



FOR LEASE

7851 AZALEA GARDEN BUILDING B

OFFICE / WAREHOUSE
WITH YARD

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Second Entrance to Property

PROPERTY FEATURES

±14,000

APPROXIMATE TOTAL SF

±1.98 ACRES

TOTAL SITE SIZE

C-C

ZONING

**600 AMP / 240V
SINGLE-PHASE**

POWER

18' - 20'

CEILING HEIGHT

\$12.00 PSF, NNN

LEASE RATE

**Property may also be purchased*

PROPERTY HIGHLIGHTS



IDEAL FOR RETAIL BUSINESSES

CONTRACTORS AND AUTO RELATED
BUSINESSES. OFFICE / WAREHOUSE,
STORAGE



14,000 SF

WITH 9 OVERHEAD DOORS, OFFICE
AREA, 2 RESTROOMS
(OPTION FOR ADDITIONAL 7,000 SF)



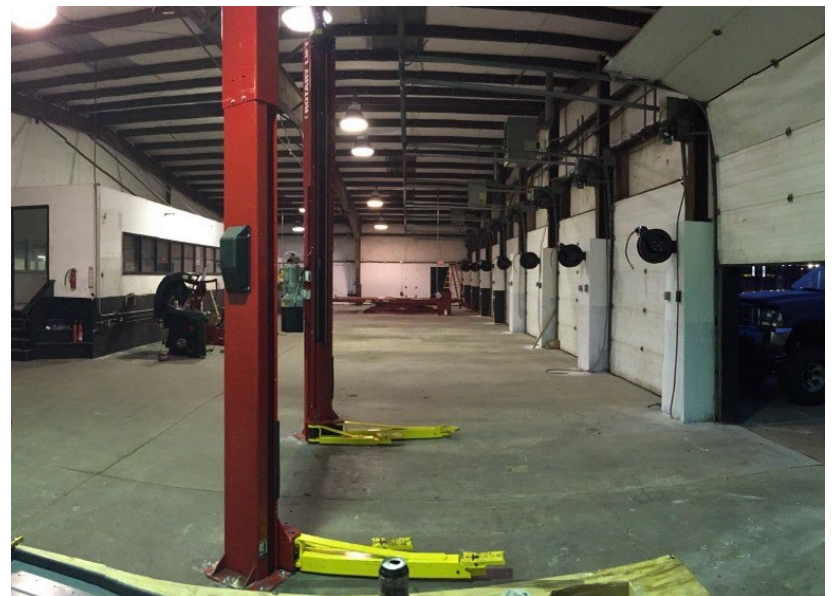
GAS HEATERS IN WAREHOUSE



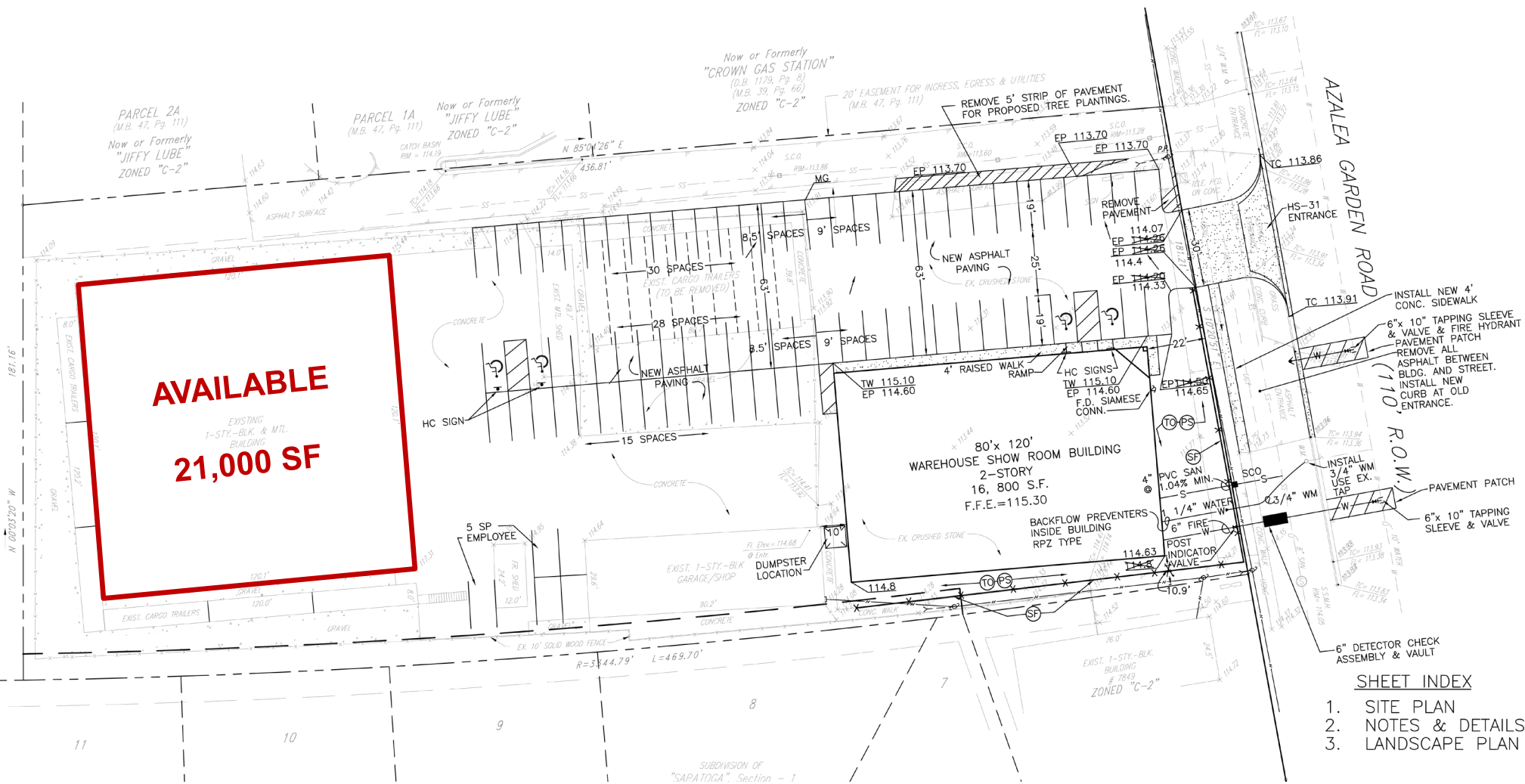
MONUMENT SIGNAGE

AVAILABLE

PROPERTY PHOTOGRAPHY



SITE PLAN

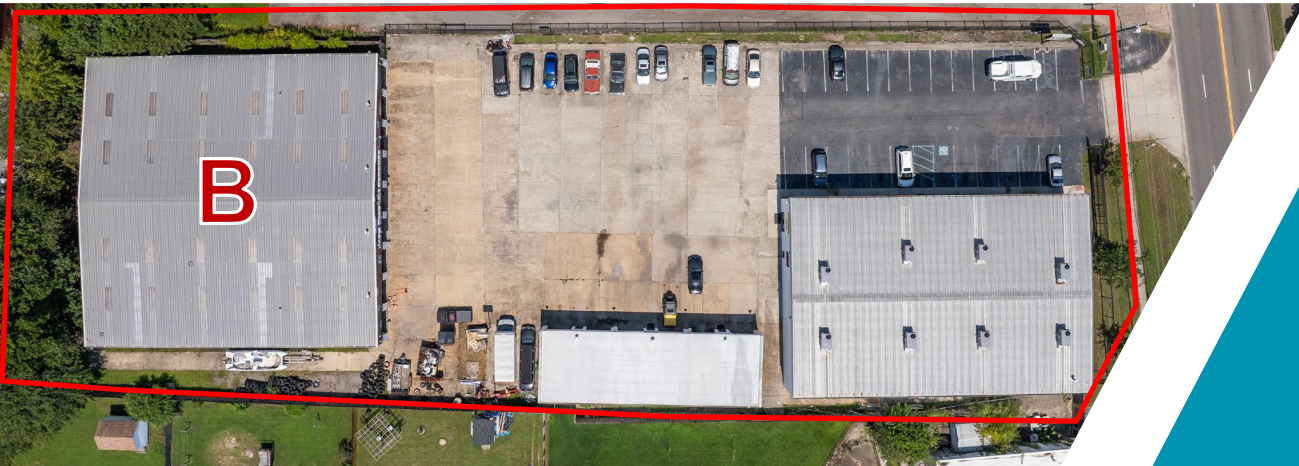





- INSTALL NEW 4' CONC. SIDEWALK**
- 6" x 10" TAPPING SLEEVE & VALVE & FIRE HYDRANT PAVEMENT PATCH**
- REMOVE ALL ASPHALT BETWEEN BLDG. AND STREET.**
- INSTALL NEW CURB AT OLD ENTRANCE.**
- INSTALL NEW 3/4" WM USE EX.**
- 6" x 10" TAPPING SLEEVE & VALVE**
- 6" DETECTOR CHECK ASSEMBLY & VAULT**

- SHEET INDEX**
1. SITE PLAN
 2. NOTES & DETAILS
 3. LANDSCAPE PLAN

SUBDIVISION OF "SARATOGA", Section - 1

PROPERTY AERIAL



AREA DEMOGRAPHICS			
	 POPULATION	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	10,995	\$76,879	7,945
3 Miles	84,381	\$65,580	77,059

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**

