

# FOR SALE

## 307-311 W LITTLE CREEK ROAD – 10 UNITS



S.L. NUSBAUM  
REALTY CO. | SINCE 1906



307 – 311 WEST LITTLE CREEK ROAD, NORFOLK, VIRGINIA 23505

**ANTHONY GRECCO**

Senior Associate

O. 757.452.6133

C. 757. 235.1496

[agrecco@slnusbaum.com](mailto:agrecco@slnusbaum.com)

**JOHN WESSLING, SR., CCIM**

Senior Vice President | Partner

O. 757.640.2412

[jwessling@slnusbaum.com](mailto:jwessling@slnusbaum.com)

# EXECUTIVE SUMMARY

307-311 W LITTLE CREEK ROAD  
NORFOLK, VA 23505



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## SUMMARY

Located in Norfolk's Ward's Corner neighborhood, 307- 311 W Little Creek Road consists of 10 units, offering spacious 2-bedroom, 1-bath townhome-style apartments with upgraded finishes.

This property is positioned near major employers including Naval Station Norfolk, Sentara Medical Center, and Old Dominion University, enhancing its appeal for both military and civilian tenants.

## HIGHLIGHTS

- All units recently renovated: new stainless-steel appliances, granite countertops, upgraded kitchen cabinets, LVP flooring, tiled bathrooms, and washer/dryer hookups.
- Central heat and air
- Close proximity to major employers
- Immediate access to I-64 and I-564



## CURRENT UTILITY STRUCTURE

**Tenant:** Electric, Water, Sewer

**Owner:** Trash

\*Over the last year, a utility billback has been introduced at lease signing and renewals, with all residents now paying back their monthly utility usage.

## PROPERTY OVERVIEW

<b>Sale Price</b>	\$1,525,000
<b>Cap Rate</b>	7.43 %
<b>Occupancy</b>	100%
<b>Lot Size</b>	20,034 SF
<b>Building Size</b>	8,512 SF (2 Buildings)
<b>Unit Size</b>	830 SF
<b>Average Rent</b>	\$1,349
<b>Unit Count</b>	10
<b>Stories</b>	2
<b>Parking</b>	On-site
<b>Year Built</b>	1950
<b>Zoning</b>	C-2

# INTERIOR PHOTOS

307-311 W LITTLE CREEK ROAD  
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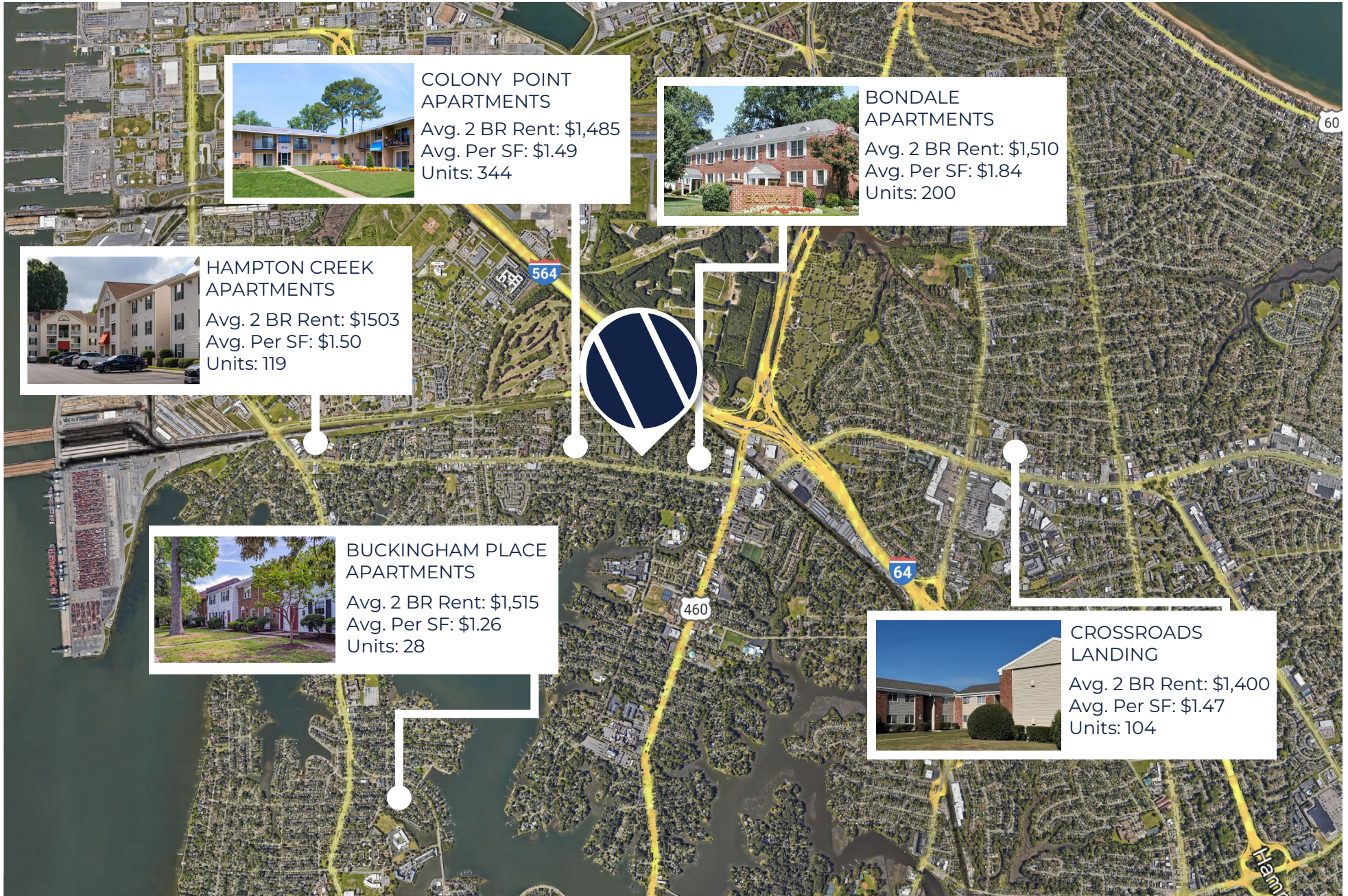


# LEASE COMPARABLES

307-311 W LITTLE CREEK ROAD  
NORFOLK, VA 23505



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# LOCATION MAP

307-311 W LITTLE CREEK ROAD  
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# SURROUNDING AREA

307-311 W LITTLE CREEK ROAD  
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**NORFOLK CHRISTIAN (K-12)**

**GRANBY HIGH SCHOOL**

**GRANBY ELEMENTARY SCHOOL**

**NORFOLK COLLEGIATE (K-12)**

**NORFOLK FITNESS & WELLNESS CENTER- COMBINED LIBRARY AND RECREATION FACILITY**

**NEW \$68M DEVELOPMENT COMING 2027**

**307 - 311 W Little Creek Rd**

**HAMPTON ROADS TRANSIT - BUS ROUTE 21**

1	Little Creek & Lankford Snow Stop (5 min walk)
2	Little Creek & Victory Stop (2 min walk)
3	Little Creek & Newport Stop (1 min walk)

**Businesses and Amenities:** Walmart, RBC, ABC, Applebees, Food Lion, Planet Fitness, Target (Coming 2026), Towne Bank, Starbucks, Subway, Moe's, Harris Teeter, Sentara, AutoZone, Dollar Tree, Papa John's, Black Rifle Coffee Company, United States Postal Service, Firehouse Subs, Taco Bell, Harris Teeter Fuel, Old Virginia Ham Shop, Truist.

**Transit:** Hampton Roads Transit - Bus Route 21

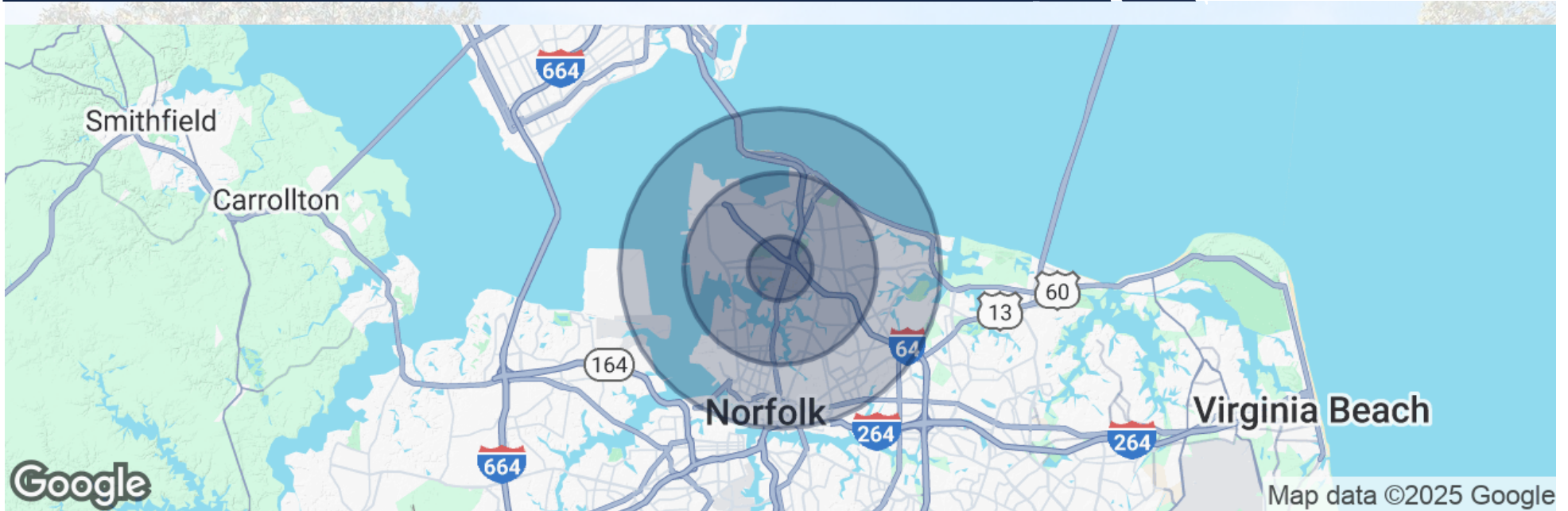
**Other:** Little Creek Marketplace, Norfolk Christian (K-12), Norfolk Collegiate (K-12), Granby High School, Granby Elementary School, Norfolk Fitness & Wellness Center - Combined Library and Recreation Facility, New \$68M Development Coming 2027.

# DEMOGRAPHICS REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,038	111,077	208,527
Average Age	38	36	36

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,327	43,326	82,449
# Of Persons Per HH	2.1	2.3	2.2
Average HH Income	\$53,043	59,422	59,524
Average House Value	\$261,035	\$252,632	\$252,008

Demographics data derived from [AlphaMap](#)

# CONTACT INFORMATION

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