

FOR SALE

7851 AZALEA GARDEN ROAD
Norfolk, VA 23518

NEW INVESTMENT OPPORTUNITY



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WAKEFIELD**

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IDEAL FOR INVESTORS OR OWNER/OCCUPANT

7851 AZALEA GARDEN ROAD

Norfolk, VA 23518

Property Features

Building Size:	±33,100 SF on ±1.98 Acres
Current Availability:	13,100 SF \$13.71 PSF / NNN (\$1.27 PSF) <ul style="list-style-type: none">6,100 SF open showroom area7,000 SF new office area
Ceiling Height:	9' - 22'
Power:	Single-phase power, 600 amp / 240v
Zoning:	C-C (Community Commercial District)
Miscellaneous:	Two access points to property, fenced and gated parking, monument signage, all new HVAC units
Current NOI:	\$253,900
Projected NOI:	\$433,501
CAP Rate:	Potential CAP Rate is 11.11%
Sales Price:	\$3,900,000 / \$117.82 PSF



86,307
POPULATION
3-Miles



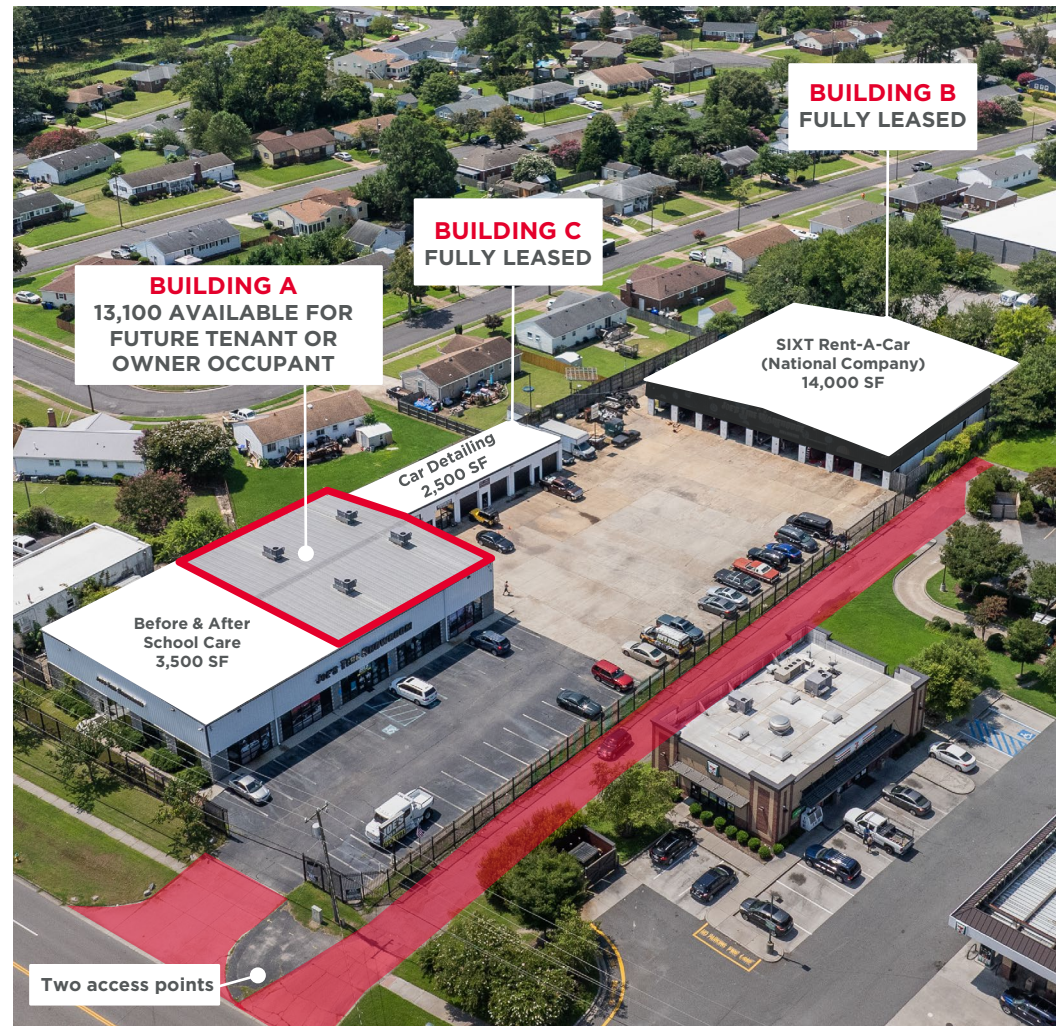
\$69,488
MEDIAN HHI
3-Miles



\$318,409
MEDIAN HOME VALUE
3-Miles



36.6
MEDIAN AGE
3-Miles





ANYTIME FITNESS



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HANGRY JOE'S
Hot Chicken & Wings



LEASED



jiffylube



INTERNATIONAL AUTO CARE

STIHL

Taylor's
Do it centers

DOLLAR TREE

DRIVER'S AUTO SALES

E. Little Creek Road 21,220 VPD



Azalea Garden Road 11,100 VPD



LOCATION MAP



CHESAPEAKE BAY

NORFOLK
INTERNATIONAL
TERMINALS

7851 AZALEA GARDEN ROAD

NORFOLK
INTERNATIONAL
AIRPORT

NORFOLK

PORTSMOUTH
MARINE
TERMINAL

VIRGINIA BEACH

VIRGINIA BEACH
TOWN CENTER