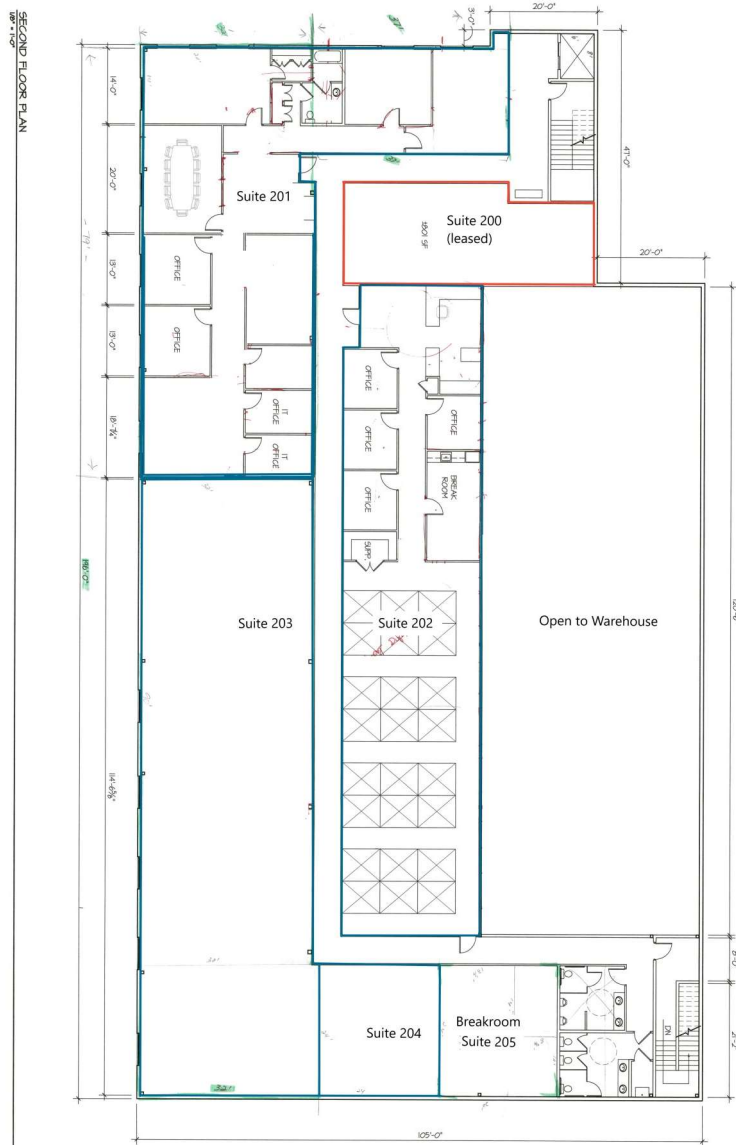


# Investment For Sale

## 1st Floor Retail - 2nd Floor Office

1150 E Little Creek, Norfolk, VA 23518



Suite 200	801 SF	leased	Suite 203	3,664 SF	available
Suite 201	2,845 SF	available	Suite 204	576 SF	available
Suite 202	3,304 SF	available	Breakroom	528 SF	available
			Common area	1,880 SF	
<b>Rentable SF</b>	<b>11,718 SF</b>		<b>GLA</b>	<b>13,598 SF</b>	



20 year lease with a recession proof, regional beauty supply business.

# Investment or Owner Occupant

1150 E Little Creek, Norfolk, VA 23518

## Property Features

### RETAIL

- Manhattan Beauty Supply is a regional retailer that occupies the entire first floor retail space - 20 year lease at \$16,500 mo
- Space is 18,890 sf. including a 5,662 SF warehouse space with 26' clear height



## Second Floor Office Space Available



### OFFICE

- One suite leased on the 2nd floor to a professional office tenant short term at \$500 mo
- Five individual suites (10,917 s.f. total) available or full floor 13,598 s.f. can be available
- Contiguous suite combinations 528; 576; 2,845; 3,304; 3,664; 3,880; 4,408; 6,149; 6,725 s.f.
- 3 miles (8 minutes) to Little Creek Amphib Base and 5 miles (11 minutes) to Norfolk Naval Station

### Executive Summary

1150 E Little Creek is an excellent investment opportunity with second floor office space available to lease, occupy or the zoning permits multifamily or self storage. Its located at the signalized intersection of E. Little Creek and N. Military Hwy near a high volume WaWa and CVS. It was built, owned, and operated by a national retailer who used the second floor to house their corporate HQ and collections dept. Built in 2006 by the original retailer, then bought in 2018 by the current owner who opened the original beauty supply business. In 2019 the beauty supply business was sold to the current operator.

The location offers excellent visibility to E. Little Creek Rd with multiple access points and a signalized intersection. Its an ideal location for a business that serves the military with its close proximity to Little Creek Amphib base and Norfolk Naval Station.

Maintenance and utility expenses available upon request. 2023 RE Tax: \$57,370

Tax assessed at \$4,068,800

**Offered at \$3,700,000**

### Contact:

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*In the Business of Creating Business*