

# AVAILABLE

## HIGHLY VISIBLE FREESTANDING SHOWROOM

6542 E Virginia Beach Blvd | Norfolk, VA 23502



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



### **MICHAEL MYERS**

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**PROUD PARTNER**  
**XTEAM**  
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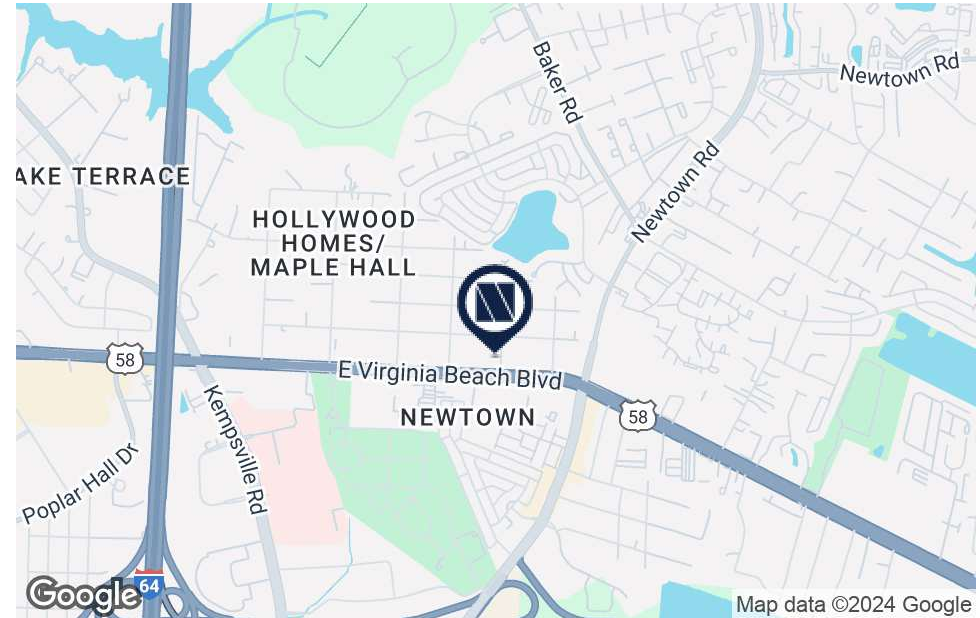
# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Available:	14,700 +/- SF ground floor retail area
	7,400 +/- SF second floor retail area
Lot Size:	0.5 Acres
Zoning:	C-C (Corridor Commercial)
Frontage:	107' +/- frontage on VA Beach Blvd
Sale Price:	\$1,500,000 (\$67.87 PSF)
Lease Rate:	\$15,000 per month, NNN

### PROPERTY OVERVIEW

Excellent visibility and access from Virginia Beach Blvd (27,000 VPD), approximately 0.7 miles from I-264 and 1.4 miles from I-64. Close proximity to Sentara Leigh Hospital and Sentara Brock Cancer Center.

### PROPERTY HIGHLIGHTS

- Area retailers include Checkered Flag Honda, Rick Hendrick Cadillac/Chevrolet, Costco, BJ's and many more.
- Zoned C-C (Corridor Commercial): Allows most retail, office, service, food service and healthcare uses.
- Prominent existing road signage - 18' high (should be grandfathered).
- 400 AMP, 3-phase electric service and natural gas.
- Open floor plan allows for a wide variety of uses.
- Highly-visible corner retail location
- This property is immediately available!







# ADDITIONAL PHOTOS

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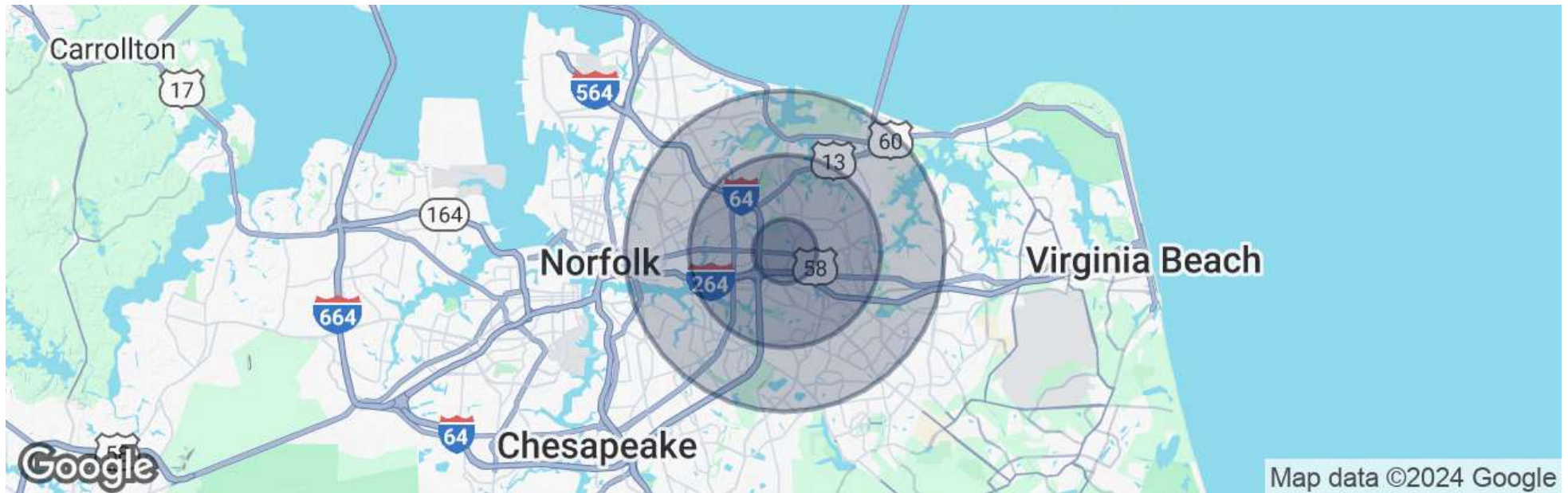
# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,118	103,398	300,248
Average Age	31.9	36.6	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,497	42,038	120,538
# Of Persons Per HH	2.32	2.42	2.44
Average HH Income	\$73,961	\$92,122	\$96,422
Average House Value	\$254,884	\$316,982	\$339,966

Demographics data derived from ESRI 2024 data



# CONTACT INFORMATION

6542 E VIRGINIA BEACH BLVD  
Norfolk, VA 23502



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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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