



S.L. NUSBAUM
REALTY CO.

FOR SALE



Ben Leon

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Commercial Brokerage

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**410 E. LITTLE CREEK ROAD
NORFOLK, VA 23505**

CONTACT US

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CONFIDENTIALITY & DISCLAIMER STATEMENT

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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



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PROPERTY OVERVIEW

S.L. Nusbaum Realty Co. is pleased to present the listing for 410 E. Little Creek Road in Norfolk, Virginia. The property consists of eight 1-bed, 1-bath units with onsite parking. With below market rents, the property presents a unique value add opportunity.

Located in the center of the Hampton Roads metropolitan area, Norfolk serves as a vital economic and cultural hub, attracting a diverse demographic and maintaining consistent housing demand. Norfolk benefits from a dynamic and diverse economy, bolstered by prominent military installations, including the world's largest naval base, Naval Station Norfolk as well as the port of Virginia which was ranked the highest performing port in North America in 2021. The ongoing presence of the port and military personnel and associated industries ensures a steady market for rental properties.

PROPERTY HIGHLIGHTS

- New roof
- Onsite parking
- Central location
- All 1-bed, 1-bath units
- Value add opportunity



PRICE: \$610,000
\$76,250 PER UNIT

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PROPERTY IMAGES



410 E. Little Creek Road Norfolk, VA 23505

- Built in 1971
- 8,583 square feet on 0.197 acres
- Eight (8) 1-bedroom, 1-bath units
- Onsite parking



PROPERTY IMAGES



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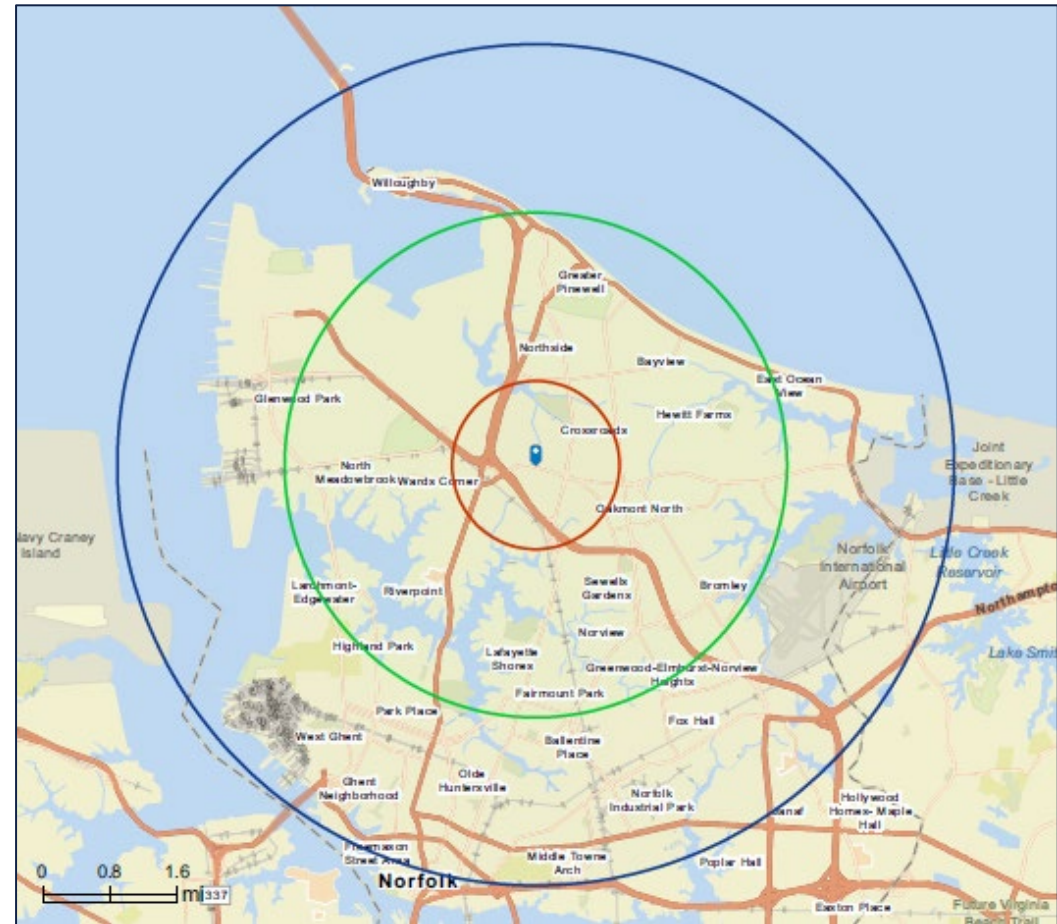


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DEMOGRAPHICS

1,3,5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	12,602	113,215	216,087
2029 Population	12,261	109,552	210,610
2024 Median Age	37.2	34.1	32.1
2029 Median Age	38.7	35.9	33.5
AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$76,856	\$89,587	\$89,821
2029 Average Household Income	\$90,664	\$104,208	\$103,961
HOUSEHOLDS			
2024 Total Households	5,669	48,301	86,790
2029 Total Households	5,652	48,060	86,973
OWNER OCCUPIED HOUSING UNITS			
2024 Owner Occupied Housing Units	2,436	23,622	38,988
2029 Owner Occupied Housing Units	2,586	24,586	40,727
RENTER OCCUPIED HOUSING UNITS			
2024 Renter Occupied Housing Units	3,233	24,679	47,802
2029 Renter Occupied Housing Units	3,066	23,474	46,246



ABOUT S.L. NUSBAUM REALTY CO.

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Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest commercial real estate firms in the Southeastern United States.

S.L. Nusbaum Realty Co. is a market leader in providing extensive commercial and multifamily services, including development, sales, leasing, property management, and a full menu of financial services.

To date, S.L. Nusbaum Realty Co. has developed over 6 million square feet of commercial space and over 8,000 residential units in approximately 50 apartment communities, 18 Walgreens stores, and numerous fee development projects with a wide range of produce types and financial structures.

Our sales and leasing team represents almost 300 commercial properties across all product lines; our current management portfolio consists of approximately 4.5 million square feet of shopping center space, over 220,000 square feet of office and industrial property; and more than 33,000 apartment units throughout the Southeast and Mid-Atlantic.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT	SALES
Retail	Capital Markets/Investment
Office/Industrial	Retail
Multifamily	Office/Industrial
	Multifamily
	Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA and also has an office in Richmond, VA



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