



DEVELOPMENT SITE IN EXECUTIVE CENTER

1711 Church St - Norfolk, VA 23504

DEVELOPMENT SITE IN EXECUTIVE CENTER - NORFOLK, VA

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer a Development Site in Executive Center, located at 1711 Church Street in Norfolk, Virginia. The approximately 1.5-acre parcel is entitled for the construction of up to 3 additional buildings totaling approximately 28,000 SF providing immediate development flexibility.

The land is well suited for medical office expansion, a café or coffee shop pad, or additional professional office space, making it a compelling development opportunity in a strong Norfolk submarket.

Sale Price

\$1,700,000

LAND OFFERING SUMMARY

Pad Condition:	Build Ready
Buildable SF:	28,000 SF
Price Per Buildable SF:	\$60.71



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

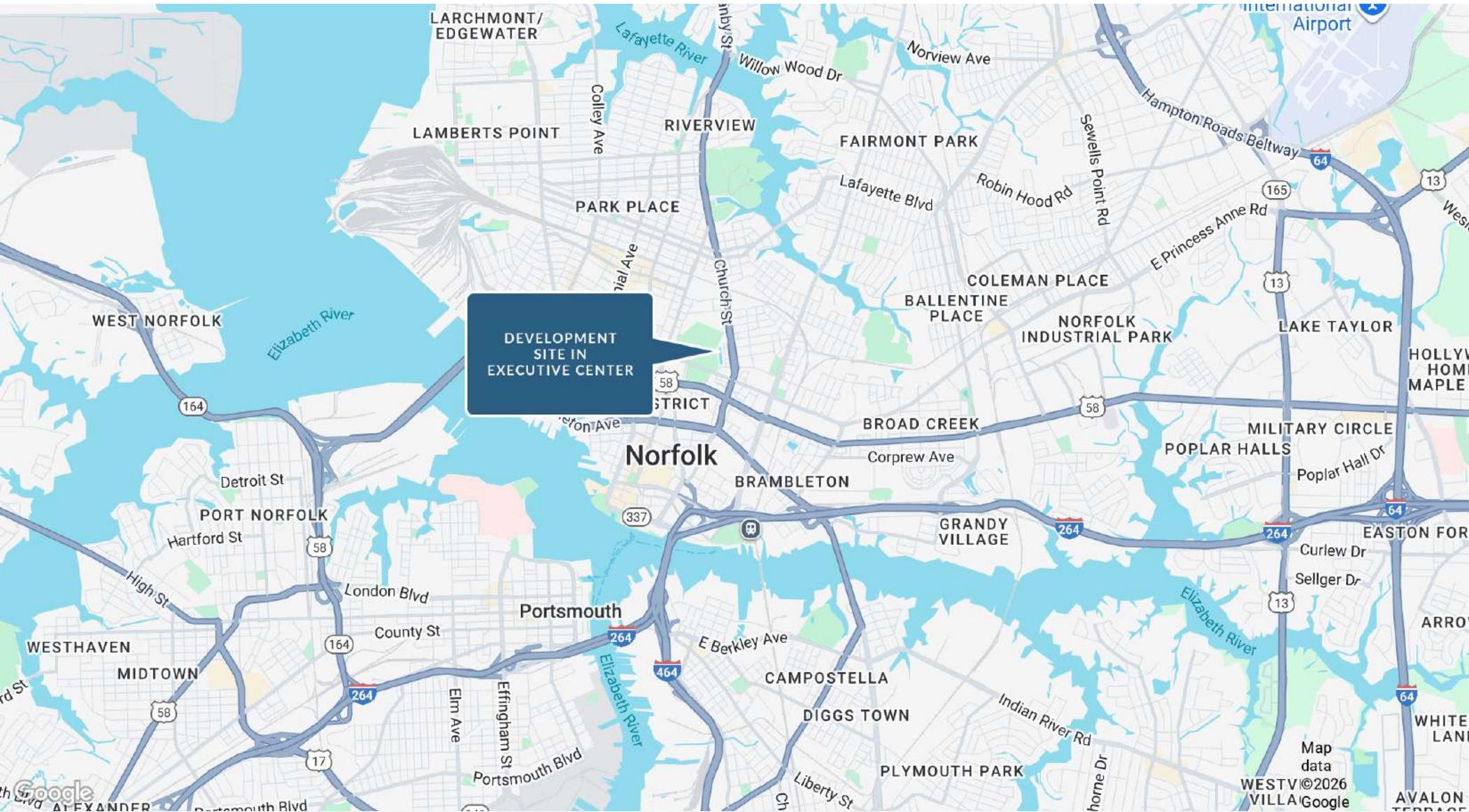
- **Zoning:** The parcel is already entitled and pre-zoned to allow for three additional buildings, providing investors with immediate development flexibility and eliminating the need for rezoning.
- **Site Size:** Approximately 1.5 acres of pre-zoned land previously approved for 28,000 SF, included in the sale, positioned for future development or additional income-generating buildings.
- **Ideal Uses:** Potential for medical office expansion, a coffee shop or café pad, or multi-tenant professional space to complement the existing 25,000 SF executive center.
- **Location Advantage:** Corner positioning along Church Street in Norfolk's commercial corridor, offering excellent visibility, ample parking, and direct access to major thoroughfares.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



LOT FOR SALE



AERIAL MAP



ZONING ABSTRACT

Fully Occupied Executive Center Planned Development

** This is a summary of zoning ordinances, and is not meant to be all inclusive. Complete your own due diligence with regard to zoning, and all other information.*

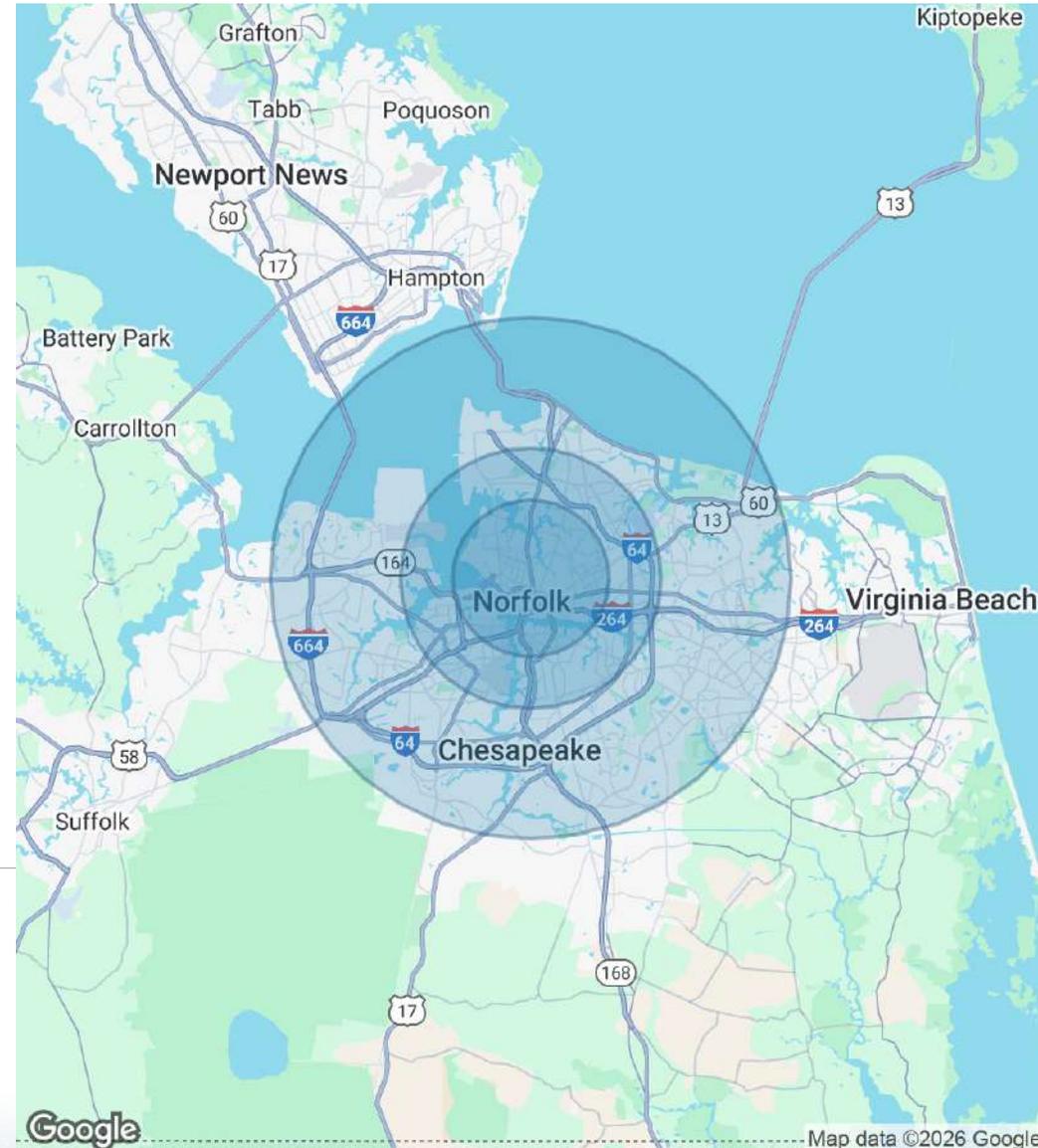
Designation	Church Street Executive Center Planned Development
Abbreviation	CSEC-PD
Link	https://www.norfolkva.gov/norfolkzoningordinance/#Norfolk-ZO/9_1_Approved_Planned_Development.htm#_Toc502655924?TocPath=Article%25209%253A%2520Legacy%2520Development%2520Approvals%257C9.1%2520Approved%2520Planned%2520Development%2520Districts%257C_____5
Permitted Use	Medical/Dental Office; Veterinary Office; Professional Office; Government Office; Day Care Center; Restaurant; Bank; Health and Fitness Facility; Auto Supply Sales/Rental; Funeral Home/Mortuary; Retail; Multifamily; Nursing Home; Broadcasting Studio; Hiring Hall; Cultural Facility, Museum, or Library; Membership Organization; Religious Institution; School, Vocational or Trade; Park and Ride Facility; Parking Facility; Passenger Terminal, Surface Transportation; Minor Utility Facility; Catering Establishment/Commercial Kitchen; Cinema/Theater; Country Club; Indoor Recreation Facility; Artisanal Production; Artist Studio/School/Gallery; Auction House; Consignment Shop; Farmers Market; Grocery Store; Contractor Office; Retail; Self Storage; Massage Facility; Auto Rental; EV Charging; Hotel/Motel; Recycling Collection Station; Small Engine Repair; ATM; Automatic Car Wash; Small Scale Drive-Thru.
Conditional Use	Communication Tower; Banquet Hall; Nightclub; Banquet Hall; Commercial Recreation Center; Outdoor Recreation Facility; Cannabis Dispensary; Check Cashing, Auto Title, or Payday Loan; Convenience Store; Liquor Store; Flea Market; Kennel; Adult Store; Pawnshop; Smoke/Vape Shop; Tattoo Parlor; Auto Repair; Auto Sales; Car Wash; Gas Station; Tire Sales; Large-Scale Drive-Thru; Alcohol Sales, On & Off Premises.
Max Building Coverage	Site Plan Review
Height	60ft
Setback (Front)	10ft
Setback (Side)	0ft
Setback (Rear)	0ft

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	114,857	251,084	757,684
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	47,930	102,638	298,621
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,637	\$83,103	\$94,026
Average House Value	\$355,973	\$314,160	\$335,237

TRAFFIC COUNTS	
Church St	26,176 VPD
Monticello Ave	21,188 VPD
East Virginia Beach Blvd	32,076 VPD
W Brambleton Ave	36,392 VPD





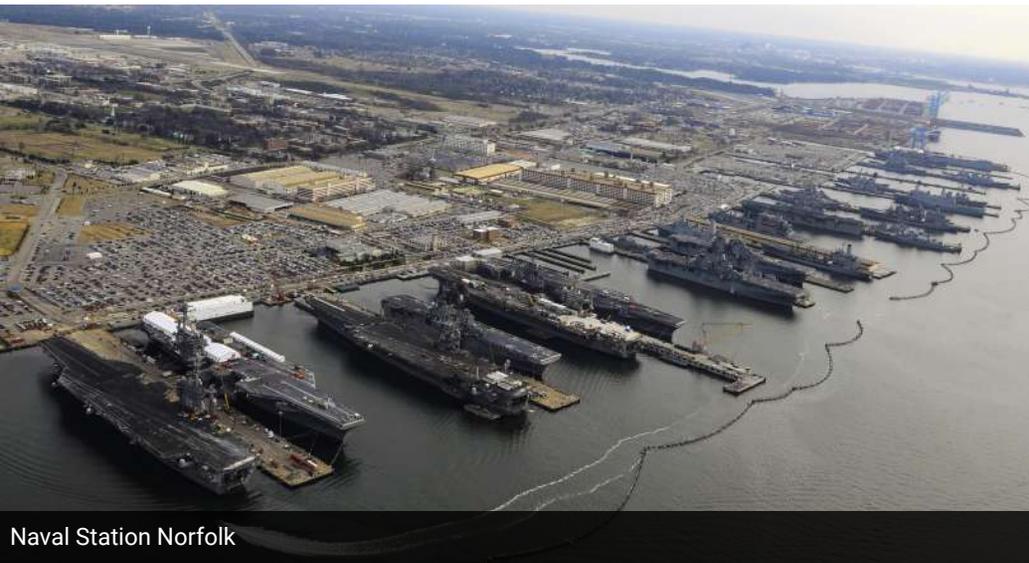
SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Norfolk, VA



Naval Station Norfolk

NORFOLK, VA

Norfolk is an independent city in the Commonwealth of Virginia. The City of Norfolk was established as a town in 1682, as a borough in 1736, and incorporated as a city in 1845. Norfolk, Virginia, encompasses 66 square miles. It has seven miles of Chesapeake Bay beachfront and a total of 144 miles of shoreline along our lakes, rivers, and the Bay. Much of this land is located in residential neighborhoods. The city lies at the mouth of the James, Elizabeth River, and the Chesapeake Bay, and is adjacent to the Atlantic Ocean and the cities of Chesapeake, Portsmouth, and Virginia Beach. Norfolk is at the core of the metropolitan area, surrounding the Hampton Roads natural harbor at the mouth of the Chesapeake Bay. Norfolk has a 2025 population of 229,428.

Norfolk is the economic, business, educational, and cultural center of southeastern Virginia. The waterways have been central to Norfolk's identity and an ongoing source of its financial stability, thanks to a major international port, significant military facilities, and related businesses. The City has a stable economic base anchored by the world's largest naval station and the Port of Virginia, one of the busiest ports on the East Coast. Norfolk is a leader in health care, education, and finance within the Hampton Roads region. While Norfolk's economy is grounded by its maritime assets and is the core of a military region, the economy also benefits from diverse corporate strengths. With 184,989 jobs, Norfolk serves its role well as the Hampton Roads region's urban job center and has the highest job density in the region. The City also serves as a gateway between world commerce centers and the heartland (the central land area of the United States), which offers efficient train routing from the Norfolk-based Port of Virginia. With one of the world's largest natural deep-water harbors and a temperate climate, the Port of Virginia is an integral part of the City's economy. Largest employers include: U.S. Department of Defense, Sentara Healthcare, Norfolk City School Board, City of Norfolk, and Old Dominion University, Norfolk.

Norfolk is home to the Virginia Opera, the Virginia Stage Company, the Virginia Symphony, the Virginia Arts Festival, Chrysler Hall, Chrysler Museum of Art, the General Douglas MacArthur Memorial, and Nauticus, the National Maritime Center. Norfolk has been recognized as a Tree City, and its neighborhoods have extensive trees and flowers. It is home to the Norfolk Botanical Garden. There are many parks in Norfolk that give residents the chance to experience the great outdoors year-round. Barraud Park has softball fields, playgrounds, and picnic shelters. Lafayette Park, one of the oldest parks in the city, offers scenic pathways and a boat ramp. Town Point Park in downtown plays host to a wide variety of annual events from early spring through late fall. Harborfest, the region's largest annual festival, is held during the first weekend of June and celebrates the region's proximity and attachment to the water.

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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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