



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

FOR SALE



MOTEL 6

853 N Military Highway
Norfolk, VA 23502



EXECUTIVE SUMMARY

Excellent Location

The **Motel 6 Norfolk** benefits from a prime location along North Military Highway, a key commercial corridor with strong demand drivers across multiple sectors. Situated near **Norfolk International Airport**, the hotel attracts both business and leisure travelers seeking affordable accommodations with convenient access to major transportation routes. The property is in close proximity to **Norfolk Premium Outlets**, a major regional shopping destination, as well as key attractions such as the **Norfolk Naval Base, Virginia Wesleyan University, and Sentara Leigh Hospital**. Additionally, the hotel is positioned near Interstate 64, providing seamless connectivity to Downtown Norfolk, Virginia Beach, and surrounding employment hubs. The Motel 6 also benefits from its proximity to **several key industrial parks**, further driving demand from business and extended-stay travelers. With strong demand from military, corporate, industrial, and leisure travelers, the property is well-positioned to capture consistent occupancy.

Stabilized Brand Asset

As a Motel 6, the property benefits from the strength of one of the largest economy hotel brands, with **over 1,400 locations** across North America. The brand's **My6 loyalty program** drives repeat business through exclusive discounts and benefits. Motel 6's strong national presence ensures consistent demand from transient and extended-stay travelers. Guests enjoy essential amenities like free Wi-Fi and pet-friendly accommodations. With a proven operating model and diverse demand drivers, the Motel 6 Norfolk is well-positioned as a stabilized branded asset in a high-demand market.



PROPERTY SUMMARY



ADDRESS
853 N Military Highway
Norfolk, VA 23502



KEY COUNT
150 Rooms



YEAR BUILT/RENOVATED
1974/2018



AMENITIES
Outdoor Pool
Morning Coffee
Pet Friendly Rooms



OWNERSHIP
Leasehold

KEY INVESTMENT HIGHLIGHTS

Stabilized Cash-Flowing Asset

Proven income-generating asset with strong in place cash flow and brand-backed demand.

Prime Location with Strong Demand Drivers

Located near Norfolk International Airport, Industrial Parks, Military Bases, and Major Employers.

Flexible Management Options

Given the size, the property is suitable for both professional management or hands-on ownership.



PROPERTY OVERVIEW



ADDRESS

853 N Military Highway
Norfolk, VA 23502

PROPERTY

Parcel Size	4.63 Acres
Parcel ID#	35370110
Gross Building Area	56,234 GBA
Building Construction	Masonry
Roof	Flat Roof TPO
HVAC (Guest Rooms)	PTAC
Labor	Non-Union
Year Opened	1974/2018
Parking	174 Spaces
Zoning	C-C



UNIT MIX

54	Kings
96	Double Doubles
150	Total Rooms

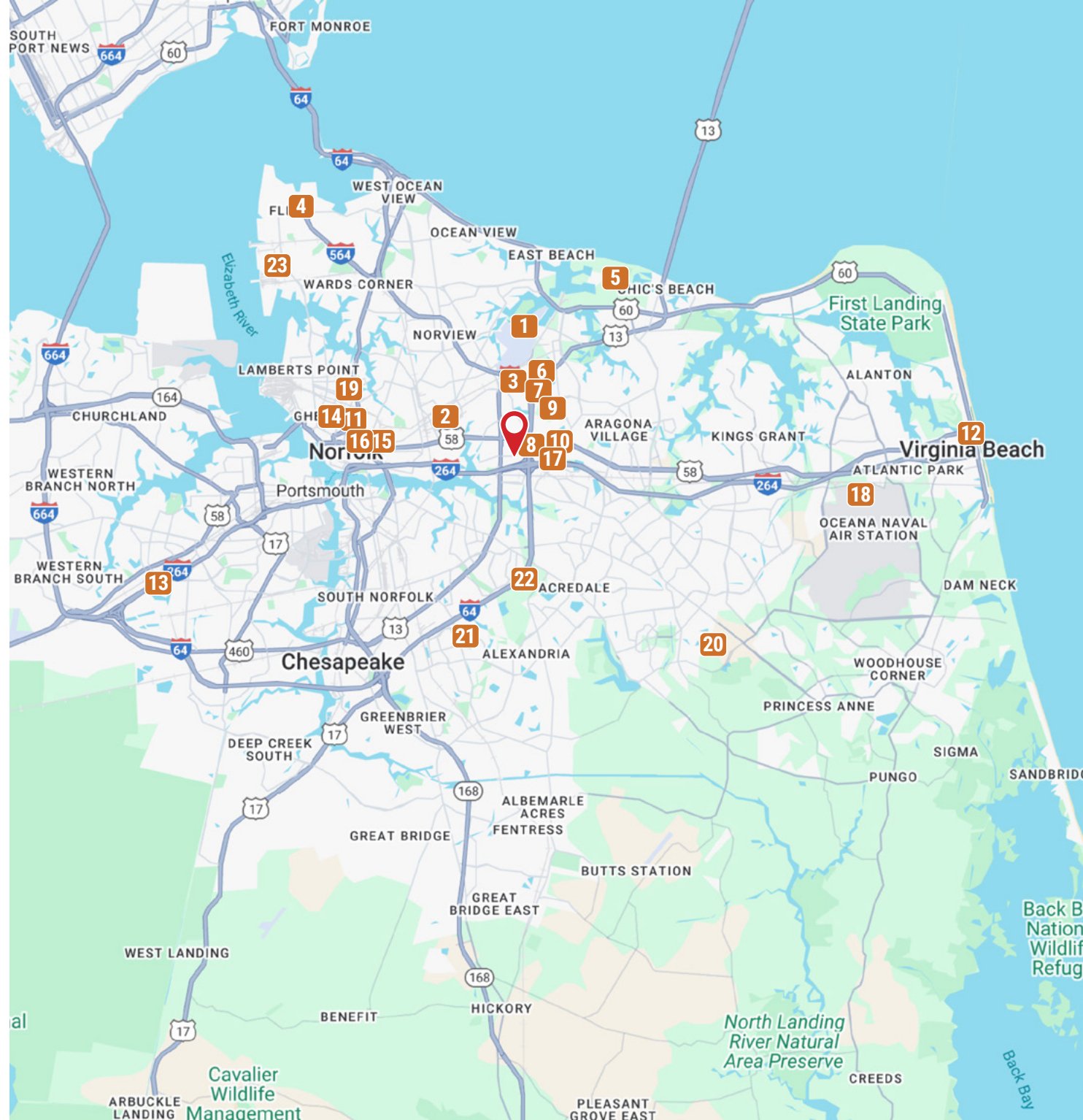


LOCATION MAP



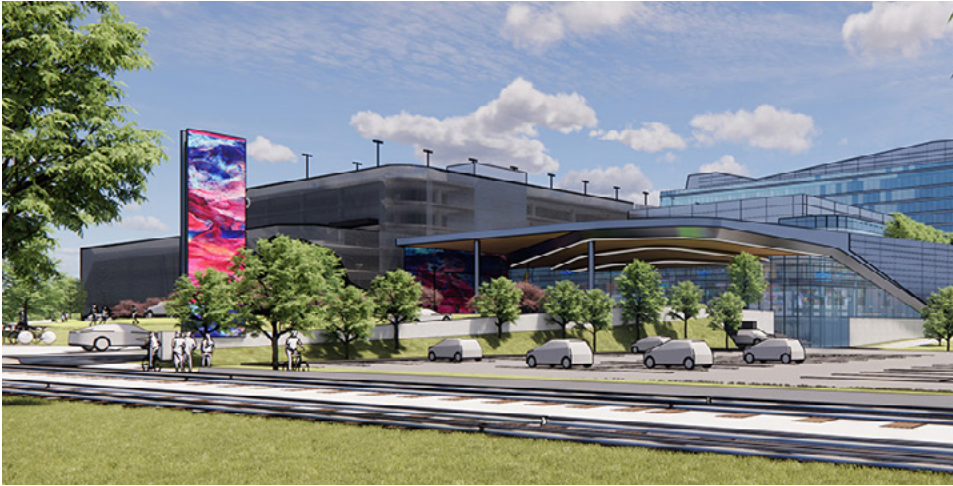
Subject Property

1. Norfolk International Airport
2. Norfolk Industrial Park
3. Lake Wright Executive Center
4. Norfolk Naval Station
5. Little Creek-Fort Story
6. Norfolk Premium Outlets
7. IKEA
8. Military Circle Mall Redevelopment Site
9. Virginia Wesleyan University
10. Sentara Leigh Hospital
11. Downtown Norfolk
12. Virginia Beach Oceanfront
13. Rivers Casino
14. Half Moone Cruise Terminal
15. Harbor Park
16. Norfolk Resort Casino
17. Town Center
18. Oceana
19. Greenbrier
20. Virginia Beach Amphitheater
21. Greenbriar Mall
22. Regent University
23. Port of Virginia



MARKET OVERVIEW

NORFOLK SNAPSHOT



COMING SOON! Norfolk Resort Casino

Our best-in-class gaming resort experience will serve as a powerful tourism draw for the City of Norfolk, generate billions of dollars in economic benefits for the entire region, and provide local residents with an exciting selection of new entertainment options.



Norfolk International Airport offers year-round and seasonal nonstop flights to major airports around the country and connections to hundreds more around the globe.



Half Moone Cruise and Celebration Center

The Half Moone Center is located on Nauticus' along the Downtown Norfolk waterfront. The 80,000 sq. ft. facility is home to Virginia's only cruise ship program. Cruise Norfolk offers passengers a unique setting from which to begin and end their cruise as it shares its space with Nauticus' Maritime Discovery Center, sailing center and the historic Battleship Wisconsin.



source: norfolk.boydgaming.com

source: <https://www.visitnorfolk.com/attraction/half-moone-cruise-and-celebration-center/>

source: <https://www.flynorfolk.com/where-we-fly/?nonstop-destinations>

MARKET OVERVIEW

NORFOLK SNAPSHOT



Nationally recognized for excellence in academics, social mobility and military friendliness, ODU is located in Norfolk, Virginia. The main campus of Old Dominion University sits on 337 acres adjacent to Norfolk's historic waterfront.

A Best National University

– U.S. News and World Report

Military-Friendly School: Gold Ranking

– MilitaryFriendly.com

Most Diverse Medical School in Virginia

– U.S. News and World Report

\$3.8 billion

ECONOMIC IMPACT IN VIRGINIA

175,303

GLOBAL ALUMNI NETWORK

5,997

GRADUATE STUDENTS

17,746

UNDERGRADUATE STUDENTS

23,743

TOTAL STUDENTS

8th

Largest Employer in Virginia

Named America's Best In-State Employers 2024

by Forbes and Statista

2024 Healthiest Employers in Virginia

ODU is the only higher education institution ranked in the state.

source: <https://www.odu.edu/about/facts-and-figures>

source: <https://www.flyorf.com/where-we-fly/?nonstop-destinations>



ODU has 18 varsity sports, 16 are a part of NCAA Division 1.

FOR MORE INFORMATION:



Edward Denton

Chief Development Officer
757-687-9223
edenton
@commonwealthcommercial.com



Noah Reyes

Senior Associate
757-377-8580
nreyes
@commonwealthcommercial.com



Lindell Stone

Financial Analyst
804-228-4935
lstone
@commonwealthcommercial.com



Sophie Gregoriou

Brokerage Analyst
757-333-5160
sgregoriou
@commonwealthcommercial.com

DISCLAIMERS & DISCLOSURES

Owner/Broker Disclaimer

Commonwealth Commercial is an affiliate of the owner. Package offered on a private/exclusive basis for informational purposes. Commonwealth Commercial is not representing the Seller in a brokerage capacity. These discussion materials ("Discussion Materials") have been provided by Commonwealth Commercial Partners ("Commonwealth Commercial" or "CCP") solely for informational purposes to the person to whom it has been delivered ("Recipient"). The information contained herein is strictly confidential and is only for the use of the Recipient. The information contained herein may not be reproduced, distributed, or published, in whole or in part, by any Recipient to any third parties without the prior written consent of Commonwealth Commercial.

These Discussion Materials are not intended as an offer or solicitation with respect to the purchase or sale of any security, property, or fund. By accepting these Discussion Materials, the Recipient acknowledges that it will be solely responsible for its own assessment of any potential investment opportunity described herein and that it will conduct its own analysis and be solely responsible for forming its own view on such opportunities.

The Discussion Materials and any other materials provided to the Recipient are intended only for informational purposes and convenient reference and are not intended to contain all the information that a prospective investor may require or desire in deciding whether to participate in any potential investment opportunity. The content of the Discussion Materials, with respect to the current situation, opinions, and expectations of the markets, assets, and businesses to which it refers, has been prepared by Commonwealth Commercial based on information considered reliable. CCP has not carried-out nor obtained from an expert a verification of the accuracy and completeness of the information that has been used as the basis for preparing the Discussion Materials, nor a confirmation of the reasonableness of the hypotheses used for it. This information is not intended to provide and should not be relied upon for accounting, legal, or tax advice or investment recommendations. The Recipient should consult its tax, legal, accounting, financial, or other advisors about the issues discussed herein. Material terms of any potential investment are subject to change.

No reliance may be placed for any purpose on the information and opinions contained in these Discussion Materials or their accuracy or completeness. Commonwealth Commercial Partners believes the information and opinions contained in this document to be reliable but does not warrant their accuracy or completeness, and Commonwealth Commercial expressly disclaims any obligation to update the information or opinions contained herein. The estimates, investment strategies, and views expressed in this document are based upon current market conditions and/or data and information provided by unaffiliated third parties and is subject to change without notice. No representation or warranty, expressed or implied, is or will be made and no responsibility or liability is or will be accepted by Commonwealth Commercial or any of its respective members, directors, officers, employees, or affiliates as to, or in relation to, the fairness, accuracy, or completeness of the Discussion Materials or the information forming the basis of this disclaimer.

The receipt of this document by its Recipients implies full acceptance of the contents of this notice.

Americans with Disabilities Act

The owner and broker make no representations regarding this property and this law. A buyer should consult knowledgeable experts and attorneys regarding these matters.

Confidential

All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Duplication or reproduction of any of the contents of this document or other information provided to you by Broker about this property, without the express written permission of Broker, is prohibited.

Return of Information

This memorandum is the property of Hunter Hotel Advisors, and is intended to be used only by such parties to whom Broker has delivered the memorandum or to whom Broker has approved such delivery. If, after review, you have no interest in purchasing the property at this time, KINDLY RETURN OR DESTROY THIS MEMORANDUM and all other information provided to you by Seller, Broker or others to Broker at your earliest convenience.

Property Tours and Information

PLEASE DO NOT VISIT THE HOTEL WITHOUT MAKING PRIOR ARRANGEMENTS THROUGH THE BROKER. Please do not contact management or hotel owner, nor talk to any employees.



COMMONWEALTH
COMMERCIAL

2101 Parks Avenue, Suite 402
Virginia Beach, VA 23451
757-333-7176