

# FOR SALE

735 NEWTOWN ROAD

Norfolk, VA 23502



**S.L. NUSBAUM**  
REALTY CO.



**JOHN M. PROFILET, SIOR**

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# EXECUTIVE SUMMARY

735 NEWTOWN ROAD  
Norfolk, VA 23502



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## OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	6,734 SF
Lot Size:	0.41 Acres
Price / SF:	\$185
Year Built:	1982
Zoning:	C-C (Community Commercial)
Submarket:	Newtown/Witchduck

## INFORMATION ON OPPORTUNITY ZONES

## PROPERTY OVERVIEW

Located in the City of Norfolk, 735 Newtown Road is a 6,734± square foot, two-story office building that fronts the highly-trafficked Newtown Road, and is situated in the Newtown/Witchduck submarket. The 3,367± square foot first-floor tenant will vacate upon sale; the second floor is comprised of four suites, with one currently vacant and the remaining three with short-term leases in-place.

## PROPERTY HIGHLIGHTS

- Central location on city line of Norfolk/Virginia Beach
- 3,367± square feet available on the first floor (entire first floor)
- Four (4) suites on the second floor: three (3) suites under short-term leases (lease income in-place) and one (1) 650± square foot suite currently available (*financial information available upon signed NDA*)
- Two (2) electric meters on the first floor; four (4) electric meters on the second floor
- Major building renovation in 2010
- On-site parking to city code (27 parking stalls)
- 99 linear feet of road frontage/signage opportunity
- Located in an Opportunity Zone, which may provide for preferential tax treatment

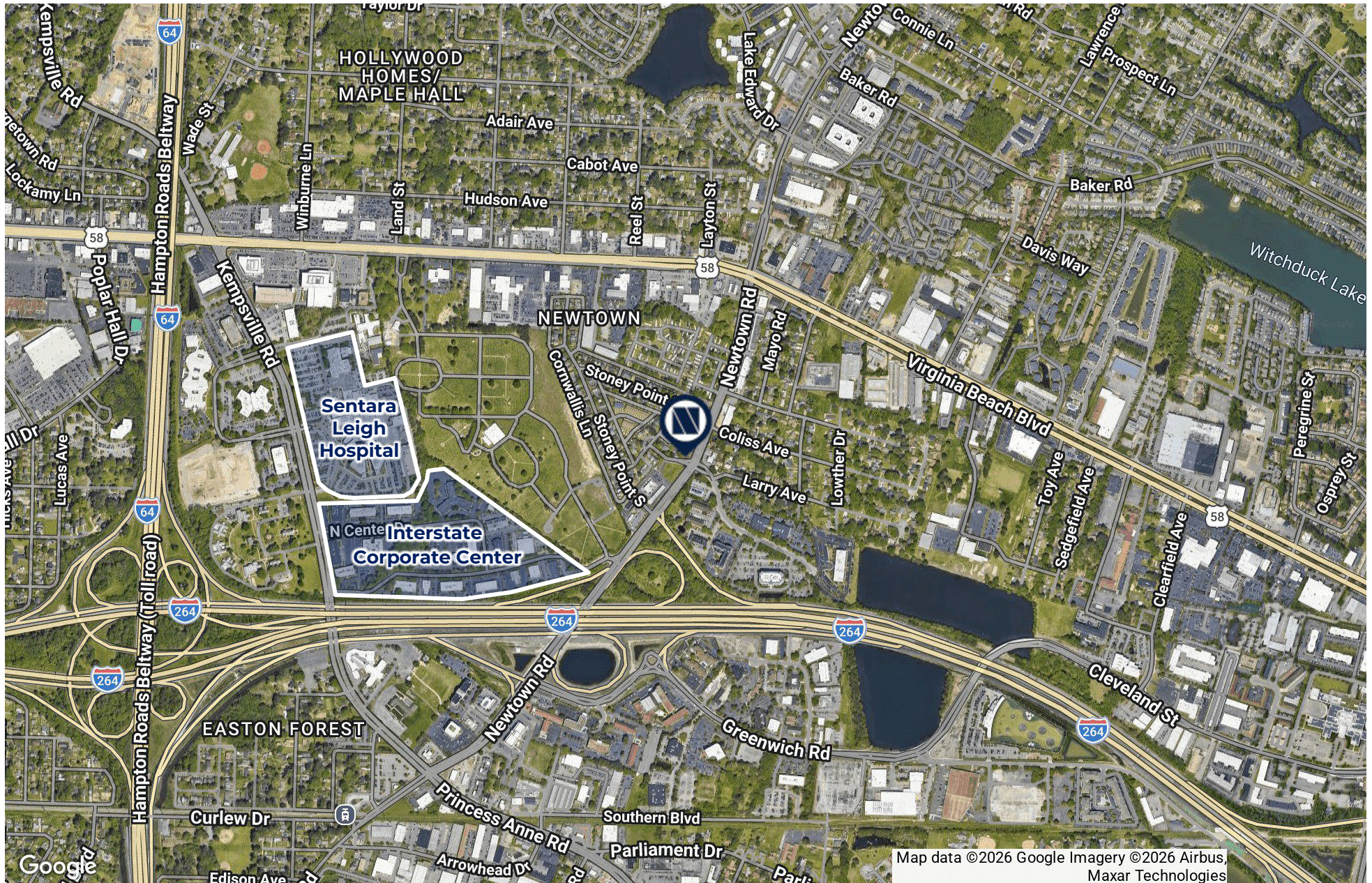
# LOCATION MAP

735 NEWTOWN ROAD

Norfolk, VA 23502



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# FLOOR PLAN - 2ND FLOOR

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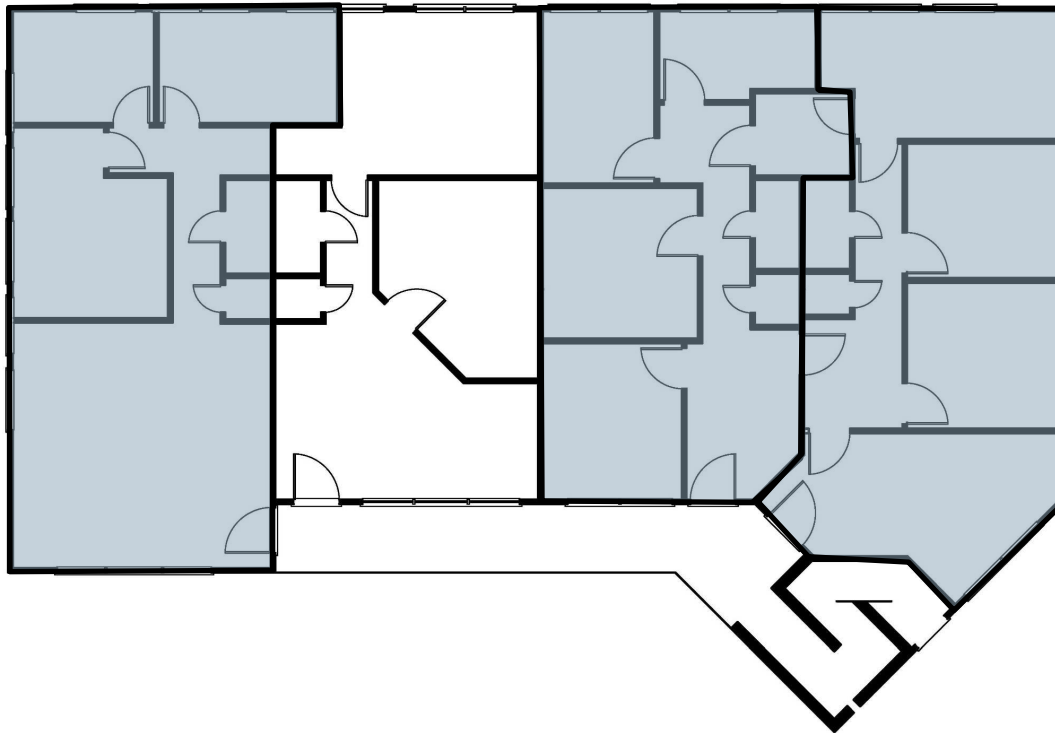
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UNIT 201  
820± SF  
LEASED

UNIT 202  
650± SF  
AVAILABLE

UNIT 203  
650± SF  
LEASED

UNIT 204  
820± SF  
LEASED



UPPER LEVEL PLAN

Scale: 1/4" = 1'-0"

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**ROBERT GOSS, ARCHITECT**

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REVISIONS

INTERIOR RENOVATIONS TO:

**GOSS FENTRESS OFFICE BUILDING**  
735 Newtown Road  
Norfolk, Virginia

DATE:

Revised:

SHEET NO.

# ADDITIONAL PHOTOS

735 NEWTOWN ROAD  
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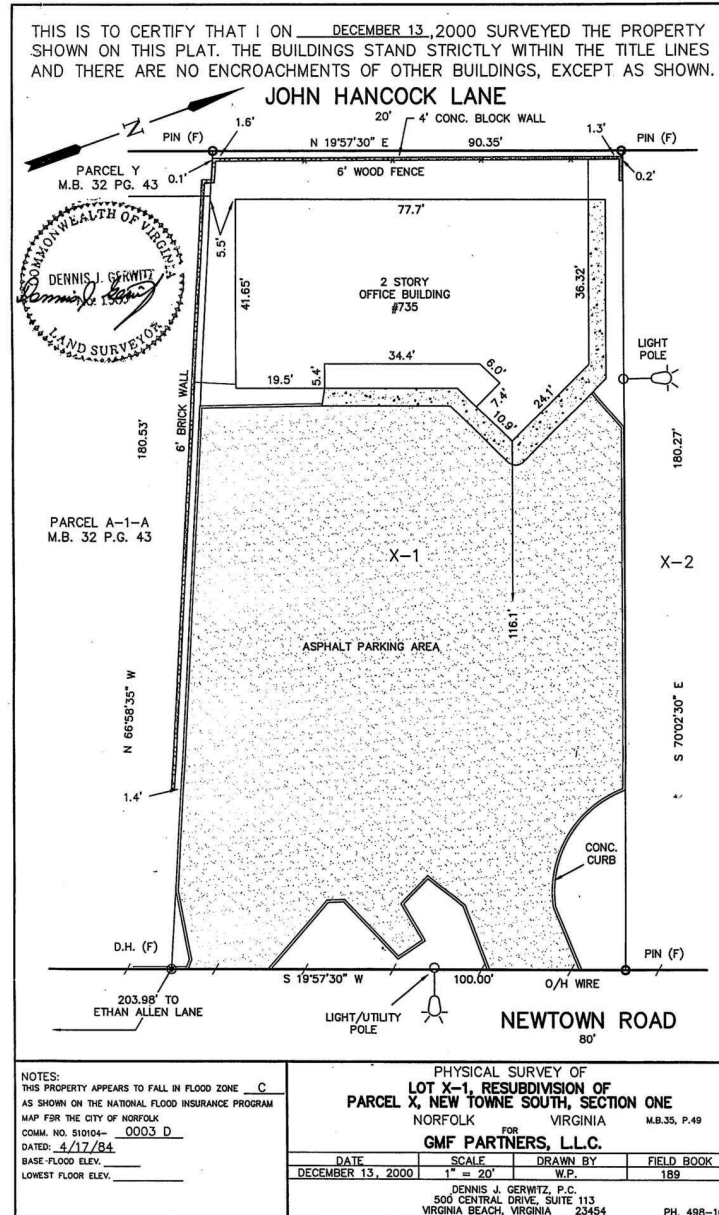


# SURVEY

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# PROPERTY AERIAL

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# DEMOGRAPHICS MAP & REPORT

735 NEWTOWN ROAD  
Norfolk, VA 23502

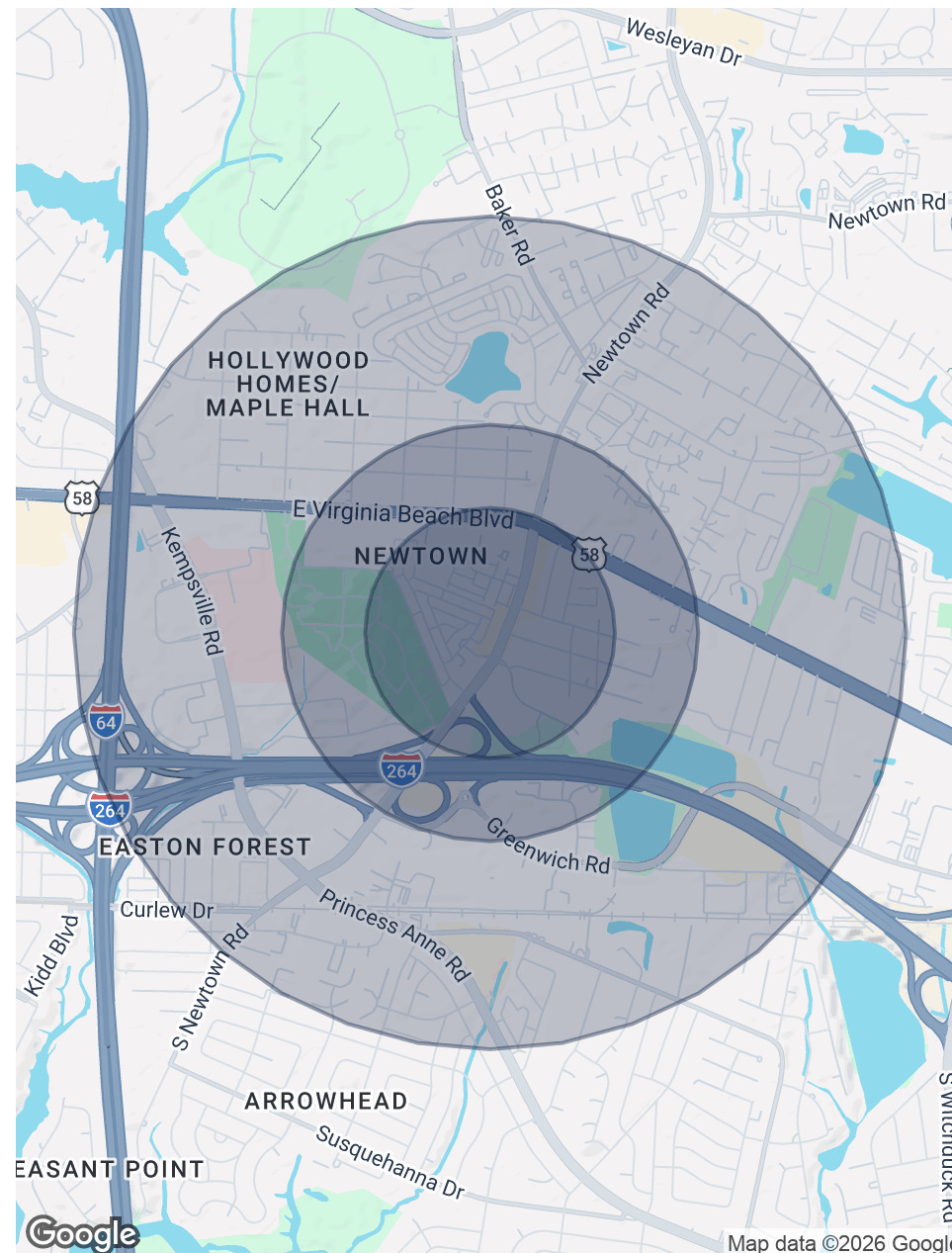


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,467	3,021	13,806
Average Age	37	37	36
Average Age (Male)	36	35	34
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	567	1,207	5,454
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$84,380	\$79,921	\$75,666
Average House Value	\$222,594	\$262,084	\$278,745

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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