

FREESTANDING BUILDING AVAILABLE

4020 LLEWELLYN AVE (FORMER DAYCARE FACILITY)
Norfolk, VA 23504



S.L. NUSBAUM
REALTY CO.



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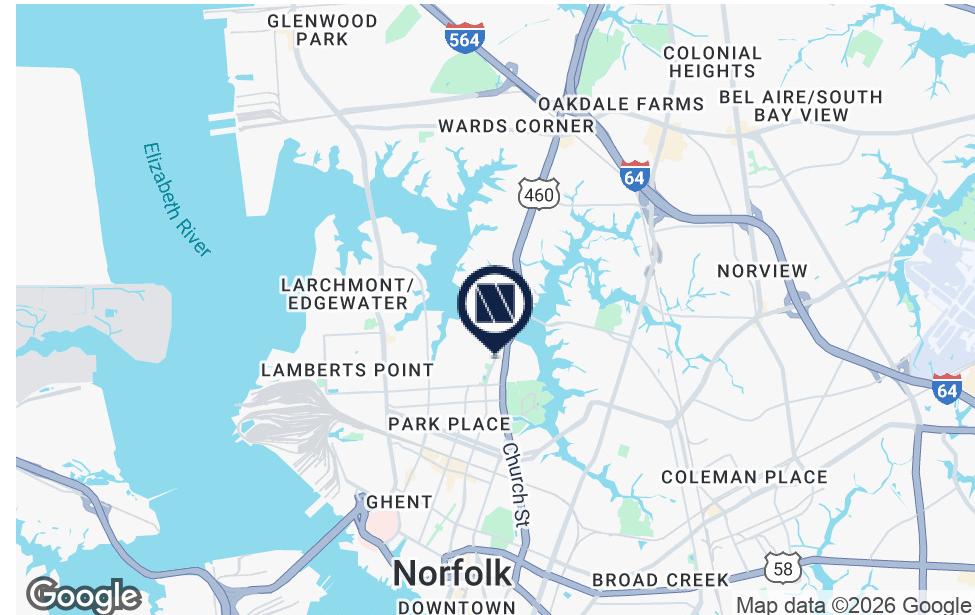
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$800,000 (\$192.40/SF)
Lease Rate:	Contact agent
Building Size:	±4,158 SF
Lot Size:	0.4 Acres
Year Built:	1984
Zoning:	C-C

[Click Here For C-C Permitted Uses](#)

PROPERTY OVERVIEW

4020 Llewellyn Avenue is a freestanding building in the Riverview/Colonial Place neighborhood, just 10 minutes from Downtown Norfolk. Formerly operated as a daycare facility, the building offers a flexible interior layout with multiple rooms, restrooms, and support spaces that can be easily adapted for a variety of community, medical, office, or service-oriented uses.

PROPERTY HIGHLIGHTS

- ±4,158 SF freestanding building on 0.4 acres
- Flexible interior layout adaptable to multiple uses
- Includes 5 classrooms, 5 restrooms, reception, kitchenette, and back office
- Licensed capacity for 65 children with potential for expansion
- Convenient location surrounded by a dense residential population (Over 51,000 families within a 15-minute radius)
- Zoned C-C (Community Commercial) - Suitable for a wide range of community-oriented or service uses

LAYOUT AND LOCATION IDEAL FOR:

Child or Adult Daycare
Tutoring/Learning Center
Medical Office
Dental Practice
Professional Office

ADDITIONAL PHOTOS

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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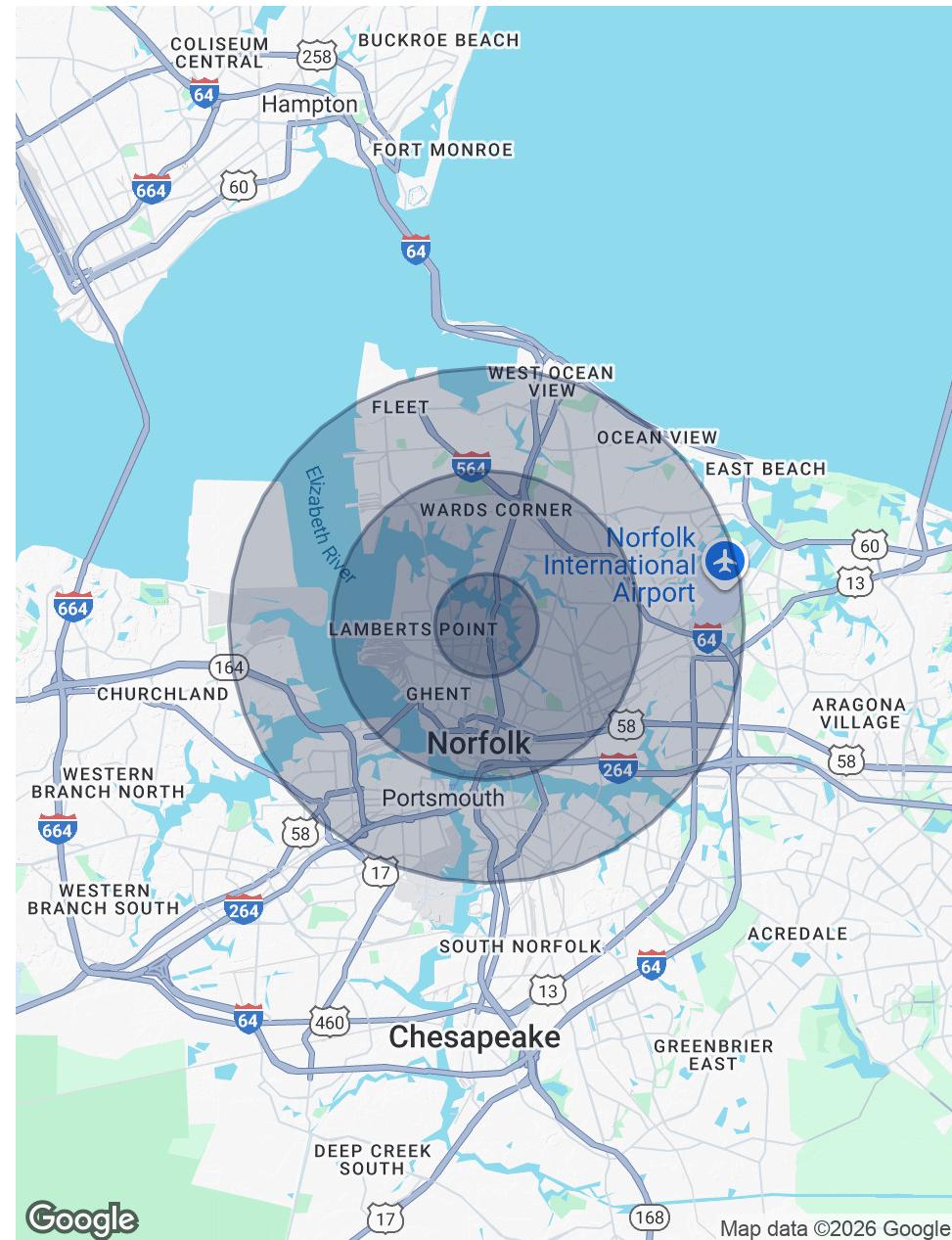


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,942	119,373	241,718
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,804	49,768	98,087
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$85,542	\$89,273	\$84,014
Average House Value	\$365,354	\$369,818	\$331,883

Demographics data derived from AlphaMap



CONTACT INFORMATION

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