

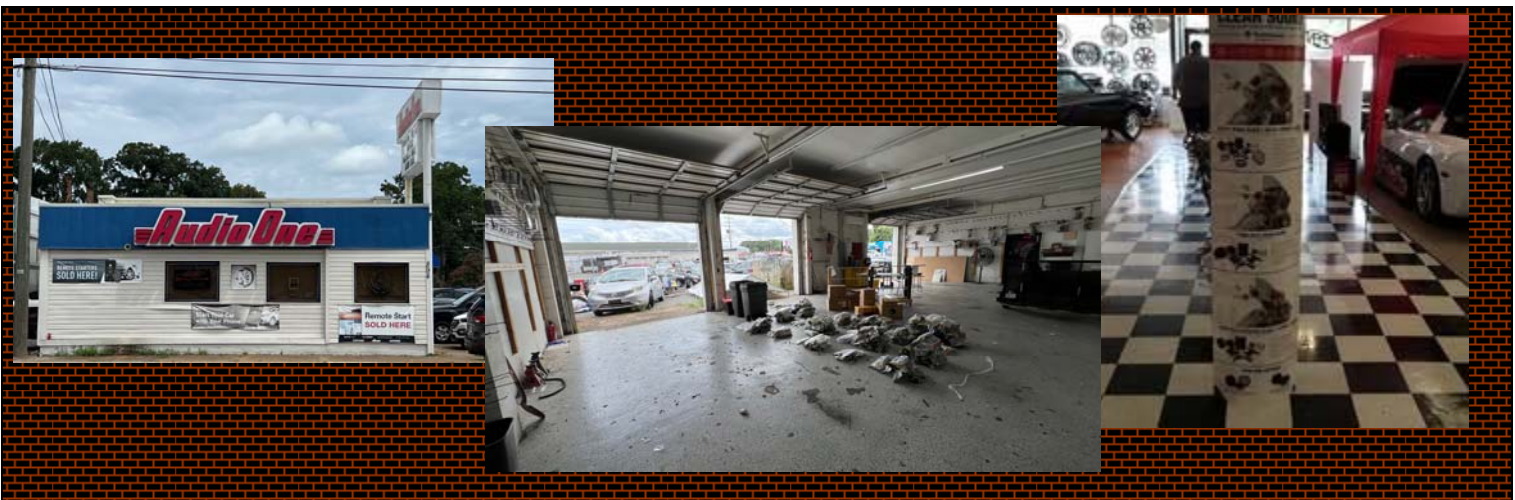


**FOR
SALE**
or
RENT

RETAIL + 9 SERVICE BAYS
19 cars indoor capacity in 11,040 sq. ft.
(front 4 bays vacant used by AudioOne / Go-Ho Audio)
Merchandise display area + office + HVAC + alarm
3,047 sq. ft. + huge /tall pylon sign w/ reader boards
894 (front) E. Little Creek Rd., Norfolk, VA 23518
Zoned auto repair and C-C

- Bank of America same intersection, Wawa and CVS w/in 2 blocks
- Walmart & Old Time Pottery & submarket w/in 3 blocks.
- 24,500 cars per day traffic count
- E. Little Creek Rd., 1/2 mile north of I-64 between Tidewater Dr. / Chesapeake Blvd.
- Corridor connects Naval Air Station on the west to Joint Expeditionary Base—Little Creek on the east. Official Inspection Station in 2012. Zoned vehicle repair
- Brokers Protected
- www.loopnet.com/property/894-e-little-creek-rd-norfolk-va-23518/51710-22507800/

JCF 757-623-1062 ext. 213 (tel) / Attn: Lawrence / LAKEBARB4@aol.com



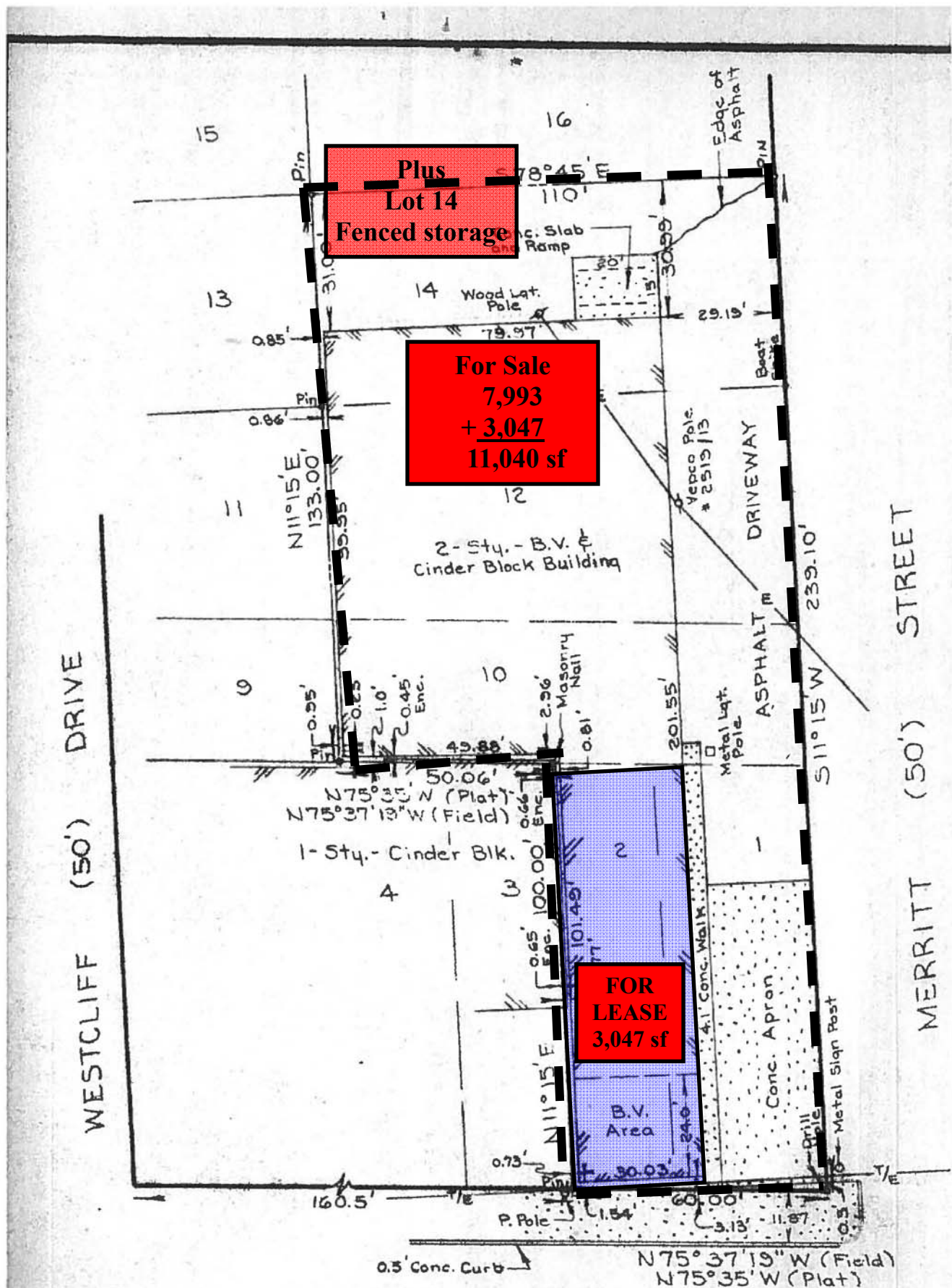
9 overhead doors
11,047 sq. ft.
Street signage
\$2,630,000

Vehicles p/day 24,543	1 Mile	3 Miles	5 Miles
Population	16,634	114,378	221,227
Avg. Household Inc.	\$74,685	\$80,304	\$81,005





894 E. Little Creek Rd., Norfolk, Virginia 23518



894 (south end) E. Little Creek Rd.
Norfolk, VA 23518

Bank of America





Offering
16 Parcel Portfolio
21 leases
Norfolk, Virginia



Portfolio Price
currently \$24.6M
Some properties can be
purchased separately



Since 1957

Real Estate
Owners
Developers

Lawrence E. Fleder

757-623-1062 ext. 213
757-622-2753 (fax)
757-620-6656 (cell)
Lakebarb4@aol.com

Jaffe Caplan Fleder
4701 Columbus St.
Suite 300
Virginia Beach, VA
23462