

FOR SALE - OWNER-OCCUPANT OR INVESTOR

894 EAST LITTLE CREEK ROAD

Norfolk, VA 23518



S.L. NUSBAUM
REALTY CO.



BEN LEON

Associate

O. 757.640.2272

C. 757.469.2365

bleon@slnusbaum.com

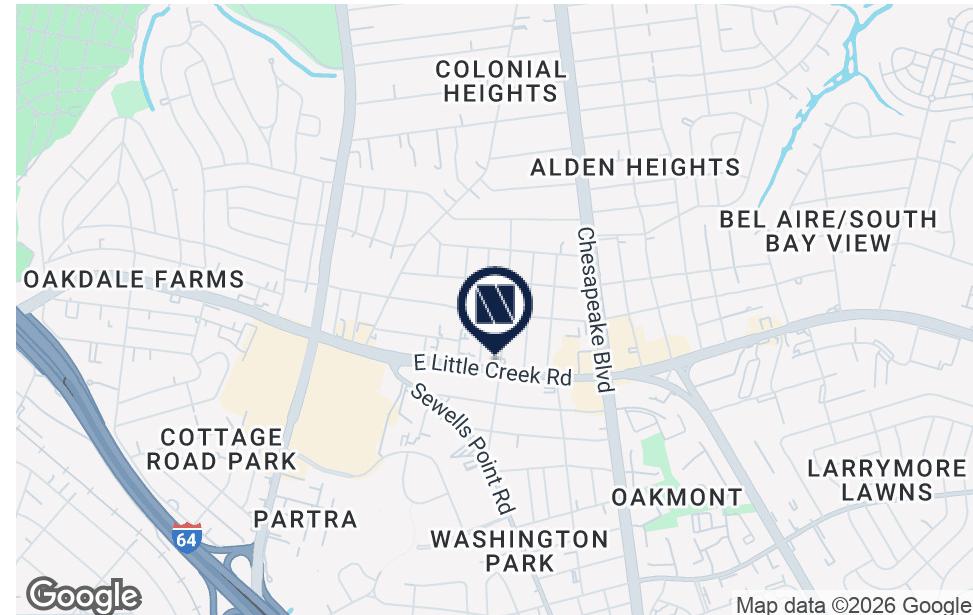
EXECUTIVE SUMMARY

894 EAST LITTLE CREEK ROAD

Norfolk, VA 23518



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Sale Price:	\$2,630,000
Building Size:	11,040 SF
Lot Size:	0.482 Acres
Price / SF:	\$238.22
Roll-Up Doors:	Nine (9) 10' high doors (approx. 19-car indoor capacity)
Ceiling Height:	12' ceiling height
Year Built:	1950
Zoning:	C-C (Community Commercial)
Submarket:	Little Creek

PROPERTY OVERVIEW

Perfect opportunity for an owner-occupant or investor. The front suite (totaling 3,047 square feet) is available for immediate occupancy and the back two suites are leased. The front suite offers a sales area, office, and four bays with excellent visibility to the highly trafficked East Little Creek Road, which connects Joint Expeditionary Base-Little Creek and the Norfolk Naval Station.

PROPERTY HIGHLIGHTS

- Zoned for auto repair
- Tall, highly visible pylon sign
- 24,500 VPD on East Little Creek Road
- Located within a few blocks from Walmart, Old Time Pottery, and Southern Shopping Center
- Property includes 2,200 square feet of outdoor fenced storage
- Previous Official State Inspection Station (2012)
- Less than one mile from I-64

AERIAL MAP

894 EAST LITTLE CREEK ROAD
Norfolk, VA 23518



S.L. NUSBAUM
REALTY CO.

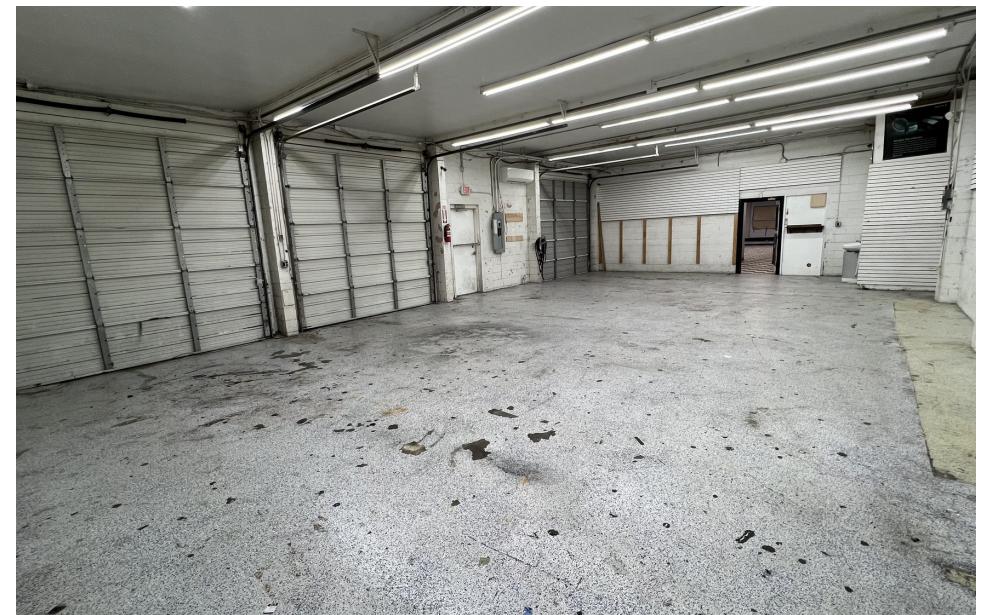
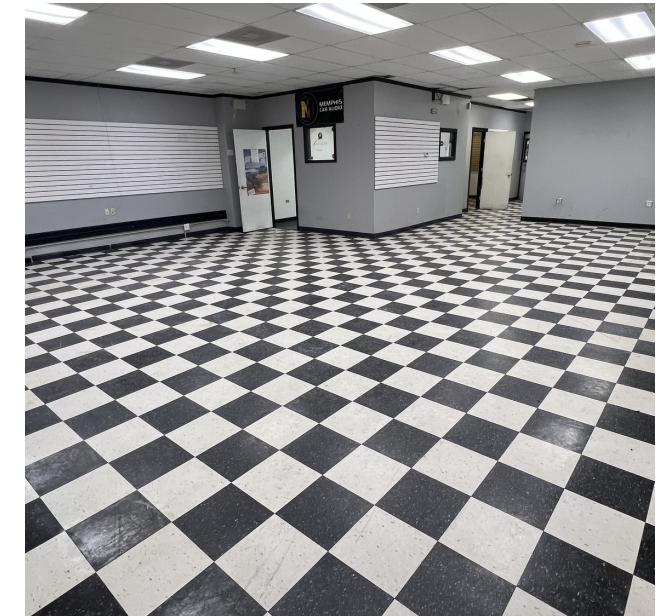


ADDITIONAL PHOTOS

894 EAST LITTLE CREEK ROAD
Norfolk, VA 23518



S.L. NUSBAUM
REALTY CO.



RETAILER MAP

894 EAST LITTLE CREEK ROAD
Norfolk, VA 23518



S.L. NUSBAUM REALTY CO.



DEMOGRAPHICS MAP & REPORT

894 EAST LITTLE CREEK ROAD
Norfolk, VA 23518

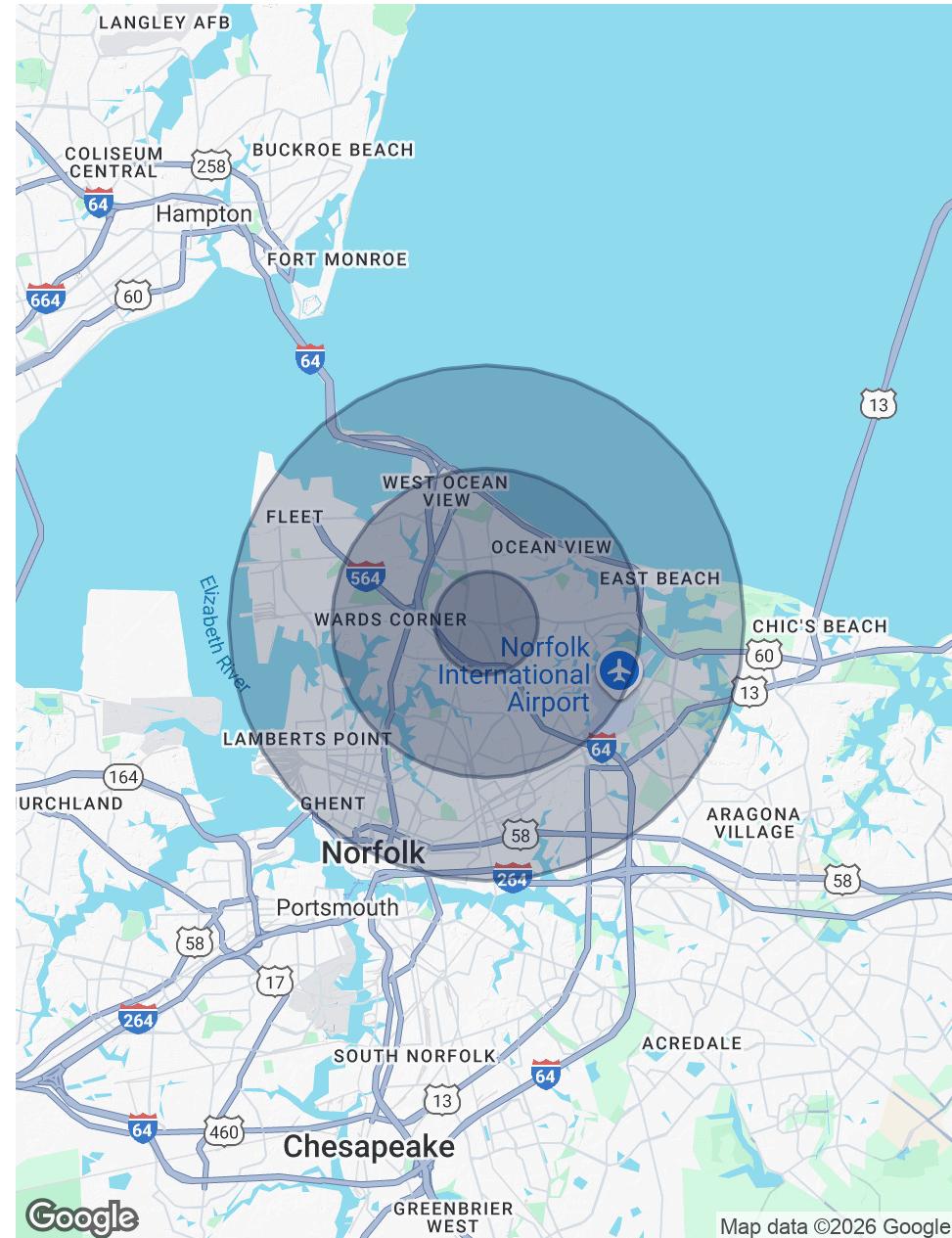


S.L. NUSBAUM
REALTY CO.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,341	115,106	214,788
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,295	48,445	86,352
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$82,773	\$87,734	\$87,308
Average House Value	\$287,921	\$326,706	\$353,078

Demographics data derived from AlphaMap

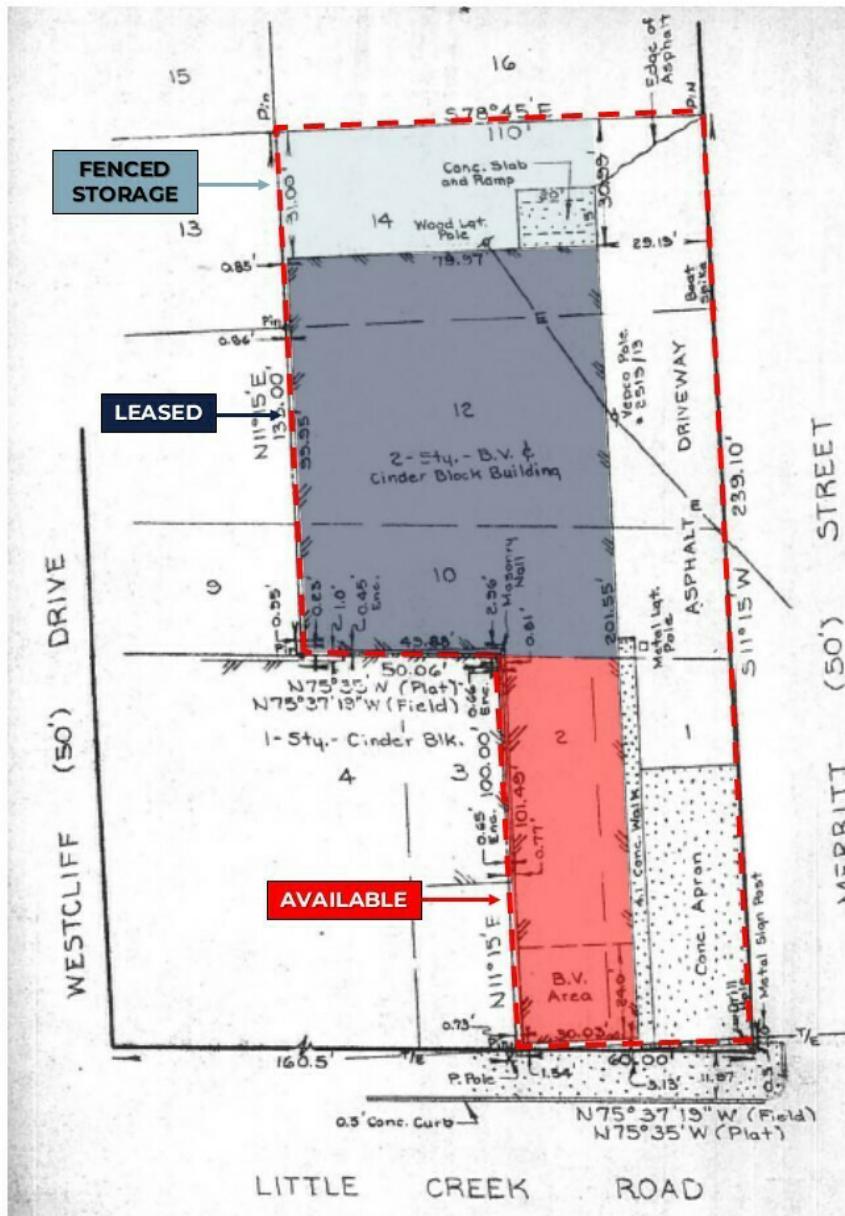


CONTACT INFORMATION

894 EAST LITTLE CREEK ROAD
Norfolk, VA 23518



S.L. NUSBAUM REALTY CO.



BEN LEON

Vice President
C. 757.469.2365
O. 757.640.2272
bleon@slnusba

bleon@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

CLICK HERE TO LEARN MORE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.