



PROPERTY FOR SALE SITE:

935 Denison Ave.
COMMERCIAL LAND

PARCEL ACREAGE
2.4 acres
104,544 SF

OWNERSHIP OF PROPERTY:
Economic Development
Authority for the City of
Norfolk

ASSESSMENT/APPRAISALS:
• City Assessment: \$524,500

COMP PLAN: COMMERCIAL | LIGHT INDUSTRIAL

- Create opportunities for commercial redevelopment through land and acquisition
- Offer quality jobs to Norfolk residents, taking advantage of workforce recruitment assistance through city partnerships
- Primarily use for office complexes, research and development, light manufacturing

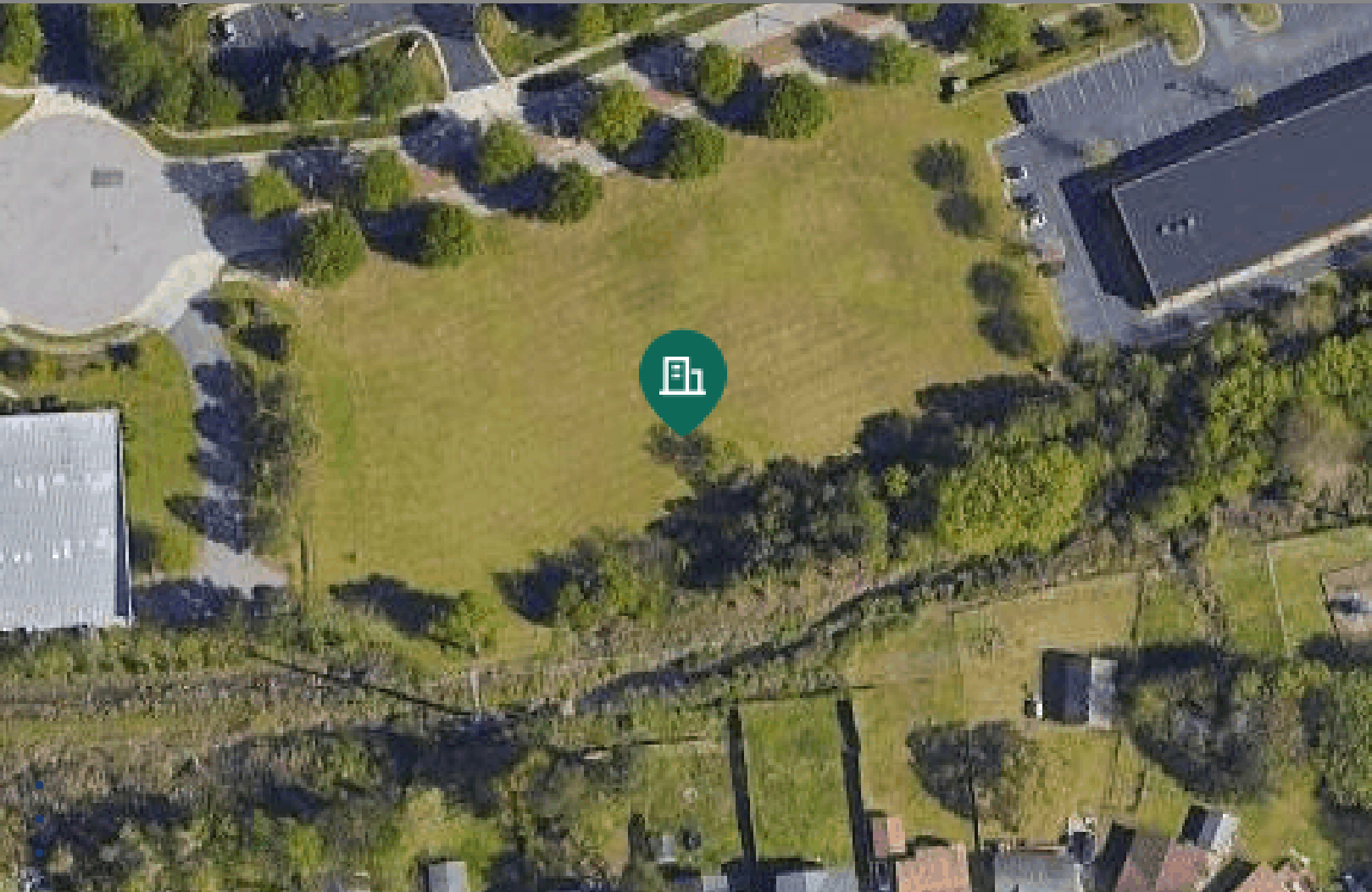
ZONING:

- BC-O
- Located in Enterprise Zone, Opportunity Zone & HUBZone

CONTACT INFORMATION:

Economic Development | Real Estate

Paul Bayer paul.bayer@norfolk.gov or Wayne Green wayne.green@norfolk.gov



CENTRAL BUSINESS PARK REQUIREMENTS:

II. RESTRICTED USES No noxious, offensive, illegal trade or nuisance by reason of unsightliness or emissions

III. Height Restrictions 45 Feet

IV. Site Plan Review Before construction, permits plans must be reviewed and approved by Site. Plan Review Committee, Design Review Committee and Executive Director of IDA

V. Building Materials All buildings shall be of masonry construction (or equivalent as determined by Executive Director of IDA) on three sides unless abutting a residential neighborhood then it would be required on all four sides

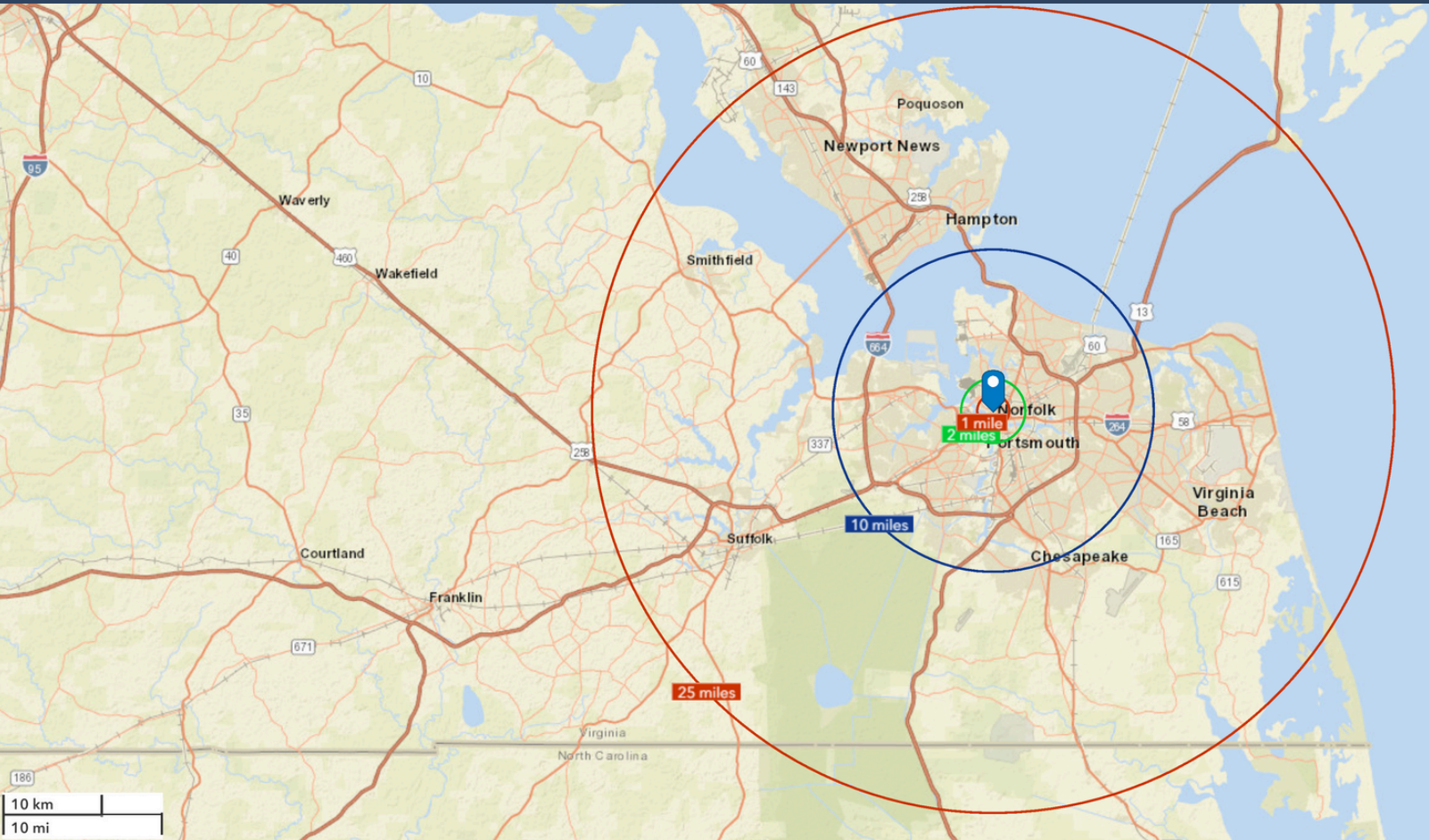
VI. Setbacks Front Yard -25 Feet Side Yard -12.5 Feet Rear Yard -10 Feet **Parking** All parking will be within each parcel. No parking permitted in the streets or setback areas **Signs** No signs in setback areas other than traffic control All signs must be approved by IDA and Norfolk Design Review Committee **Fences** Must be approved by IDA and City of Norfolk Visual barriers to be constructed in side and/or rear yard of parcels that abut residential neighborhoods

X. Lawn Maintenance Grass must not exceed six (6) inches in height For non-compliance, IDA can cut and charge owner the cost Landscaping a minimum of 10% of each site

XI. Telecommunication and Utility Lines Underground to closest underground distribution service Re-subdivision Parcels may not be re-subdivided to a smaller size Minimum size lot. 75 acre

Demographic Profile

Radius From 935 Denison Ave.	1-Mile	2-Mile	10-Mile	25-Mile
Total Population	17,623	56,180	764,306	1,532,903
Avg. Household Income	\$98,139	\$83,993	\$96,302	\$103,144
Daytime Population: Workers	46,343	84,496	453,703	827,537
Median Age	34.4	34.4	36.2	37.4



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