

RETAIL BUILDING | LAND

# FOR SALE OR LEASE

1221 E. Little Creek Road  
Norfolk, VA 23518



**FOR SALE: ~~\$1,300,000~~ \$950,000**  
**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.<br>17,042    | 2-mi.<br>60,213 | 3-mi.<br>107,355 |
|                    |                 |                  |

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

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

For more information:

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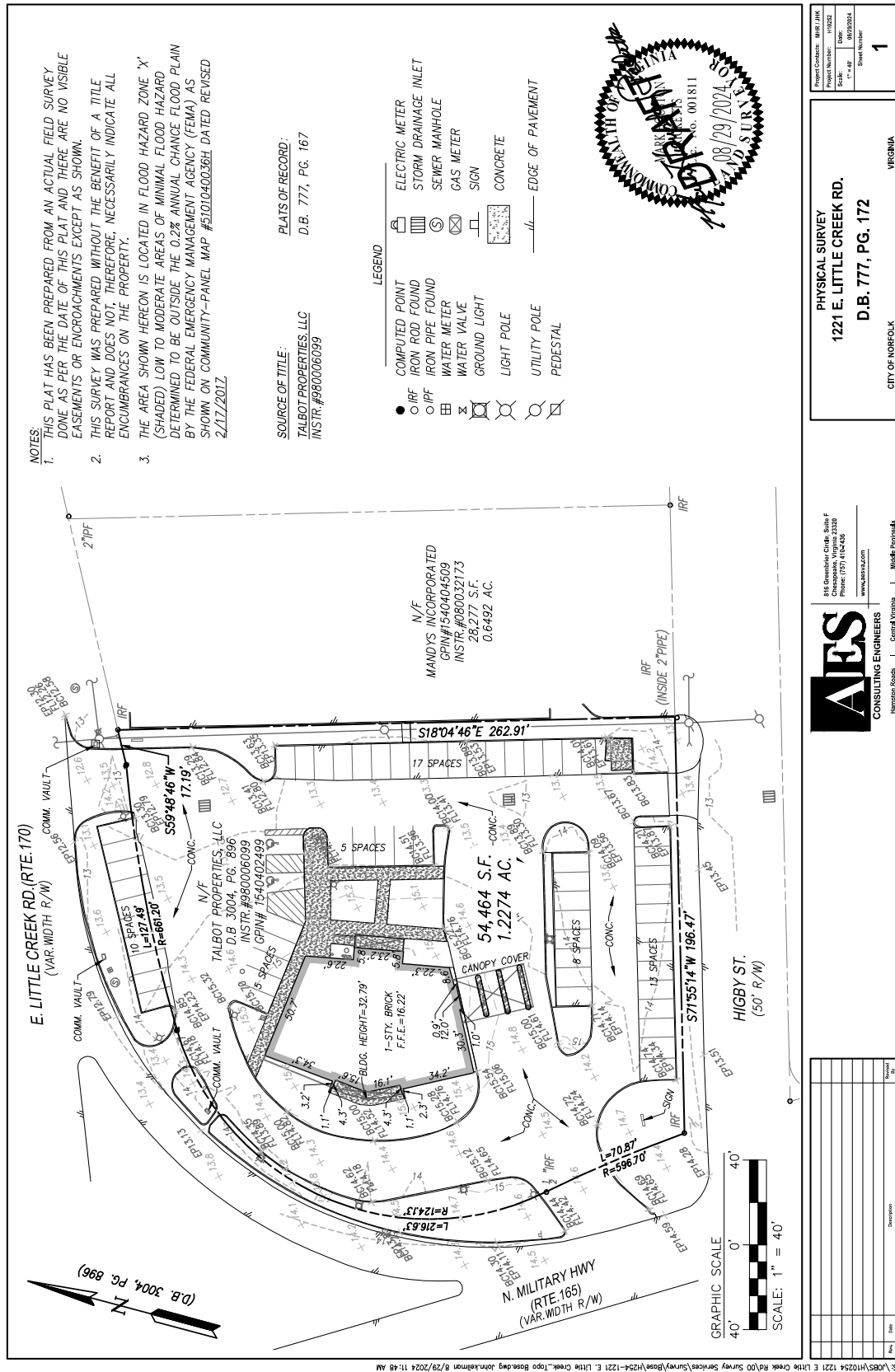
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# SURVEY

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



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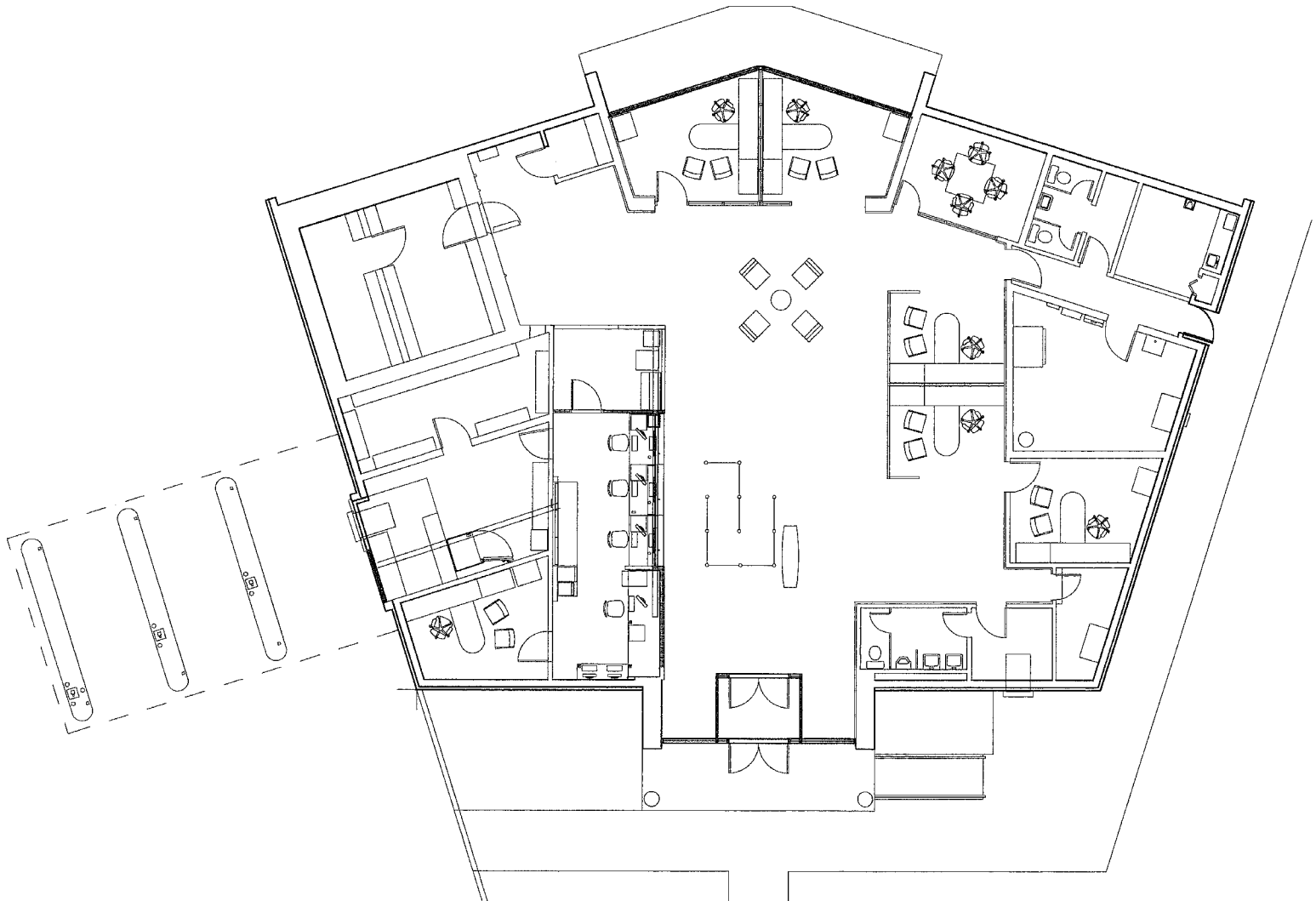
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# SITE AERIAL SPACE PLAN

1221 E. Little Creek Road, Norfolk, VA



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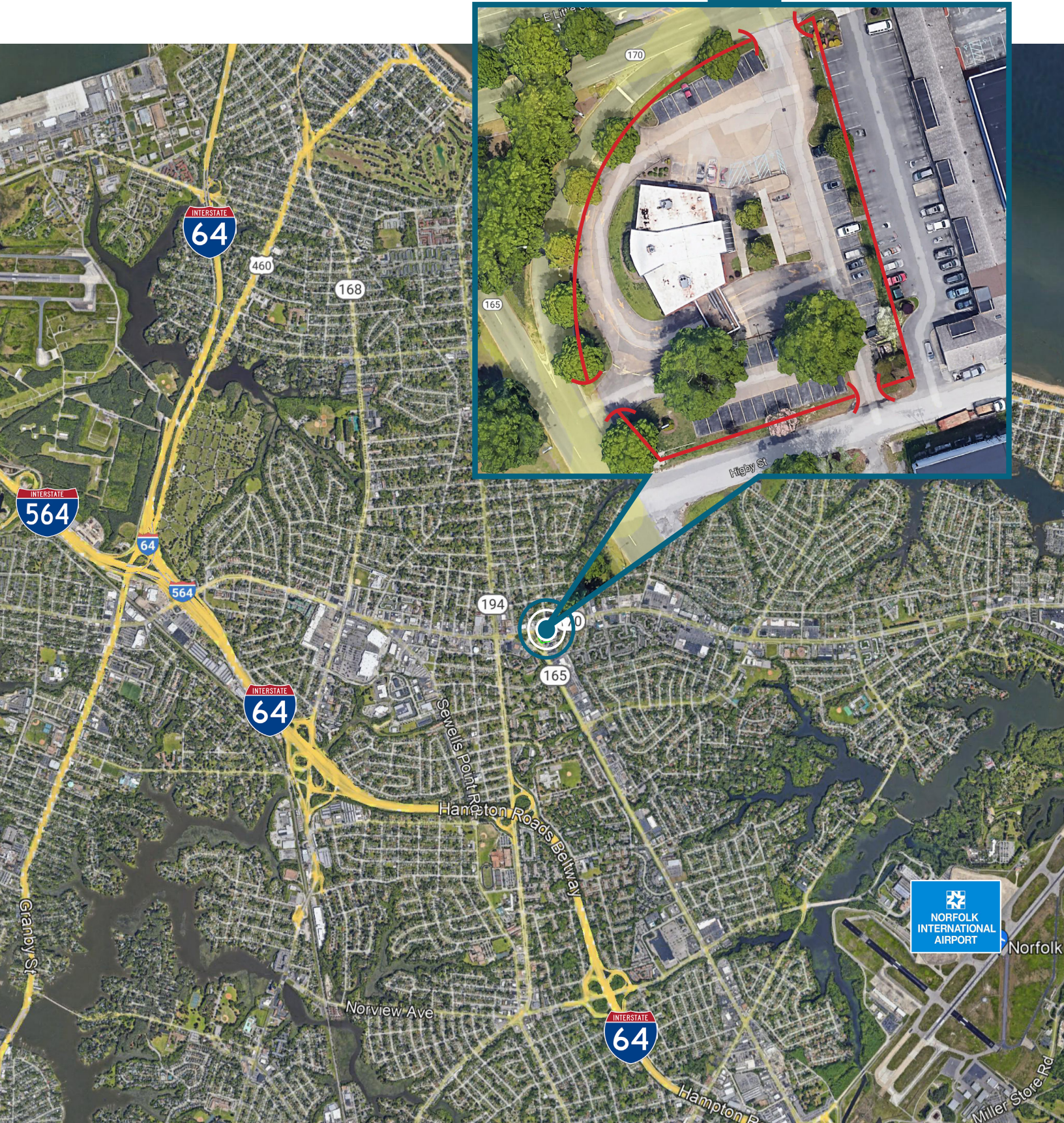
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# LOCATION AERIAL

1221 E. Little Creek Road, Norfolk, VA

SITE



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