

956 E. Little  
Creek Road  
Norfolk, VA

# RE-DEVELOPMENT SITE AVAILABLE FOR LEASE



## ABOUT PROPERTY

- ± 3.75 AC (can be expanded or subdivided)
- Includes Current Improvement x 32,864 SF
- Opportunity for Ground Lease or Build-to-Suit
- Northwest corner of Little Creek Rd. (36,134 VPD) at Chesapeake Blvd. (23,956 VPD) - an East/West, North South intersection
- Superior Ingress/Egress and Circulation
- Intense Retail Submarket catering to residents of Ocean View, Bay View, & Larrymore Lawns
- Surrounded by Retail: CVS, Rite Aid, Wawa, Walmart Neighborhood Market, Super Walmart, et al.
- Proximity to I-64 (multiple interchanges)
- **CONTACT BROKERS FOR PRICING**

 **POPULATION**  
112,701


 **HOUSEHOLDS**  
47,403

 **BUSINESSES**  
2,106

### DEMOGRAPHICS 3 MILES (ESRI, 2022)

**EMPLOYEES**  
25,404 

**AVG. HH INCOME**  
\$76,989 

**DAYTIME POP.**  
93,571 

For more information:

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\* Protected Curbcuts  
(1) Dedicated Drives



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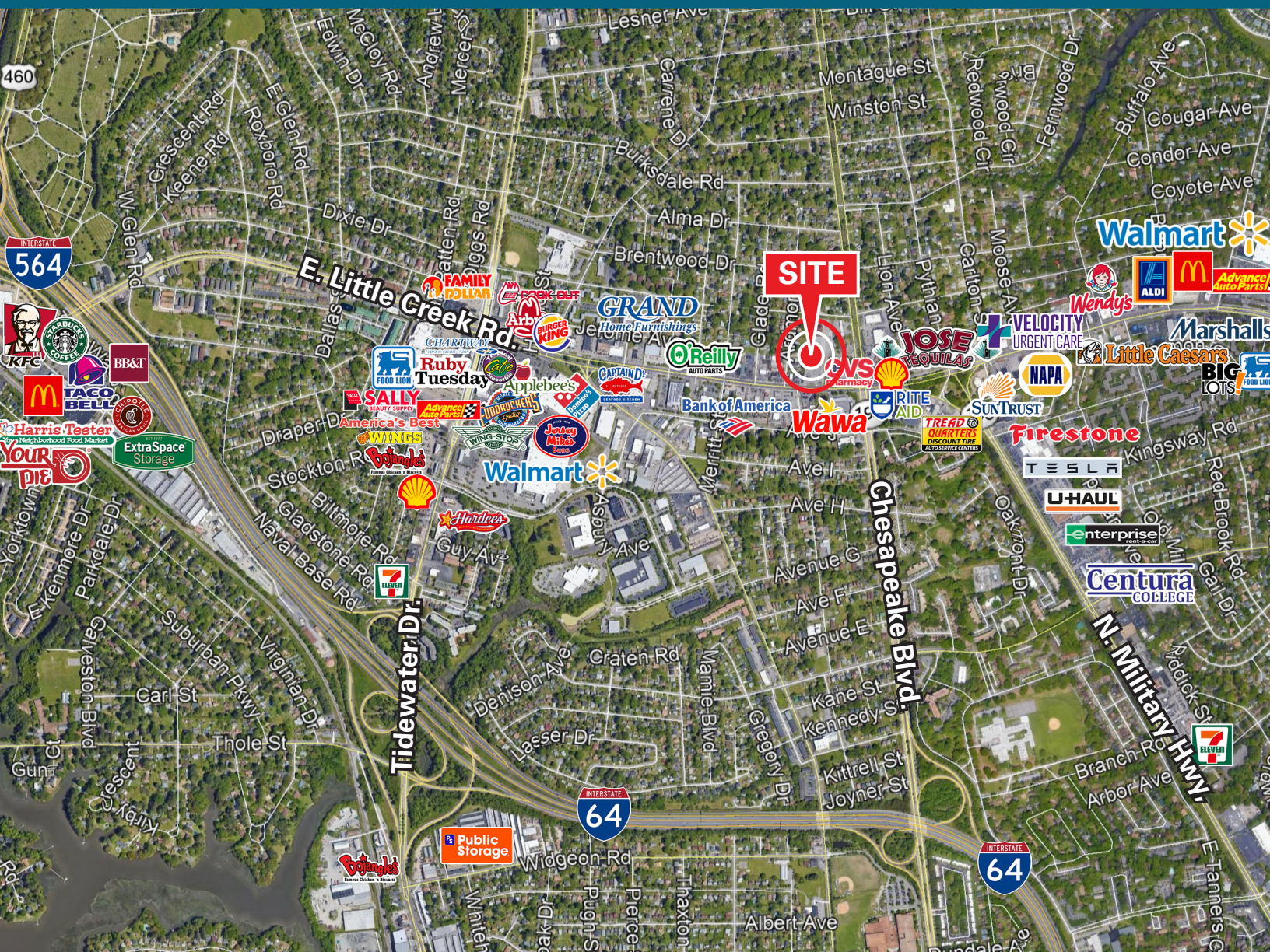
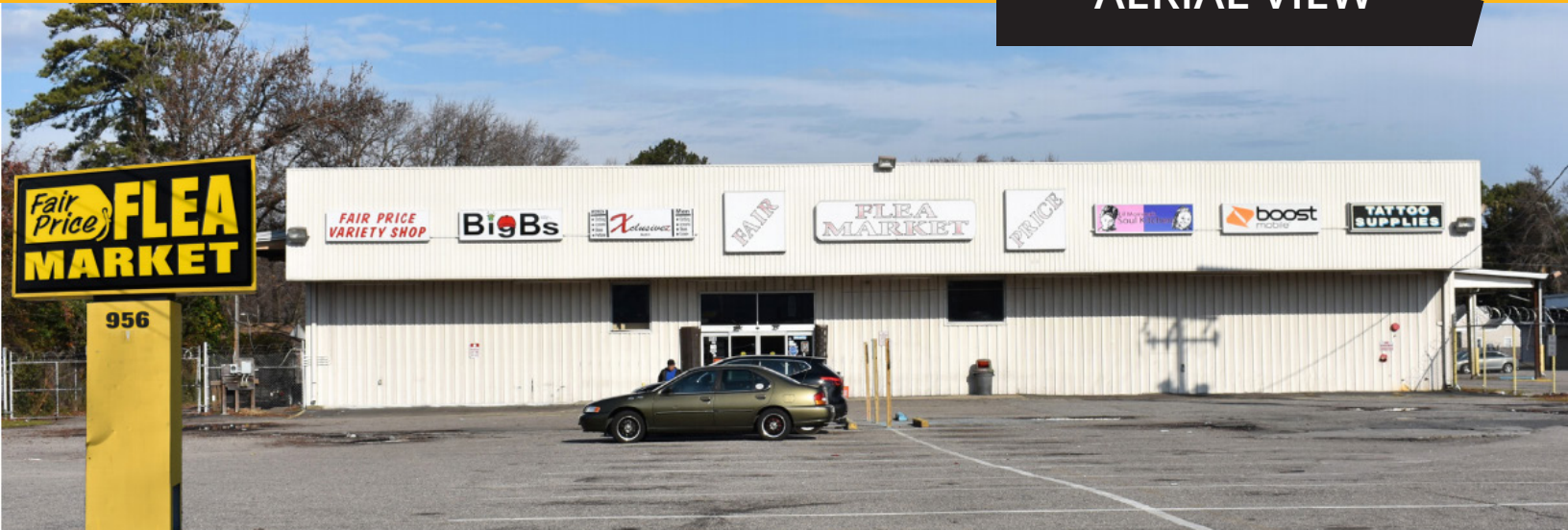
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MAP VIEW  
AERIAL VIEW



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