



RETAIL
PROPERTY
FOR LEASE



BAYVIEW

7924-7930 CHESAPEAKE BLVD, NORFOLK, VA 23518



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER CHRIS GOOD, CCIM

757.560.3931
susans@kotarides.com

757.513.2500
chrisg@kotarides.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Convenient retail space immediately off the signalized intersection of Chesapeake Boulevard and E. Little Creek Road near CVS and Wawa.

PROPERTY HIGHLIGHTS

- Over 34,000 VPD at the intersection of Chesapeake Blvd. and E. Little Creek Road
- Pylon signage available
- Serves the Little Creek Amphibious Base community with 19,000 daytime population
- Above average Wawa and CVS locations nearby according to placer.ai CVS: 80% nationally; ranked 4th out of 21 locations locally. Wawa: 70% nationally; ranked 8th out of 22 locations locally

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Gross)
Number of Units:	1
Available SF:	6,886 SF
Building Size:	25,816 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,652	43,704	86,763
Total Population	14,388	101,434	214,216
Average HH Income	\$64,088	\$63,302	\$67,484



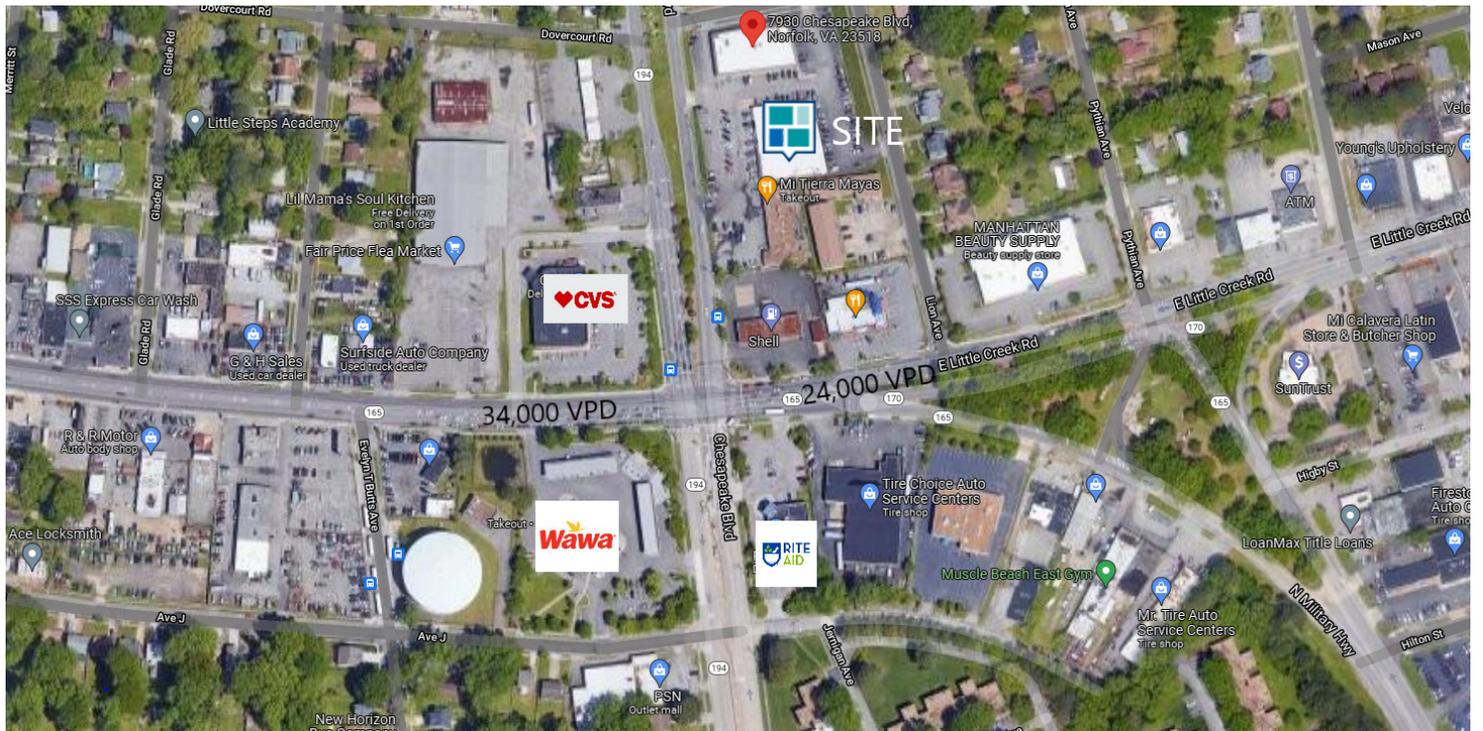
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LOCATION MAP



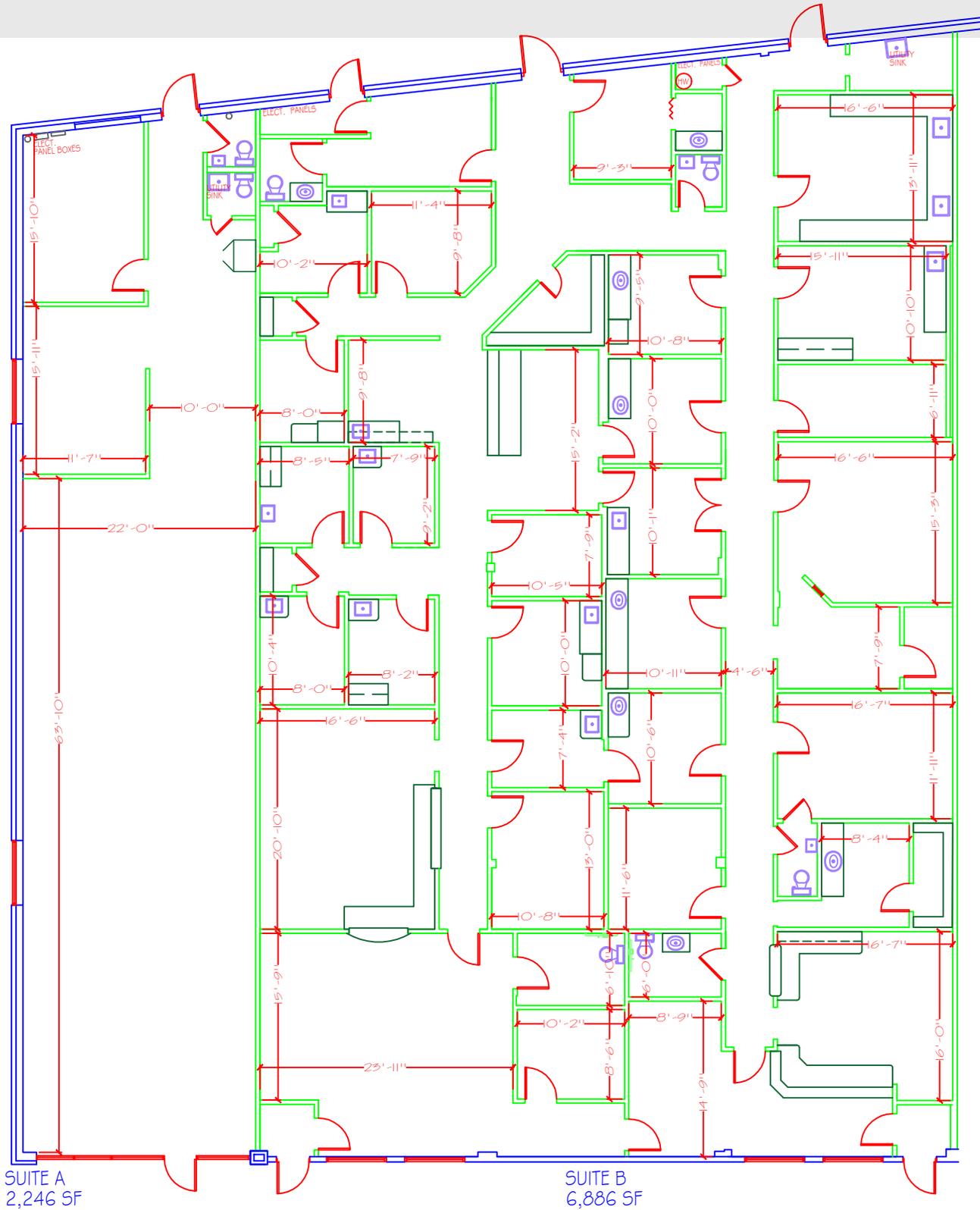
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SITE PLAN



SUITE A
2,246 SF

SUITE B
6,886 SF



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LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	6,886 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8-10	Available	6,886 SF	Gross	\$14.00 SF/yr	-



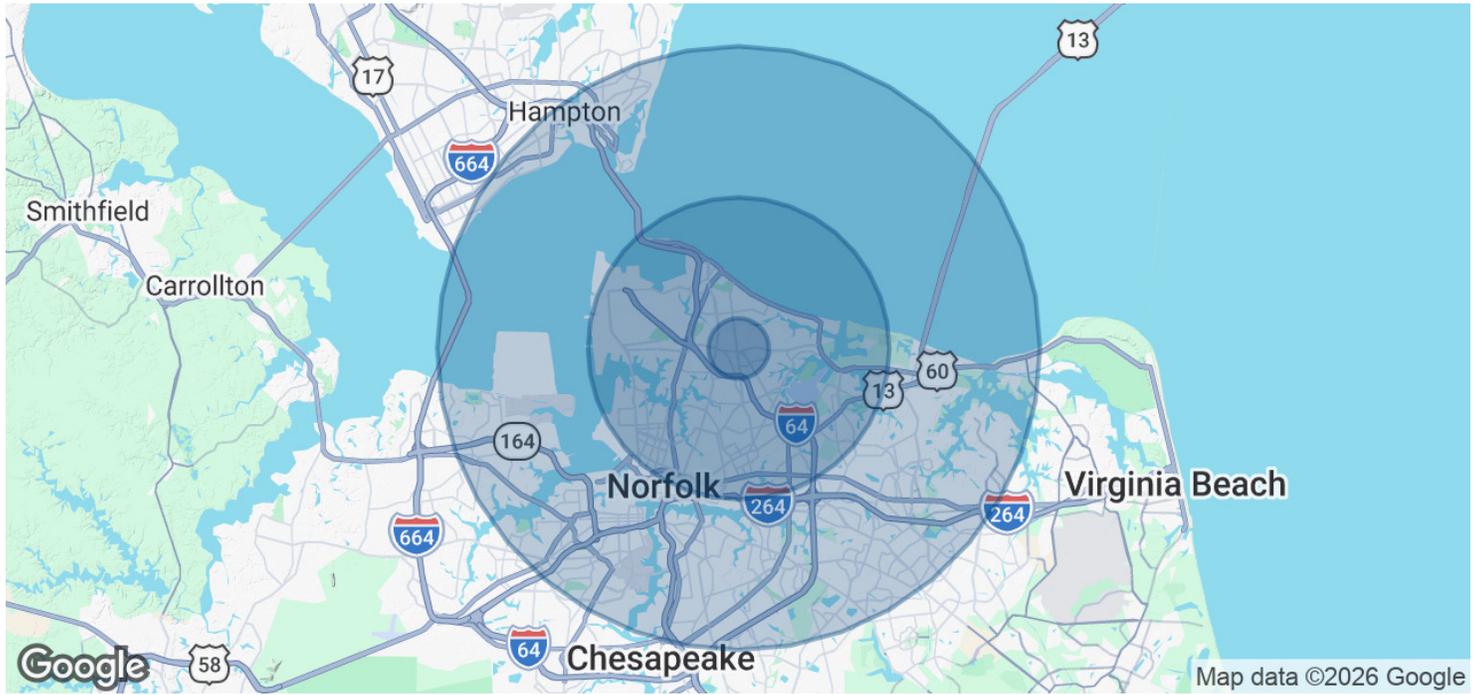
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,388	101,434	214,216
Average Age	36.6	35.5	34.0
Average Age (Male)	31.8	33.9	32.7
Average Age (Female)	43.5	38.3	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,652	43,704	86,763
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$64,088	\$63,302	\$67,484
Average House Value	\$291,916	\$244,260	\$241,727



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