

AVAILABLE

4261 E. Little Creek Road
Norfolk, VA 23518



Exclusive Agent:

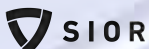
BYRON HOLMES, CCIM, SIOR
(804) 521-1448
byron@porterinc.com

HIGHLIGHTS

- 13,249 SF +/- Retail Free Standing Building
- 1.16 Acres
- Built in 2011
- 12 Year NNN Lease with CVS Pharmacy, Inc.
- 7.5% CAP RATE
- FOR SALE: CALL FOR INFORMATION

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

PORTER
R E A L T Y



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PROPERTY DESCRIPTION

4261 East Little Creek Road | Norfolk, VA 23518



Highlights

LONG TERM COMMITMENT: Absolute NNN Lease Structure with 12 years remaining, no Landlord responsibilities providing passive ownership

LOCATION: Situated at Very Strong Signalized Intersection of Shore Drive and E. Little Creek Road ~ Shore Drive & E. Little Creek Road both experience ~30,000 VPD

HIGH INCOME MARKET: Extremely High Avg. Household Incomes in Immediate 1 Mile Radius- \$116,000 +

LONG TERM INVESTMENT OPPORTUNITY: 9 Years of uninterrupted cash flow

MILITARY TRAINING BASE EXPOSURE: Located across the Street from Joint Expeditionary Base Little Creek-Major Operating/Training Base for U.S. Navy ~ Provides support services to over 15,000 personnel

INVESTMENT GRADE CREDIT: The lease is guaranteed by CVS Health Corp. which has a credit rating of BBB/Stable with S&P.

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PROPERTY PHOTOS

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LOCATION MAP

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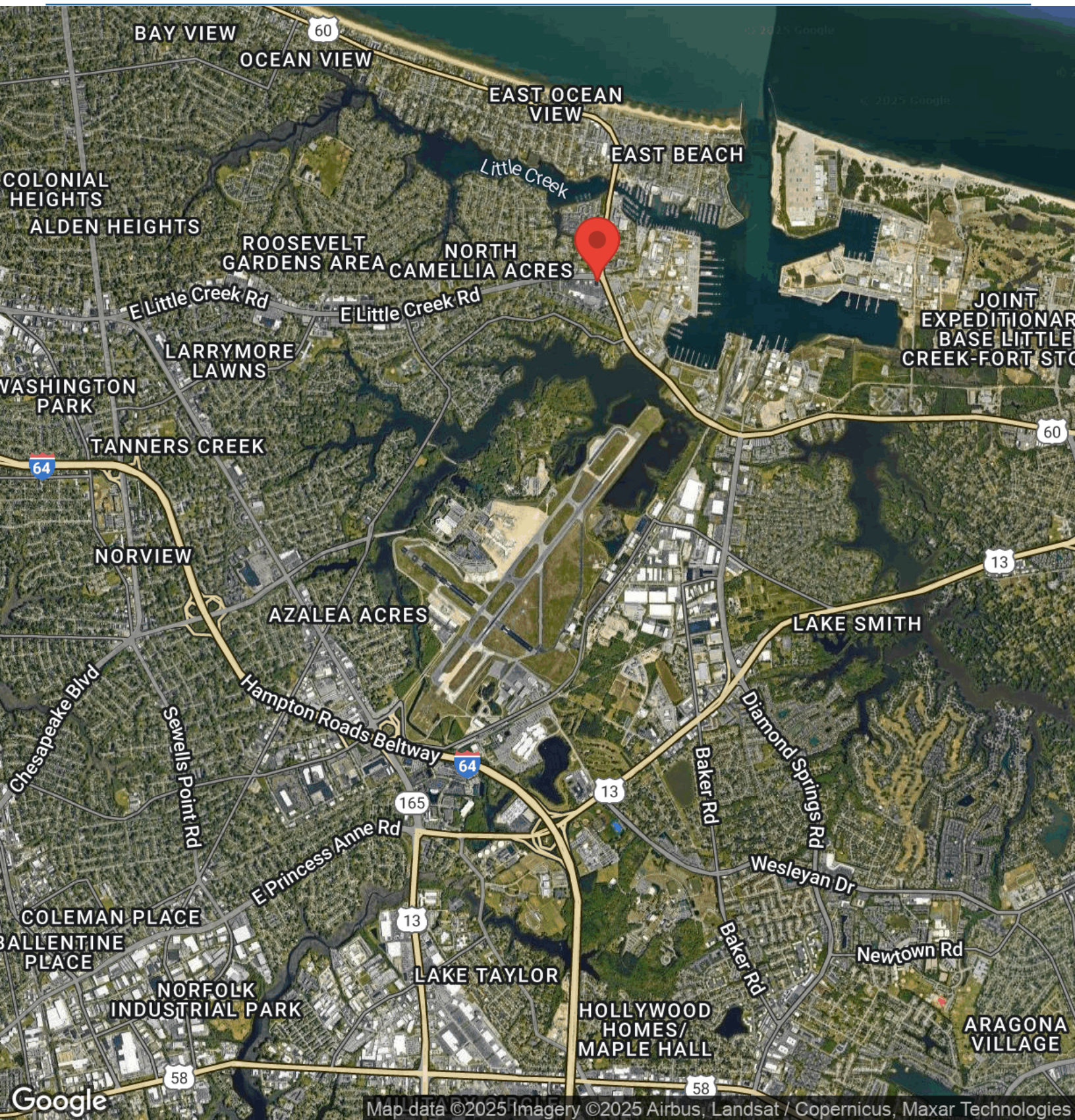


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AERIAL MAP

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