

FOR LEASE

5358 ROBIN HOOD ROAD
Norfolk, VA 23513



S.L. NUSBAUM
REALTY CO.



BEN LEON

Vice President

C. 757.469.2365

O. 757.640.2272

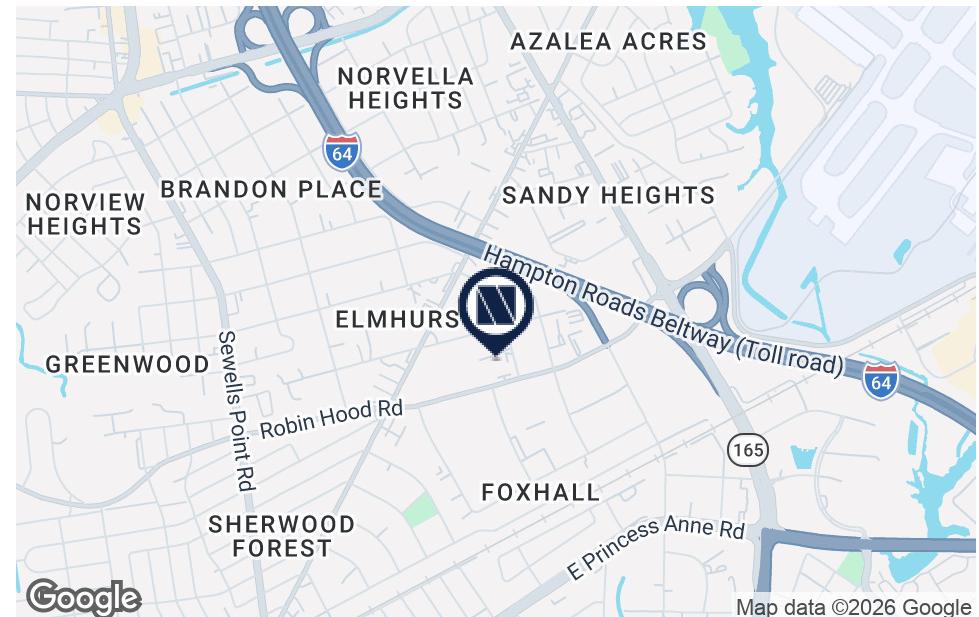
bleon@slnusbaum.com

EXECUTIVE SUMMARY

5358 ROBIN HOOD ROAD
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OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Building Size:	39,769 SF
Lot Size:	2.855 Acres
Year Built:	1989
Zoning:	BC-O (Business and Commerce Park - Office)

PROPERTY HIGHLIGHTS

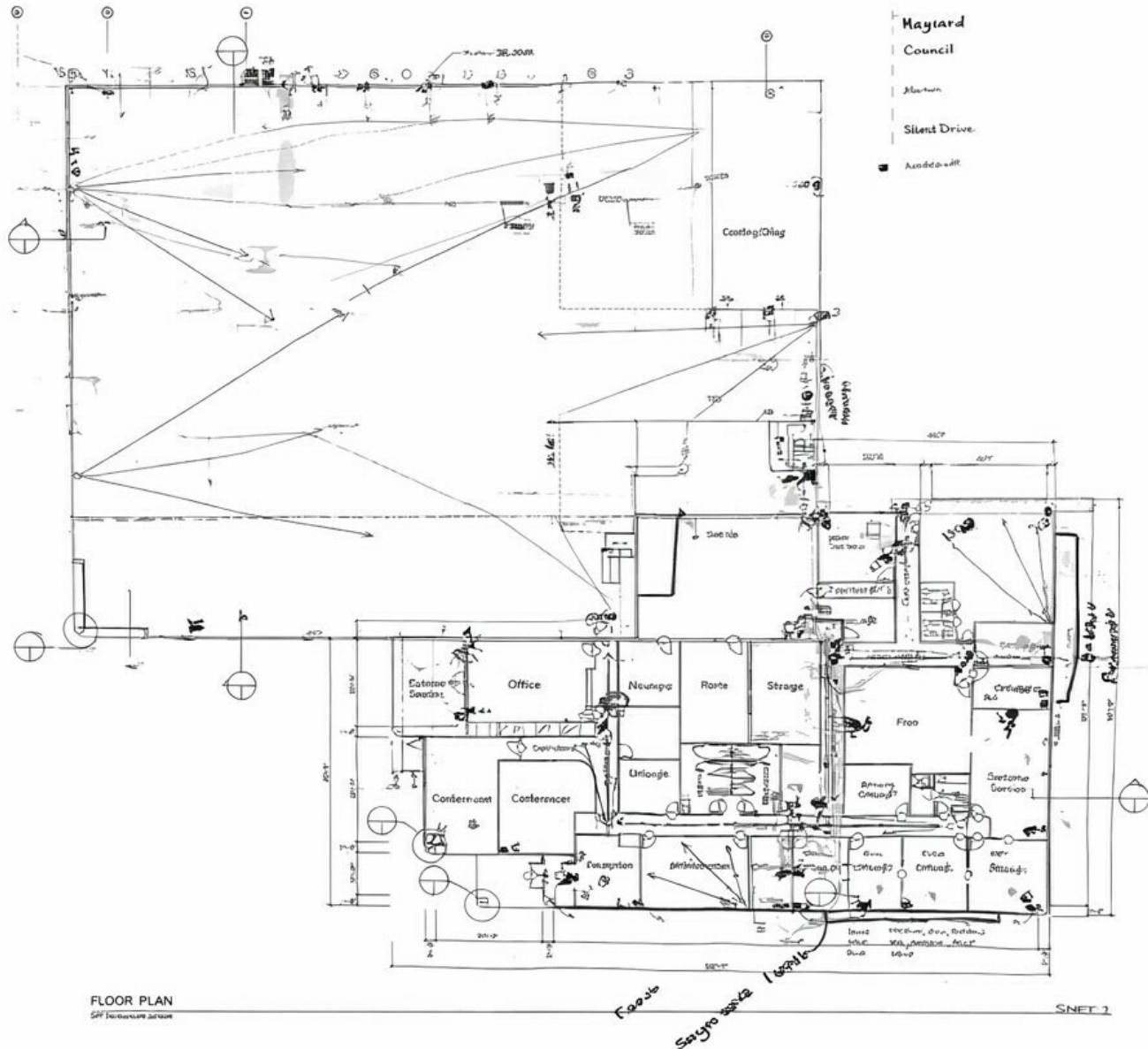
- 25% office space ($\pm 10,000$ SF) and 75% warehouse space ($\pm 30,000$ SF)
- Nine (9) grade level doors: six (6) 10.5' x 12.5'; two (2) 12' x 12.5'; and one (1) 14' x 14'
- Two (2) dock level doors: 8.7' x 8'
- Heated warehouse
- 20'+ clear ceiling height
- Wet sprinkler system
- 3-phase power
- 59 parking spaces

FLOOR PLAN

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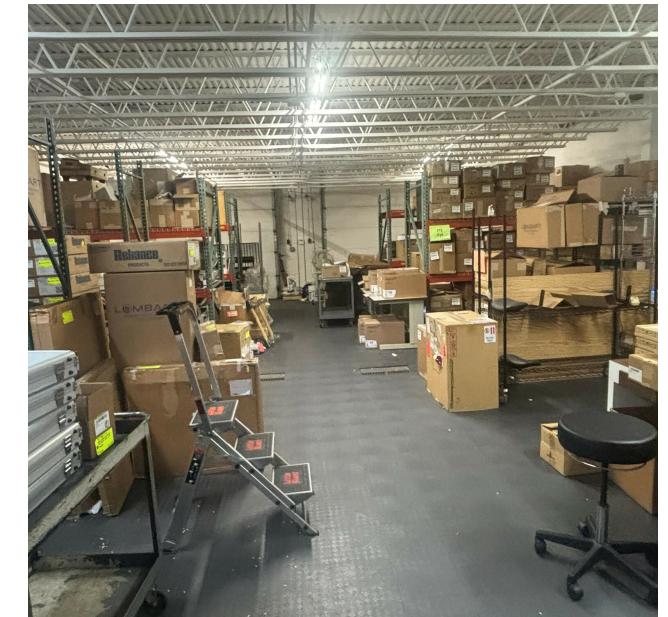
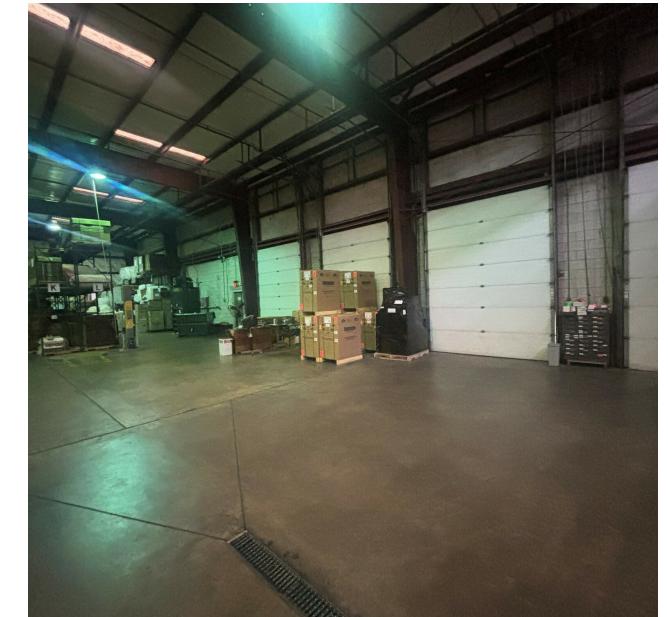
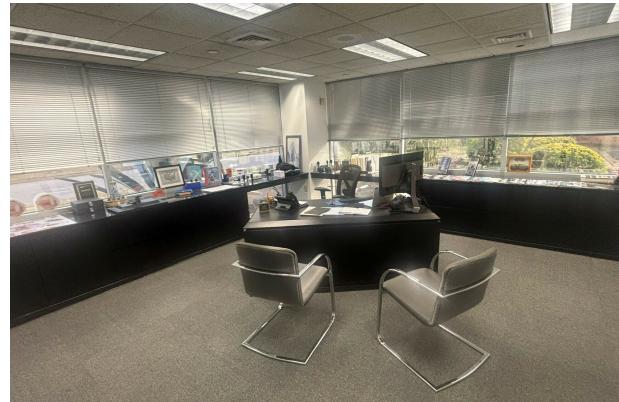


ADDITIONAL PHOTOS

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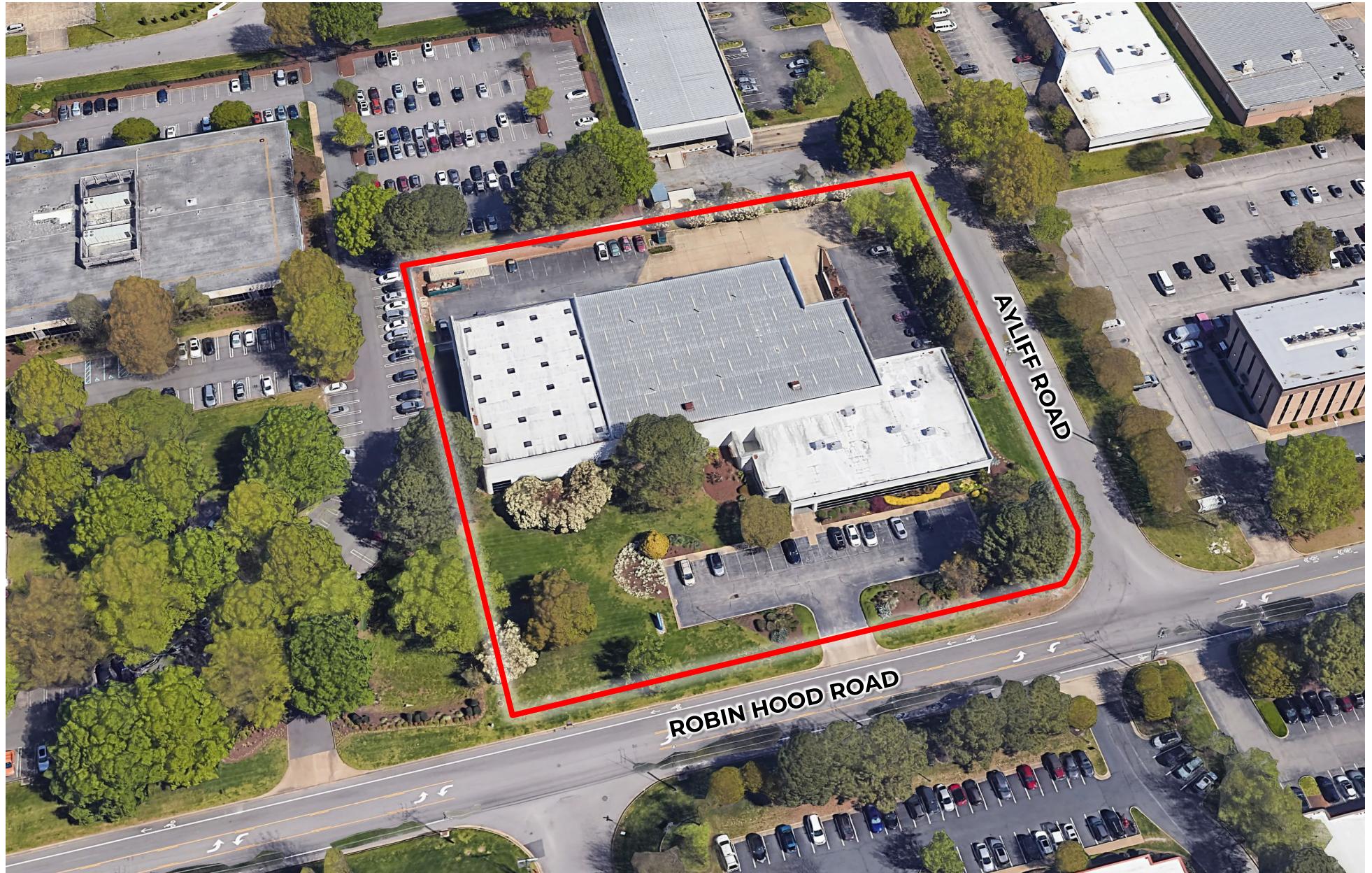


AERIAL

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DEMOGRAPHICS MAP & REPORT

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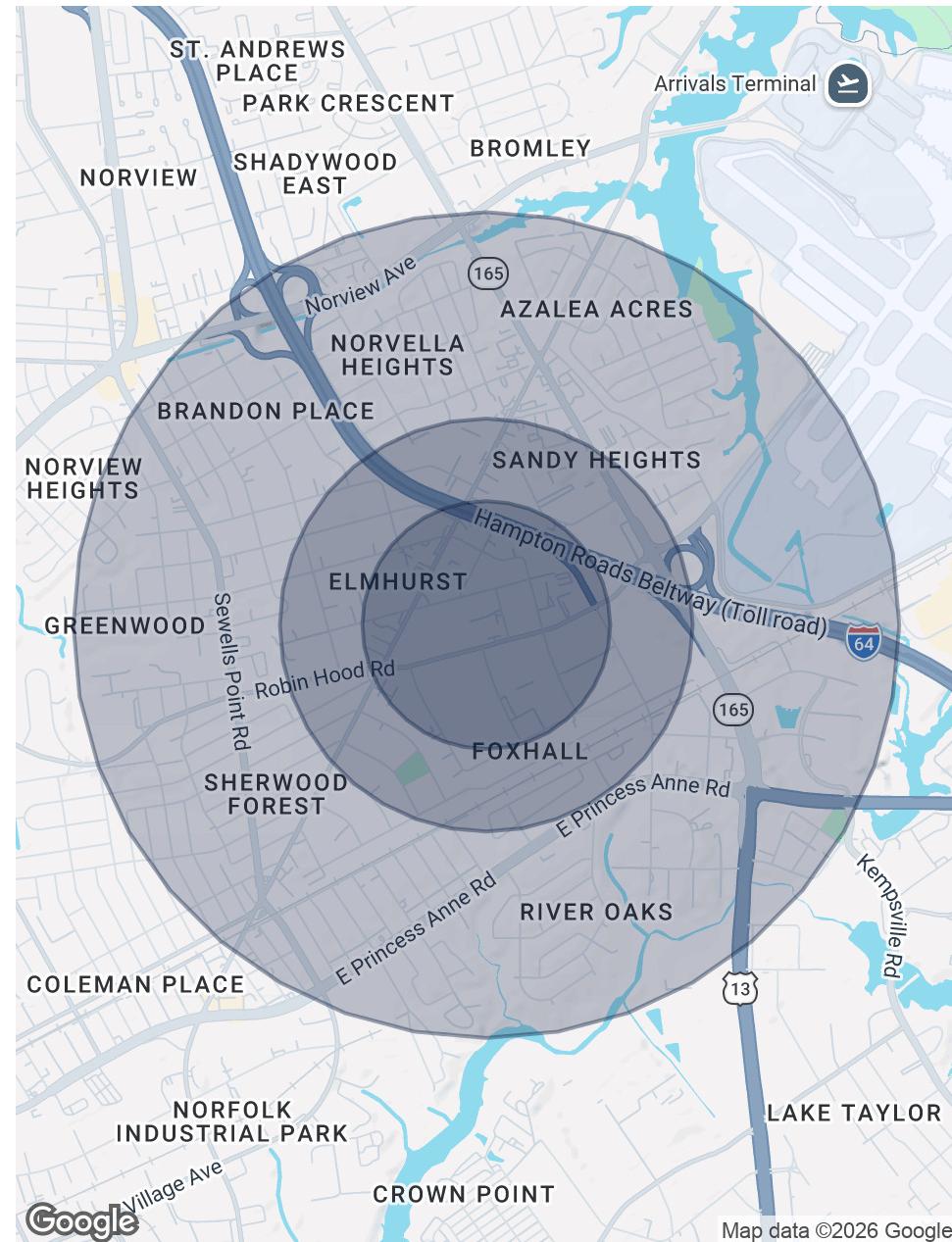


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	340	2,516	11,951
Average Age	40	38	39
Average Age (Male)	38	38	38
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	1,040	4,750
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$71,279	\$81,335	\$76,253
Average House Value	\$267,660	\$262,270	\$246,904

Demographics data derived from AlphaMap



CONTACT INFORMATION

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