of 14 submarkets surrounding the Port of Virginia, home to the deepest harbor and international port on the East Coast. The region's strategic location on the East Coast has fostered a maritime economy centered around the defense, shipping, and tourism industries. Increasing activity in the Port of Virginia has helped to sustain nearly 10% of the entire state of Virginia's workforce that have port-related jobs, while the more than 2,500 miles of shoreline and historical sites provide the backbone to a burgeoning tourism industry. Hampton Roads is also known for its technical innovation, access to global business, well-rounded modes of transportation, and opportunity for talent development. This region alone offers 33 colleges and trade schools and supports five out of six branches of the U.S. Military. Between graduates and military personnel leaving the service, the labor force is plentiful, growing, and eager to work.



1.75M
POPULATION



850,000
LABOR
FORCE



\$79,540
MEDIAN HH/
INCOME



755,224
TOTAL HOUSING
UNITS



43%
BACHELOR'S
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Virginia Beach Boardwalk
- American Music Festival
- Something in the Water Music Festival
- Busch Gardens & Water Country USA
- First Landing State Park
- Virginia Beach Aquarium
- Smithfield Station Waterfront Inn
- Norfolk Botanical Garden
- Chrysler Museum of Art
- Living-History Experiences:
 - Jamestown Settlement
 - Colonial Williamsburg
 - Yorktown Victory Center

MAJOR EMPLOYERS

- Huntington Ingalls Industries, Inc.
- Smithfield Fresh Meats Corporation
- Norfolk Naval Shipyard
- U.S. Navy
- Naval Medical Center
- Riverside Healthcare
- Bon Secours
- NASA Langley Research Center
- Dollar Tree
- Science Applications International Corporation
- MAC Technologies Inc.
- Colonial Williamsburg Foundation
- Amerigroup – The Wellpoint Companies
- STHL
- Sentara Healthcare
- Canon Virginia

COLLEGES & UNIVERSITIES

- **Christopher Newport University**
– 1,061 Undergrad
- **ECPI University**
– 482 Undergrad
- **Hampton University**
– 456 Undergrad
- **Old Dominion University**
– 1,640 Undergrad
- **Regent University**
– 4,518 Undergrad
- **Virginia Wesleyan University**
– 1,241 Undergrad
- **College of William & Mary**
– 6,543 Undergrad
- **Tidewater Community College**
– 10,838 Undergrad
- **25 other Colleges/Trade & Technical Schools**

