

FOR SALE

3017 - 3033 BALLENTINE BOULEVARD

Norfolk, VA 23509



S.L. NUSBAUM
REALTY CO.



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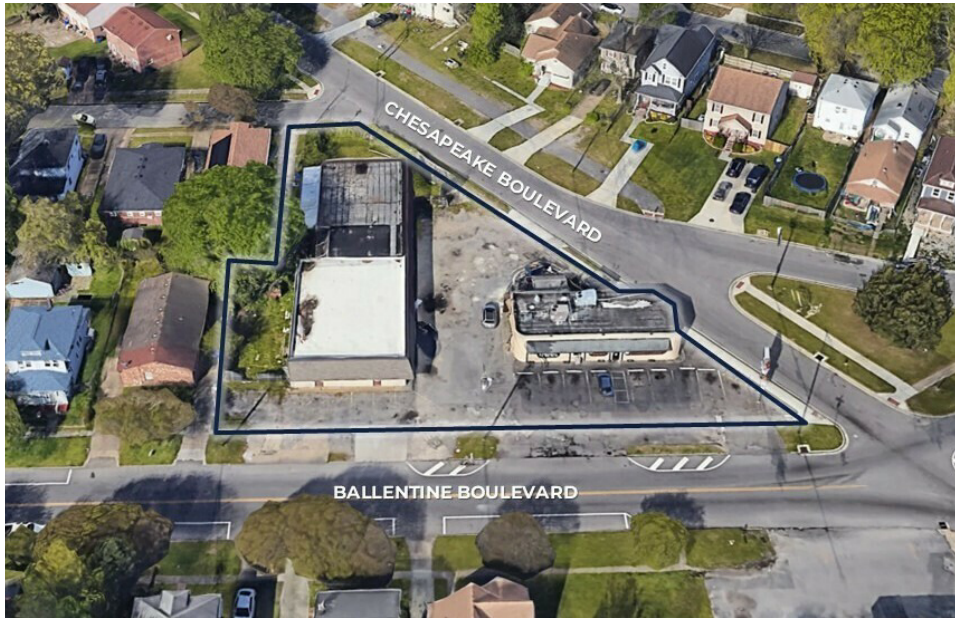
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$650,000
Price/SF:	\$83 PSF
Total On-Site Building SF:	7,791 SF
3033 Ballentine Blvd:	1,751 SF
3021 Ballentine Blvd:	6,040 SF
Lot Size:	0.634 Acres
Year Built:	1936 & 1951
Zoning:	C-C (Community Commercial)

PROPERTY OVERVIEW

3017 – 3033 Ballentine Boulevard is comprised of four (4) parcels and two freestanding buildings at the intersection of Chesapeake Boulevard and Ballentine Boulevard. The property is composed of both retail and office/warehouse-type buildings, with a fenced-in yard, offering an array of potential uses for a buyer.

PROPERTY HIGHLIGHTS

- Sufficient acreage to redevelop
- Located on a well-trafficked corner
- Iconic location of former Pollard's Chicken
- Ample on-site parking
- Multiple curb cuts for ingress/egress

LOCATION MAP

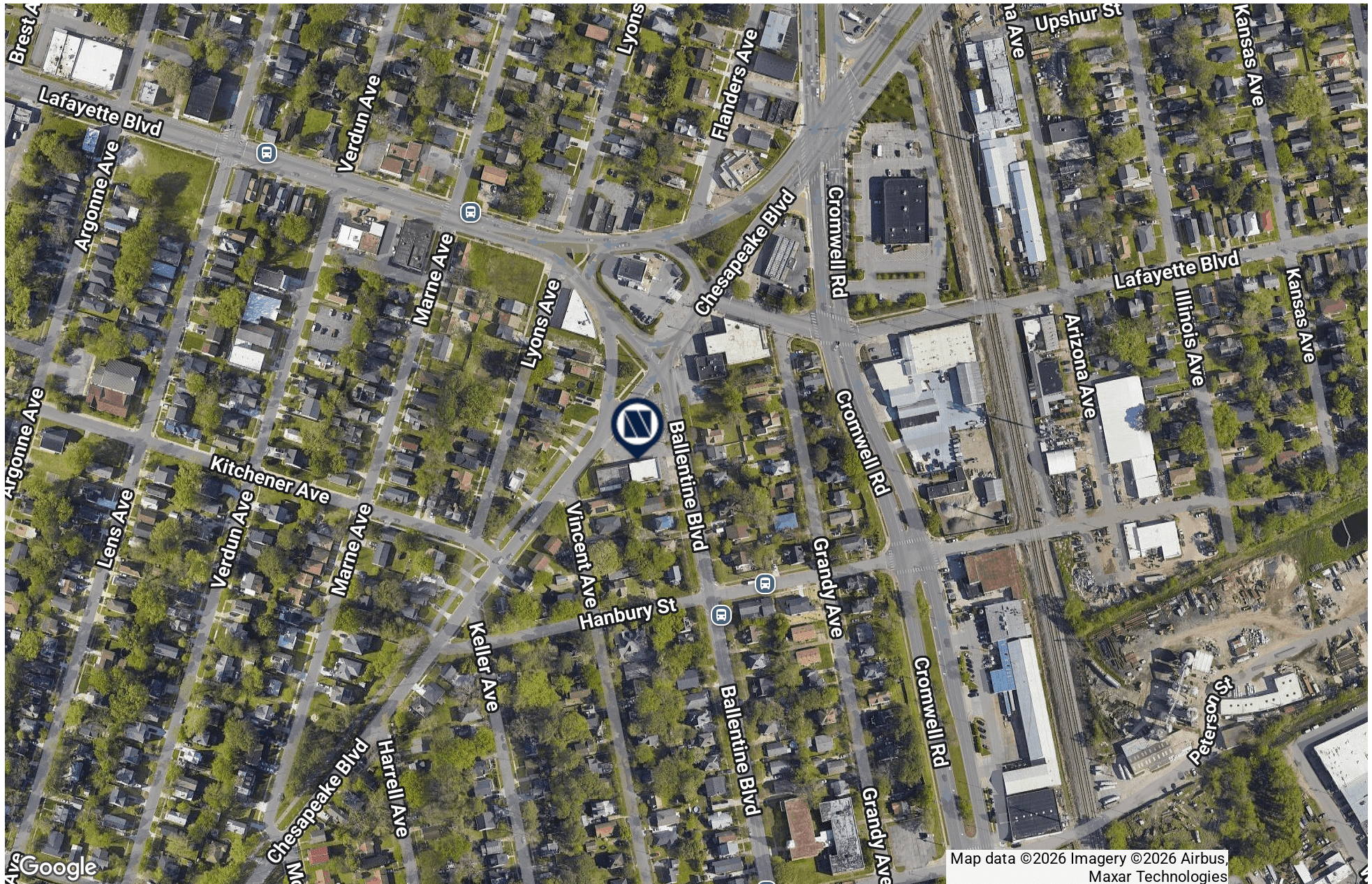
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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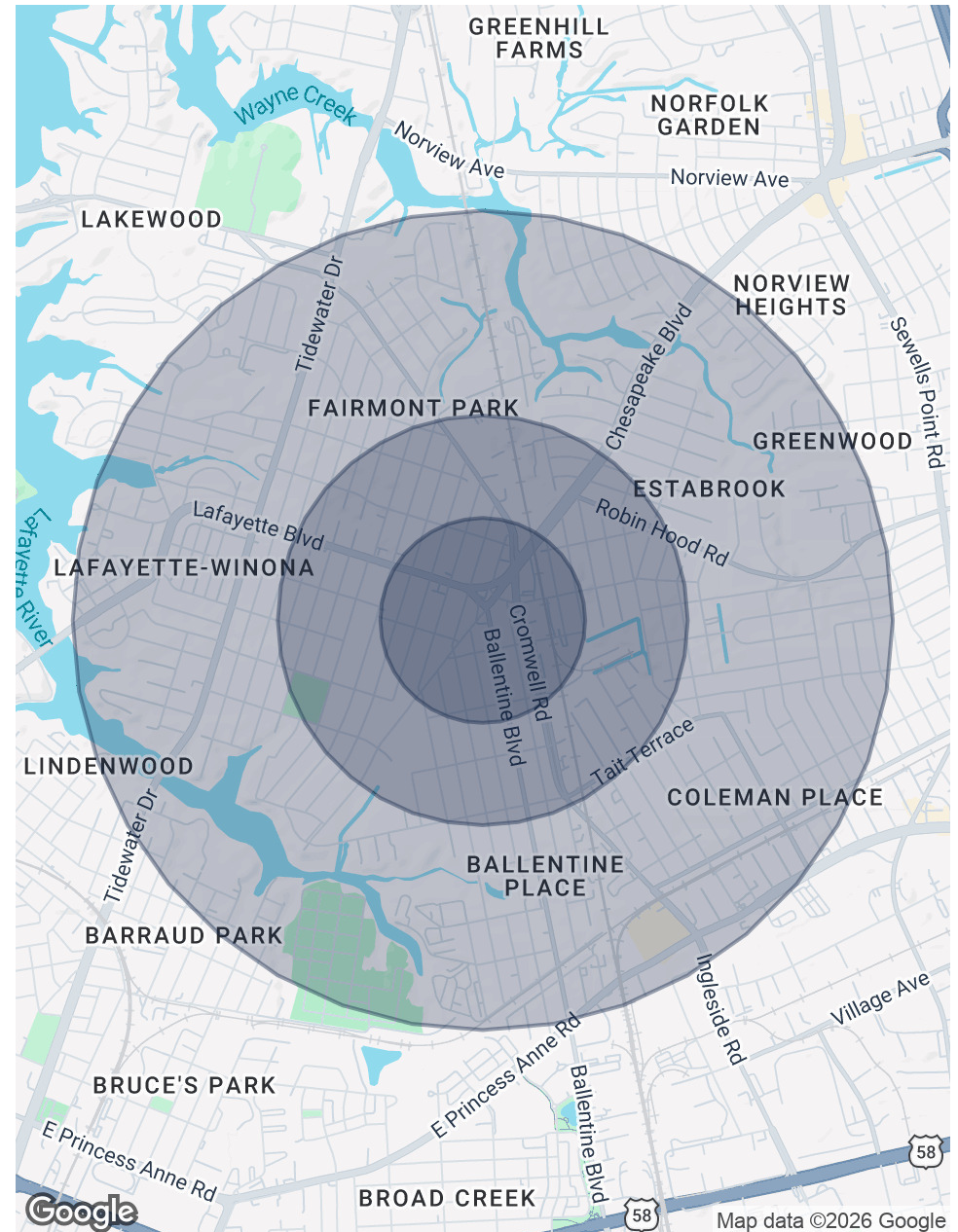


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,236	5,230	18,890
Average Age	36.2	35.8	36.8
Average Age (Male)	36.0	35.1	37.0
Average Age (Female)	39.8	39.1	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	475	1,978	7,393
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$85,419	\$83,544	\$84,220
Average House Value	\$201,351	\$202,301	\$239,709

2023 American Community Survey (ACS)



CONTACT INFORMATION

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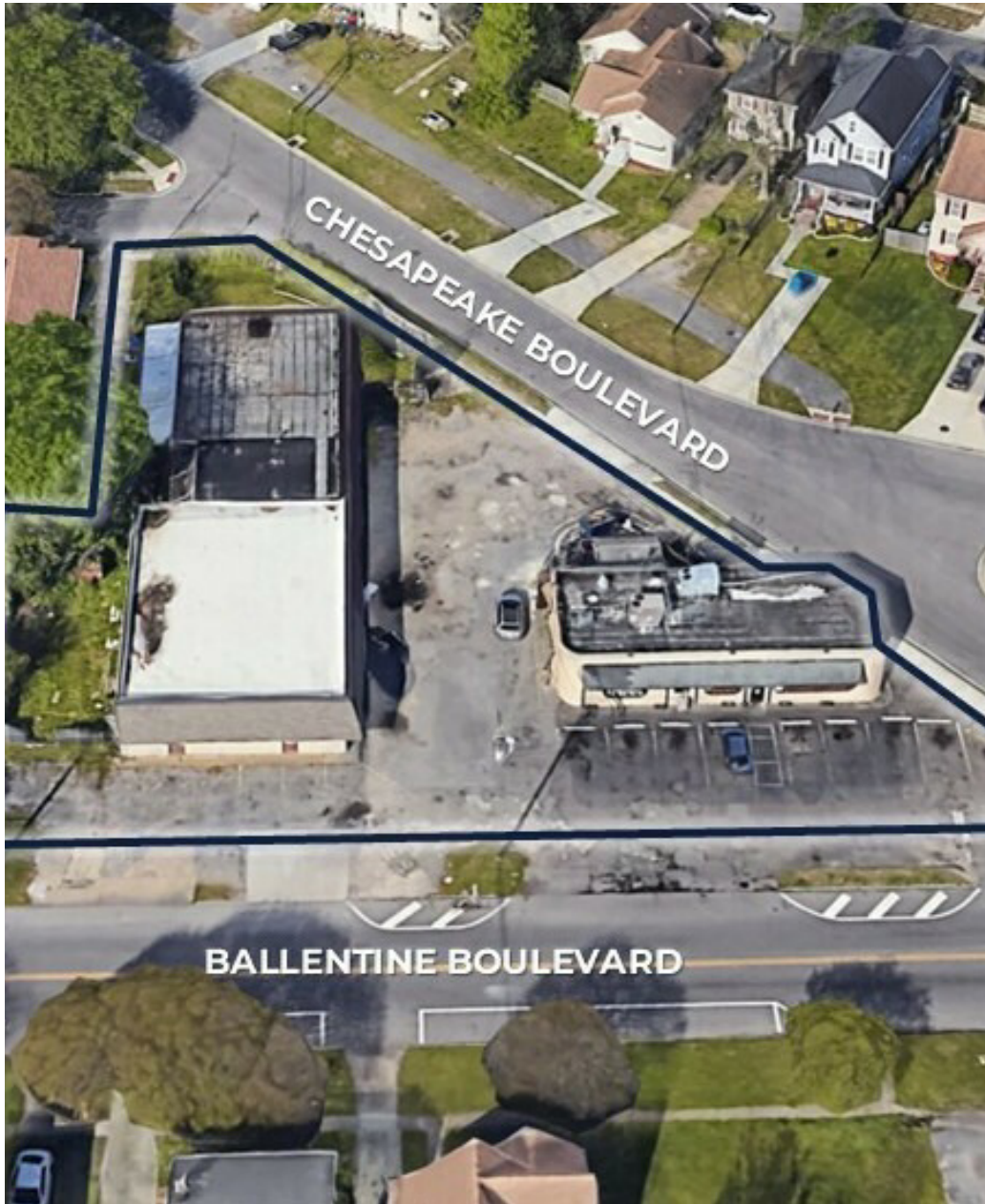
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