



RETAIL
PROPERTY
FOR SALE

BAYVIEW SHOPPING CENTER

7924-7930 CHESAPEAKE BLVD, NORFOLK, VA 23518

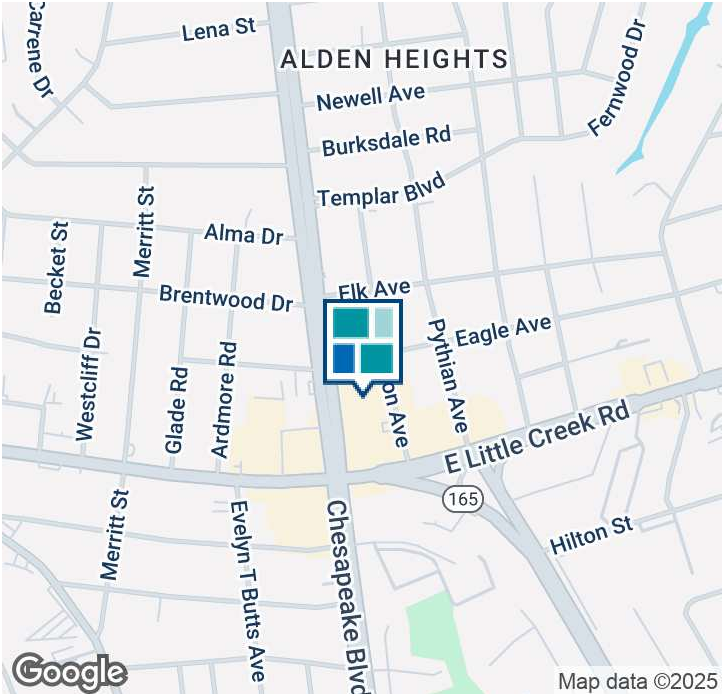


Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Over 34,000 VPD at the intersection of Chesapeake Blvd. and E. Little Creek Road
- Pylon signage available
- Above average Wawa and CVS locations nearby according to placer.ai CVS: 80% nationally; ranked 4th out of 21 locations locally. Wawa: 70% nationally; ranked 8th out of 22 locations locally

OFFERING SUMMARY

Sale Price:	\$4,500,000.00
Cap Rate:	6%
Building Size:	25,816 SF
Effective Gross Income:	\$346,615.49
Total Operating Expenses:	\$76,659.69
Total Net Operating Income:	\$269,955.80

DISCLAIMER

KPM, LLC REPRESENTS THE OWNER.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.