



S.L. NUSBAUM  
REALTY CO.

# FOR LEASE

## OCEAN VIEW SHOPPING CENTER



131-199 WEST OCEAN VIEW AVE.  
NORFOLK, VA 23503

**TYLER JACOBSON**  
SENIOR VICE PRESIDENT  
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TJACOBSON@SLNUSBAUM.COM

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

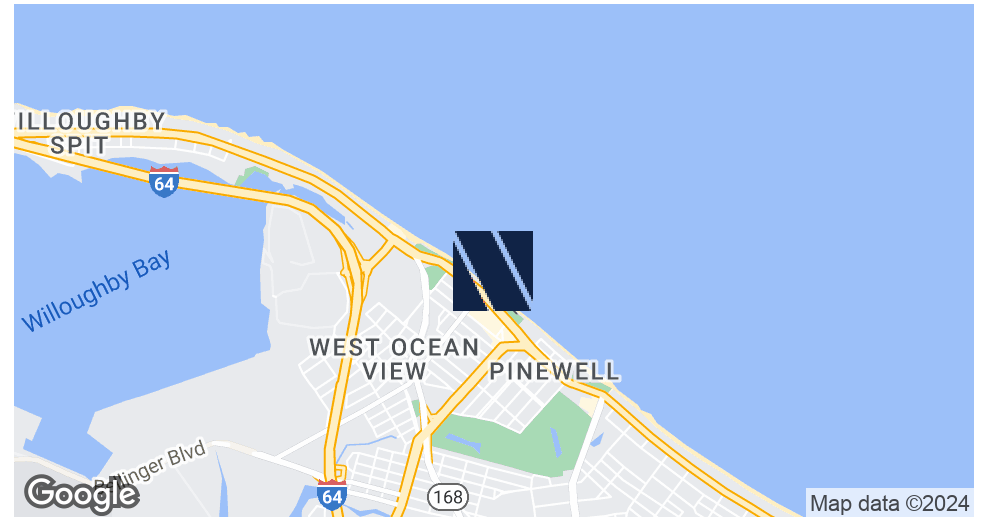
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## PROPERTY DESCRIPTION

Shopping Center is anchored by Harris Teeter and Dollar General. Other national tenants include Jackson Hewitt Tax Service, Domino's and Subway. Unit A outparcel (0.52752 acre) available (former BB&T Bank).

SPACES	LEASE RATE	SPACE SIZE
Unit 1-2	Contact Agent	3,000 SF
Unit 6	Contact Agent	8,450 SF
Unit 9	Contact Agent	1,200 SF
Unit 11	Contact Agent	1,200 SF
Unit A	Contact Agent	2,950 SF



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# SITE PLAN

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## LEGEND

- Available
- Unavailable

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Contact Agent
Total Space:	1,200 - 8,450 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ Unit 1-2	Available	3,000 SF	NNN
■ Unit 6	Available	8,450 SF	NNN
■ Unit 9	Available	1,200 SF	NNN
■ Unit 11	Available	1,200 SF	NNN
■ Unit A	Available	2,950 SF	NNN

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# AREA RETAIL

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# ADDITIONAL PHOTOS

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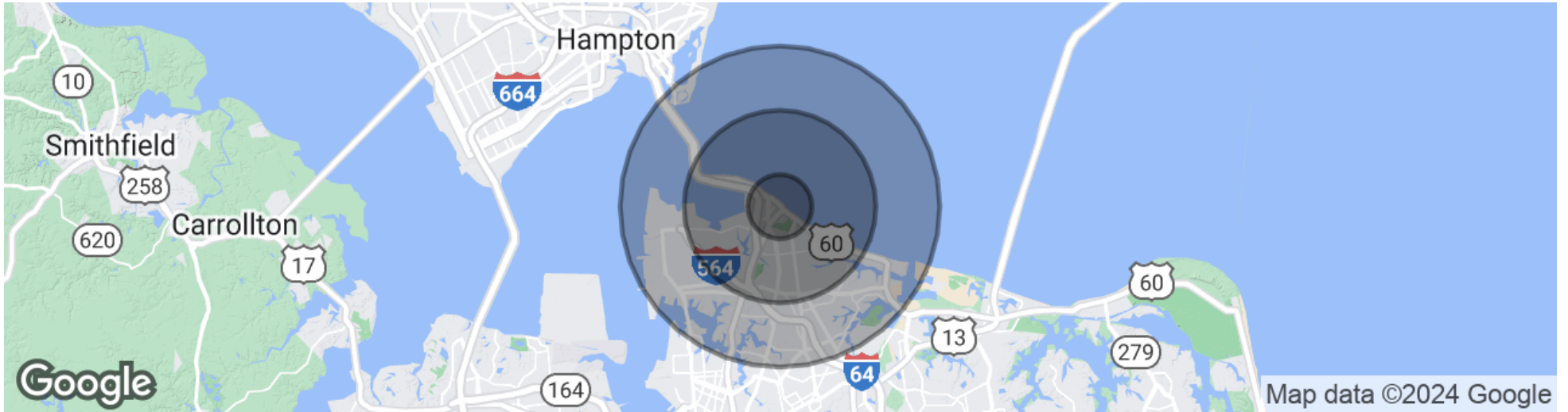




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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,052	63,943	155,081
Average Age	30.6	31.9	31.7
Average Age (Male)	28.1	30.5	30.0
Average Age (Female)	33.1	33.4	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,895	23,587	56,938
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$53,401	\$56,220	\$58,856
Average House Value	\$229,345	\$227,123	\$236,389

\* Demographic data derived from 2020 ACS - US Census

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# CONTACT ME



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