



RETAIL PROPERTY FOR LEASE

ROOSEVELT GARDENS

2300 E LITTLE CREEK ROAD, NORFOLK, VA 23518



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,500 - 6,935 SF
Lease Rate:	Negotiable
Lot Size:	8.86 Acres
Building Size:	109,180 SF
Zoning:	C-3

PROPERTY OVERVIEW

With more than 50 years of operating history, Roosevelt Gardens has an established and loyal clientele including fifteen retailers who have called Roosevelt Gardens home for more than 10 years and six retailers who have been successfully operating their for 20 years. National retailers and daily traffic generators include Save-A-Lot, Cato, Wells Fargo, Hibbett Sports, Dunkin Donuts, and Pizza Hut. Three of the largest tenants have term past 2024 providing long term stability for small shop retailers targeting a middle income demographic in the densely populated E Little Creek submarket.

AVAILABLE SPACES

SF

Suite 9-2318 - Former Med Emporium	6,935 SF
Suite 18-2354	1,500 SF

PROPERTY HIGHLIGHTS

- Approximately 132,549 military and private sector employees work within five miles of Roosevelt Gardens
- Long term anchor stability and well established national tenant mix and daily traffic generators.
- Surrounded by high density middle income neighborhoods compiled of 87,000 residents in a 3 mile radius

SITE PLAN



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1-7936	The Best Look	678	11-2326	Cato	6,160	21-2364	SPCA	3,000
2-7938	Unity Martial Arts	1,080	12-2332	Coastal Interiors	7,500	22-2366	Jackson Hewitt	1,050
3-2300	Flame & Fry	1,125	13-2338	Spencer Dental	8,220	23-2368	New China Restaurant	1,050
4-2302	Hair by Tracy	1,640	14-2340	Kool Bins	12,550	24-2370	Dr. Honore, DDS	1,400
5-2304	Nail Pro	1,400	15-2342	Azalea Inn	9,626	25-2372	Manila Bread House	1,400
6-2308	Relaxing Bed Spa	1,300	16-2350	VA ABC Store	3,750	26-2374	Area 51, Inc	1,050
7-2310	Valhalla Rose Tattoo	3,125	17-2352	Pizza Hut	2,500	27-2376	Area 51, Inc	1,060
8-2314	Save-A-Lot	15,796	18-2354	AVAILABLE 2/1/25	1,500	OP-2336	Dunkin' Donuts	1,600
9-2318	AVAILABLE	6,935	19-2356	American Pawn	3,125			
10-2324	Trimmers & Shears	1,440	20-2360	Hibbett Sports	7,125			

RETAILER MAP




hair cuttery
 Cuts • Color • Style

NAVAL STATION NORFOLK
 Over 67,000 Employed

85,000 VPD

42,000 VPD





GOODY'S **Peebles**


GameStop 








SITE - ROOSEVELT GARDENS



HIBBETT SPORTS 

JOINT EXPEDITIONARY BASE LITTLE CREEK-FORT STORY
 Over 14,000 Employed



Marshall's **CITITRENDS**




CVS pharmacy  


DOLLAR GENERAL

NORFOLK INTERNATIONAL AIRPORT





NORFOLK PREMIUM OUTLETS





MICHAEL KORS  **EXPRESS**
ZALES outlet **STEVE MADDEN** **Calvin Klein**





PETSMART **MATTRESS FIRM**




SHOE CARNIVAL 


rue21 **CITITRENDS** 





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ADDITIONAL PHOTOS



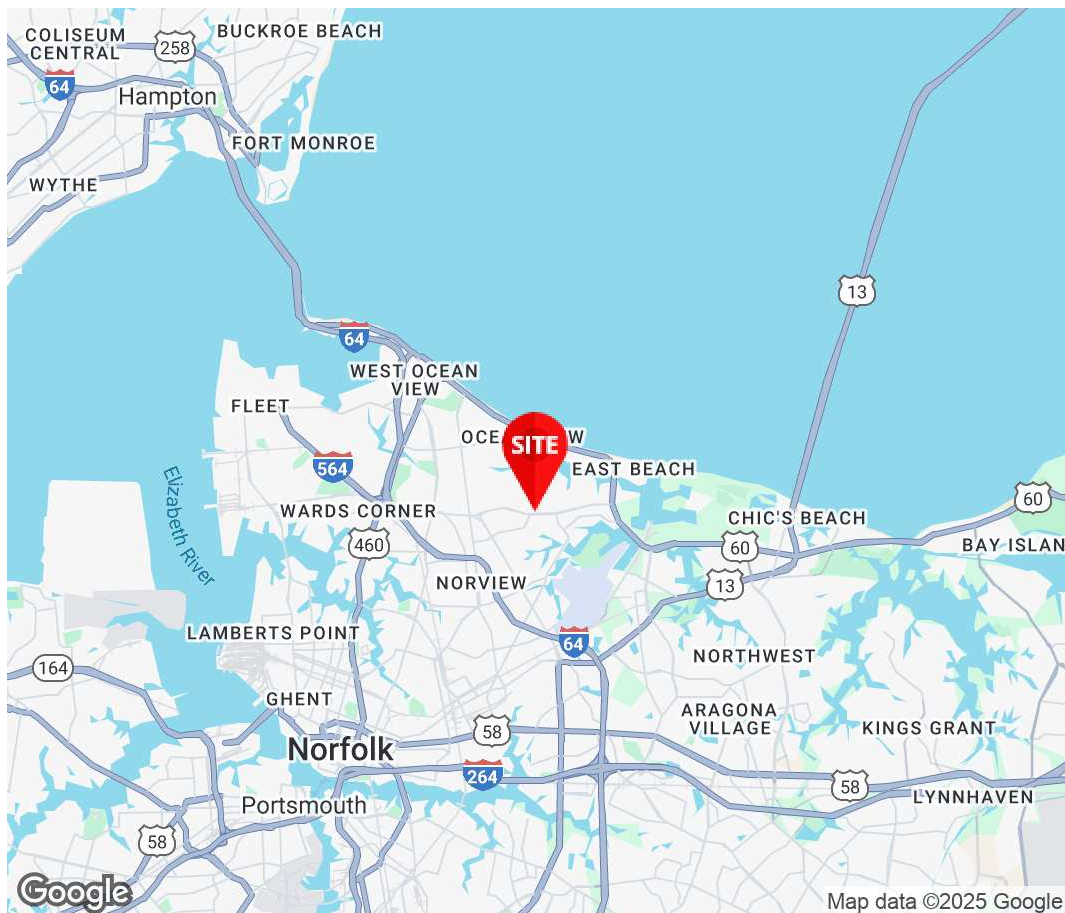
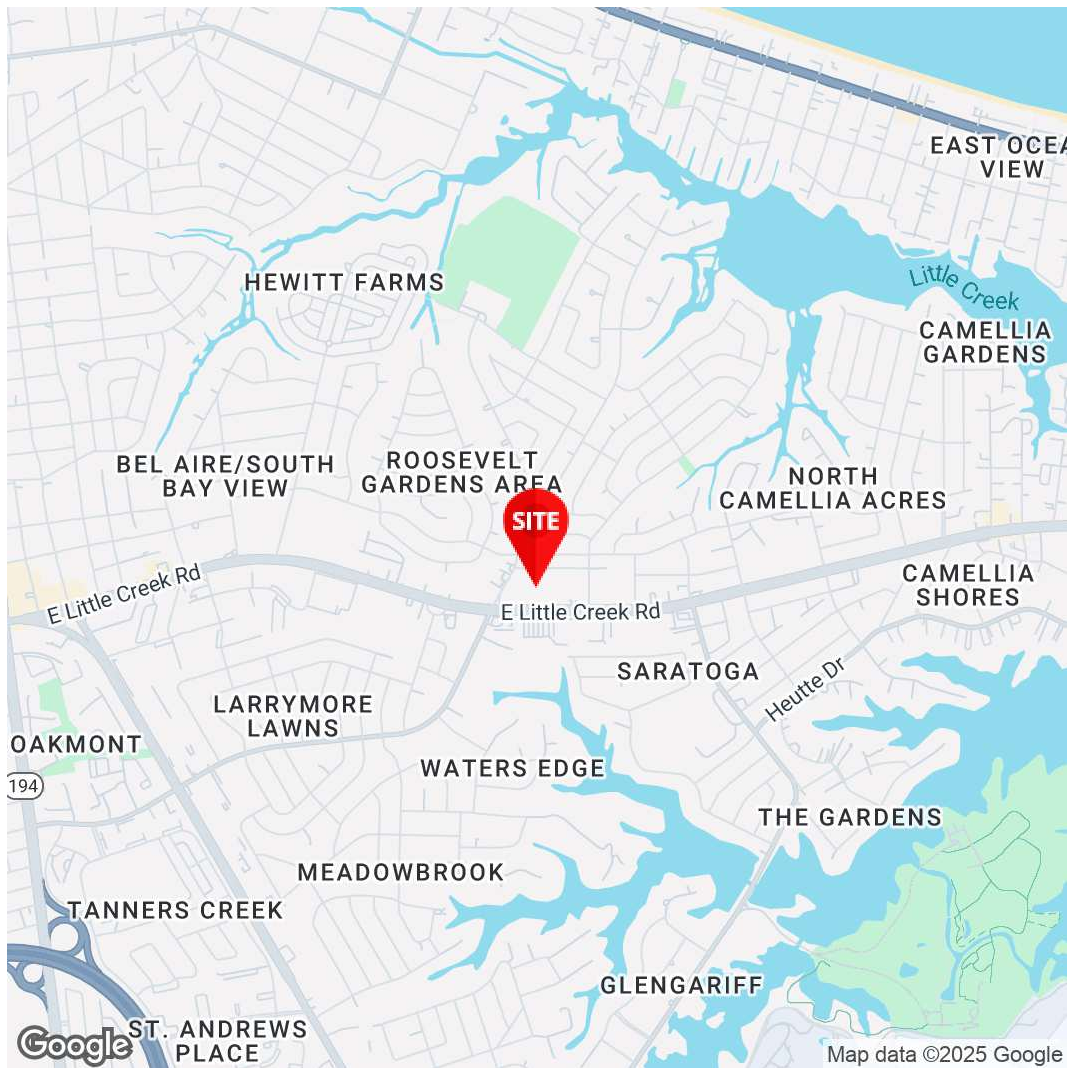
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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	12,545	88,249	209,258
Households	5,021	36,323	82,259
Families	3,346	22,152	49,946
Average Household Size	2.50	2.43	2.45
Owner Occupied Housing Units	3,218	18,453	40,012
Renter Occupied Housing Units	1,803	17,870	42,247
Median Age	38.7	34.5	32.4
2017 Summary			
Population	12,639	90,111	215,097
Households	5,056	37,034	84,439
Families	3,341	22,377	50,789
Average Household Size	2.50	2.43	2.44
Owner Occupied Housing Units	3,130	17,786	38,670
Renter Occupied Housing Units	1,926	19,248	45,769
Median Age	39.2	35.7	33.7
Median Household Income	\$55,498	\$46,393	\$47,196
Average Household Income	\$68,514	\$59,321	\$62,527
2022 Summary			
Population	12,780	91,729	219,681
Households	5,106	37,660	86,240
Families	3,361	22,652	51,628
Average Household Size	2.50	2.43	2.45
Owner Occupied Housing Units	3,163	18,096	39,439
Renter Occupied Housing Units	1,944	19,564	46,801
Median Age	39.3	36.6	34.5
Median Household Income	\$58,618	\$48,984	\$50,145
Average Household Income	\$77,189	\$66,620	\$70,349
Trends: 2017-2022 Annual Rate			
Population	0.22%	0.36%	0.42%
Households	0.20%	0.34%	0.42%
Families	0.12%	0.24%	0.33%
Owner Households	0.21%	0.35%	0.39%
Median Household Income	1.10%	1.09%	1.22%



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