

FOR
LEASE

DOLLAR TREE CENTER



MICHAEL P. ZARPAS

Owner/Broker

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2400-2420 E. Little Creek Road | Norfolk, VA 23518

GLOBAL
REAL ESTATE INVESTMENT


SUMMARY

Location	2400-2420 E. Little Creek Road Norfolk, Virginia 23518
Unit 2406-B	3,900 SF \$15.00 PSF
Lease Type	NNN (\$3.78 PSF)
Traffic Count	25,000 VPD
Other Tenants	Dollar Tree, Taylor's Do It Center, Sonic, Wizard Bins, Twixx Salon Suites, and MK Nails


HIGHLIGHTS

- Dollar Tree Center is a neighborhood shopping center in the busy E. Little Creek Road corridor
- Between Little Creek Amphibious Base and Naval Station Norfolk (two largest Navy bases in the world)
- Lighted corner location at NE corner of E. Little Creek Road and Mona Avenue
- Four points of ingress/egress
- Top performing Dollar Tree location
- Hampton Roads is the 35th largest MSA in the USA with the largest concentration of military bases in the world

POPULATION

	1 MILE	3 MILE	5 MILE
	10,410	79,724	197,957

AVERAGE HOUSEHOLD INCOME

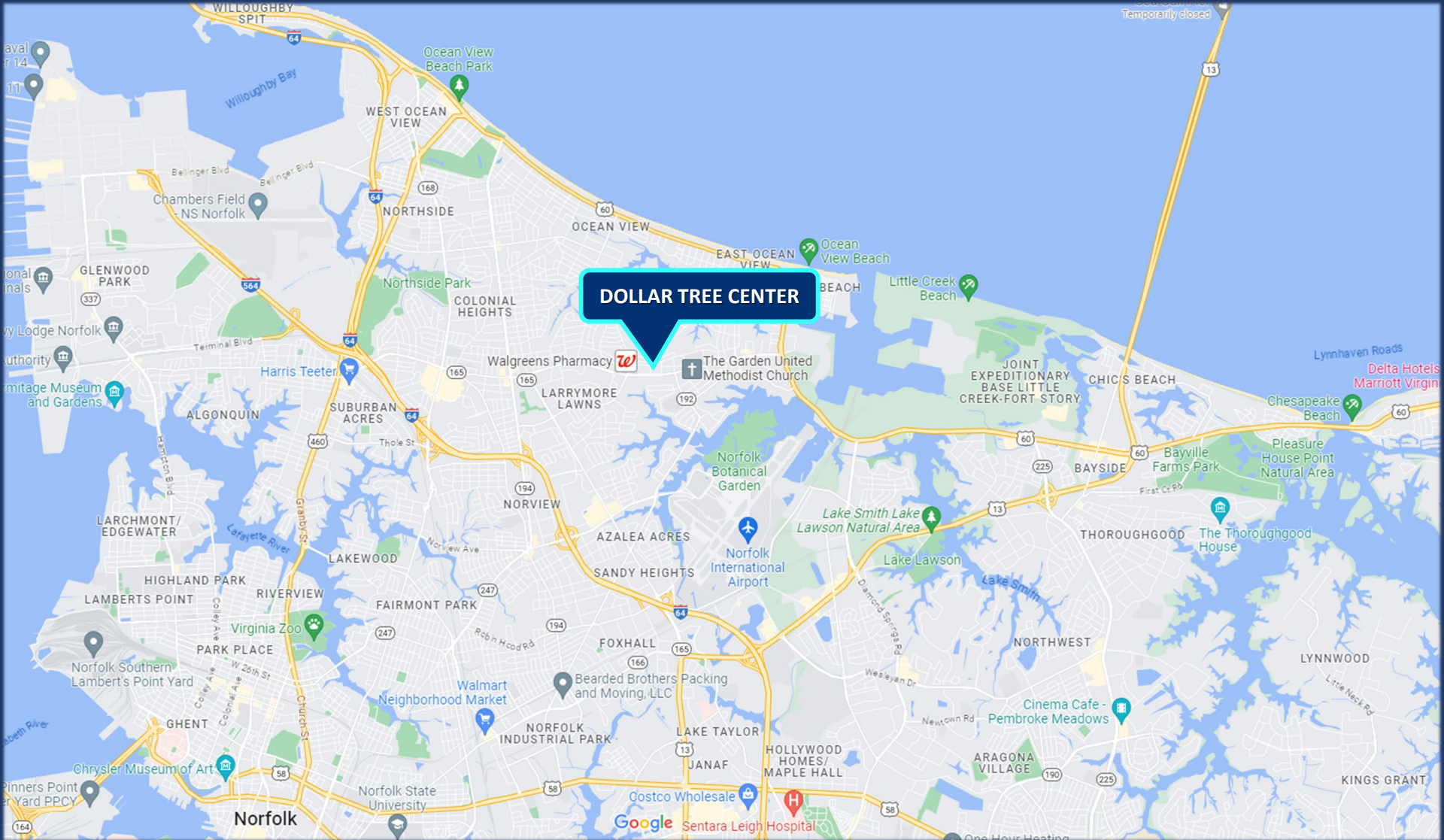
	1 MILE	3 MILE	5 MILE
	\$73,861	\$73,637	\$74,353

NUMBER OF HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
	4,152	32,206	77,126



LOCATOR MAP



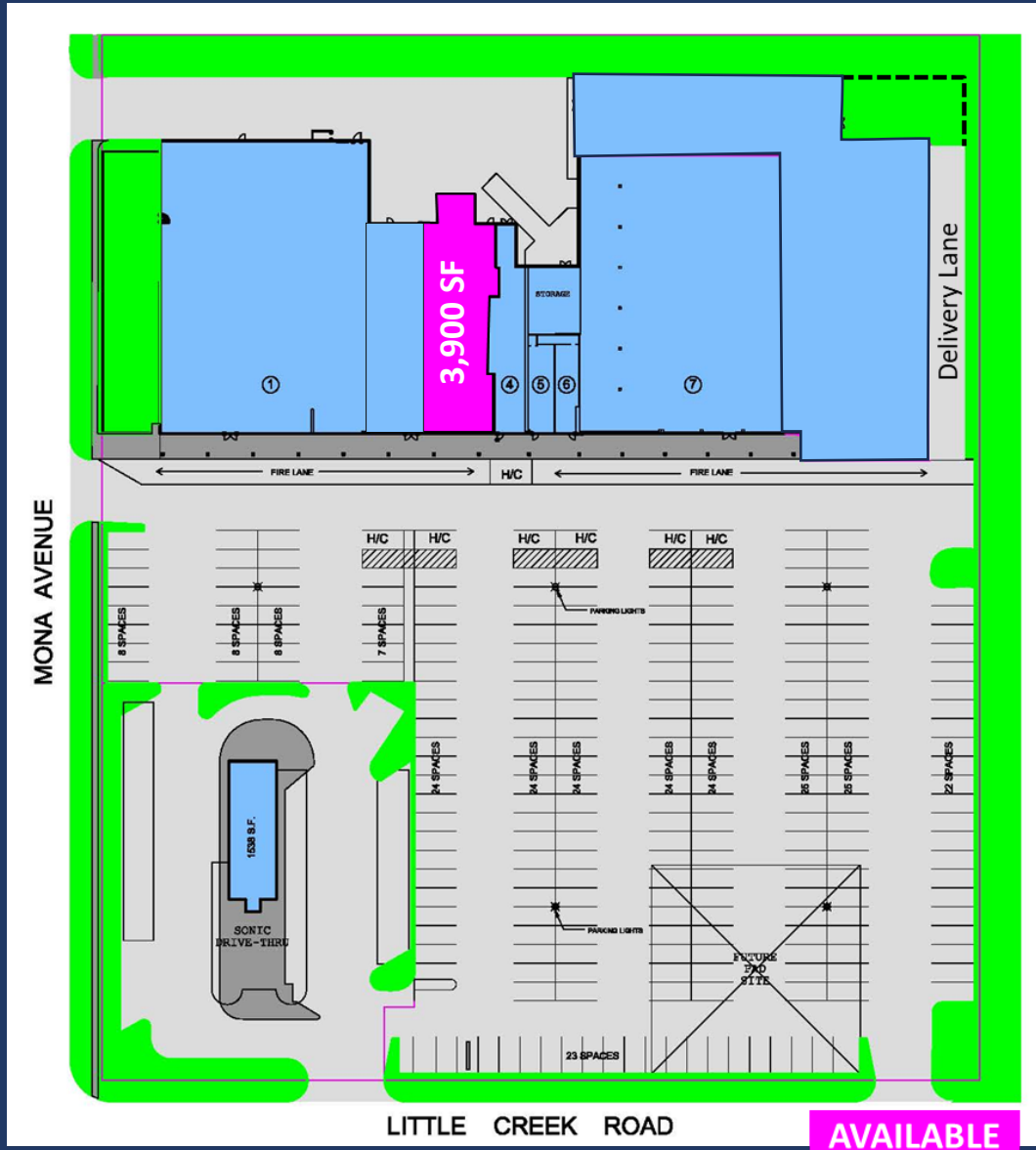
AERIAL



Mona Avenue

E. Little Creek Road – 25,000 VPD

SITE PLAN



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PRESIDENT | OWNER/BROKER

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