

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	6,200 SF (available 09.01.25) Can be subdivided; 2,300 SF and 3,900 SF \$15.00 PSF
Lease Type	NNN (\$4.22 PSF)
Traffic Count	25,000 VPD
Other Tenants	Dollar Tree, Taylor's Do It Center, Sonic, Wizard Bins, and MK Nails

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

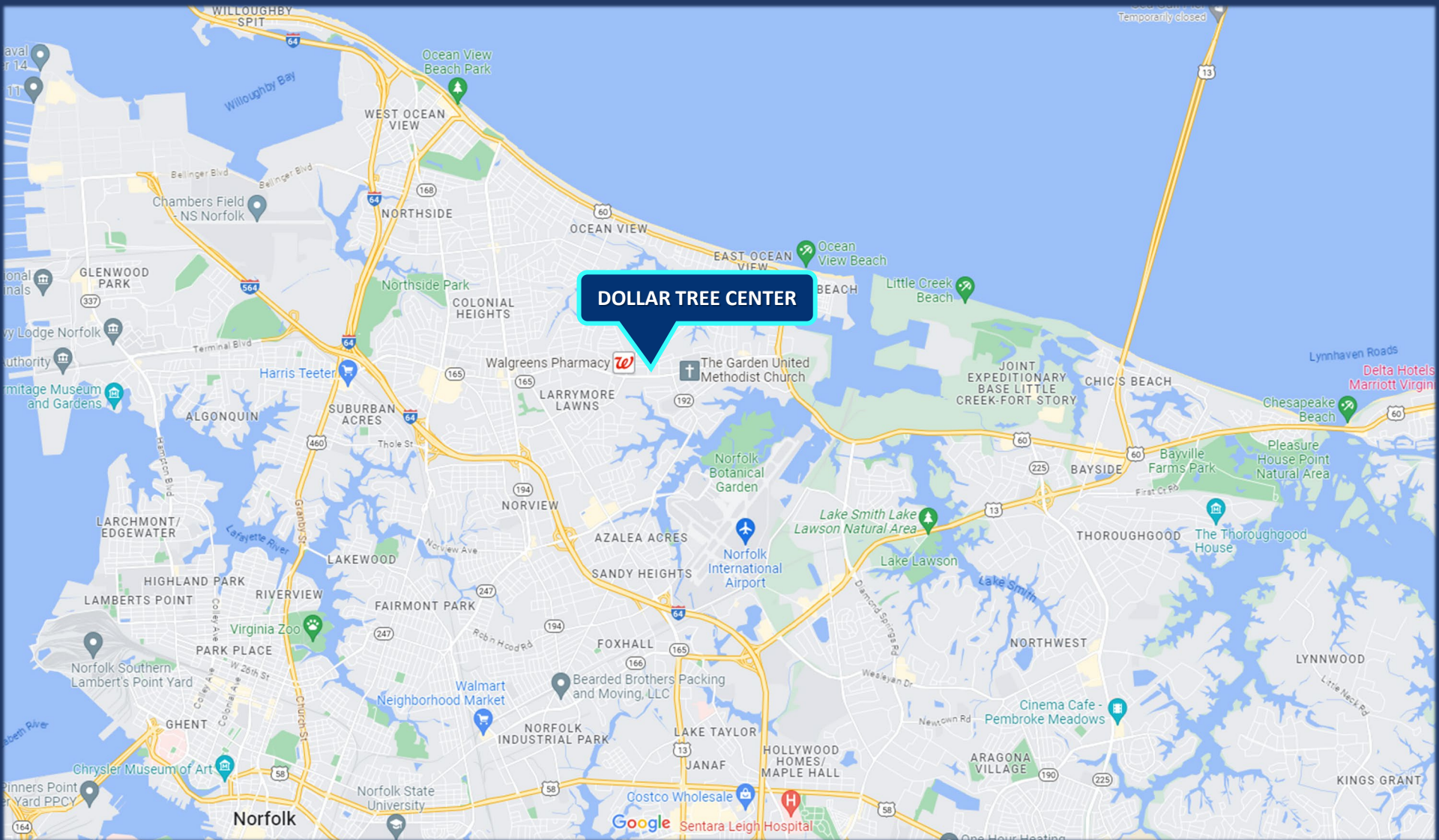
1 MILE	3 MILE	5 MILE
4,152	32,206	77,126

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



LOCATOR MAP



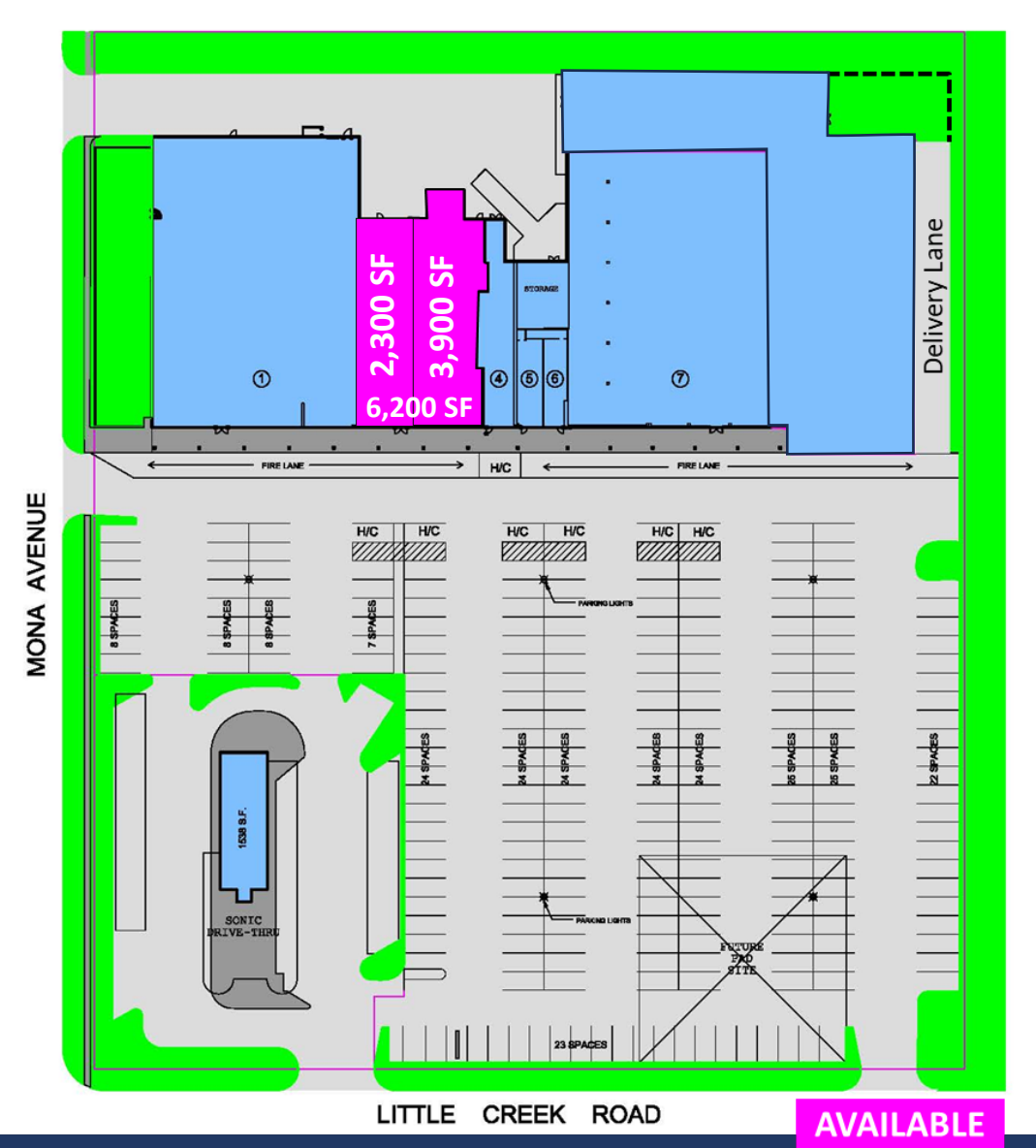
AERIAL



E. Little Creek Road – 25,000 VPD

Mona Avenue

SITE PLAN



MICHAEL P. ZARPAS, OWNER/BROKER

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