

FOR SALE/LEASE

 **S.L. NUSBAUM Realty Co.**
Since 1906.



FREESTANDING RESTAURANT WITH DRIVE- THRU

2437 E. LITTLE CREEK ROAD
NORFOLK, VA 23518

FOR MORE INFORMATION, PLEASE CONTACT:

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CHRIS DEVINE
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PROPERTY SUMMARY

2437 E. LITTLE CREEK ROAD, NORFOLK, VA 23518



OFFERING SUMMARY

Lease Rate:	\$100,000.00 per year (NNN)
Sale Price:	Subject to Offer
Building Size:	2,860 SF
Submarket:	Little Creek

PROPERTY HIGHLIGHTS

- Freestanding restaurant
- Drive-thru
- Built in 2016
- 1.4028 AC
- Ample parking (47 on-site parking spaces)
- Located 1.4 miles from Joint Expeditionary Base Little Creek
- Traffic Count on E. Little Creek Road: 22,000 VPD

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AREA RETAIL

2437 E. LITTLE CREEK ROAD, NORFOLK, VA 23518



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

AREA RETAIL | 3

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PROUD PARTNER



ADDITIONAL PHOTOS

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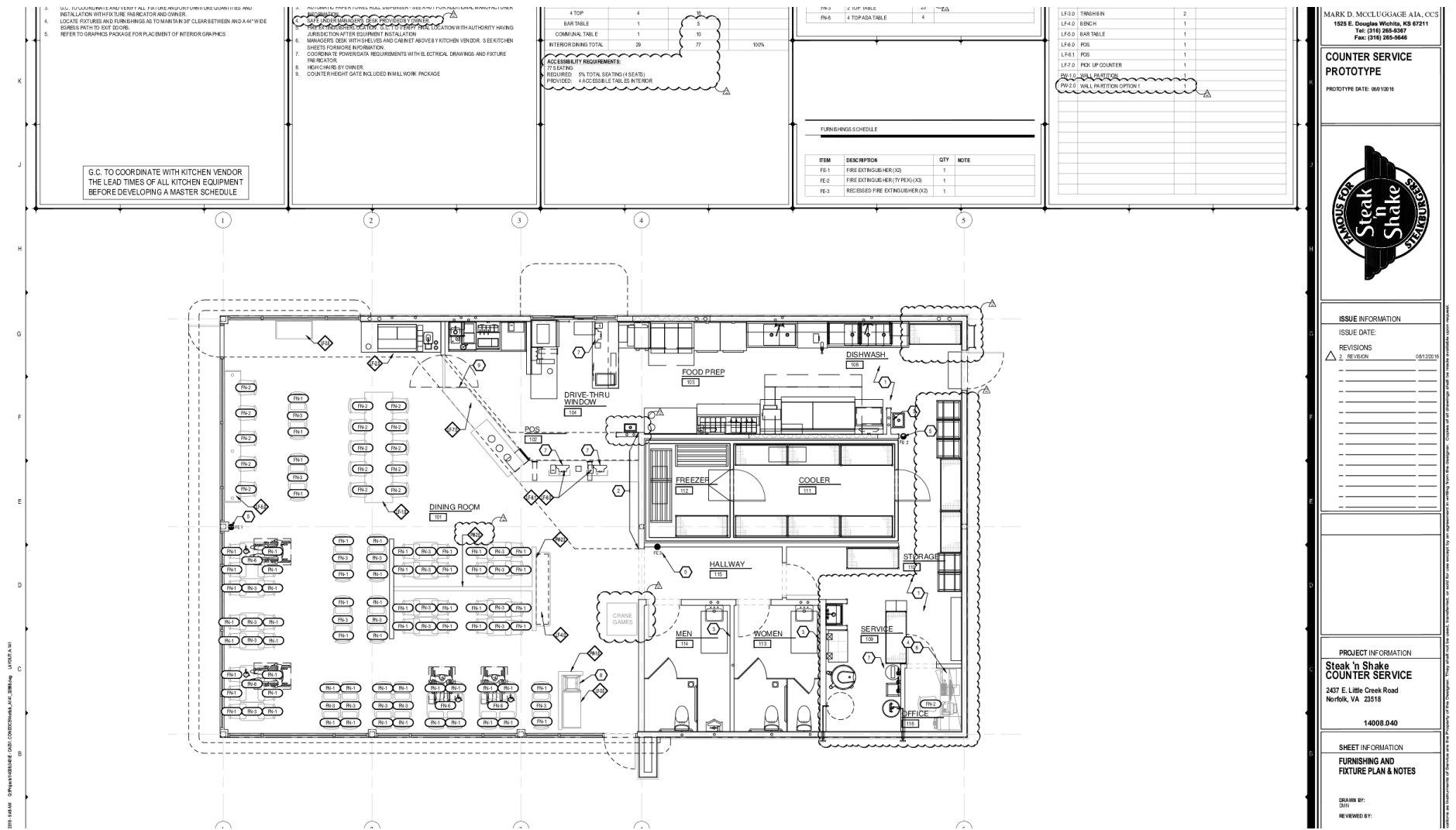
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SITE PLAN

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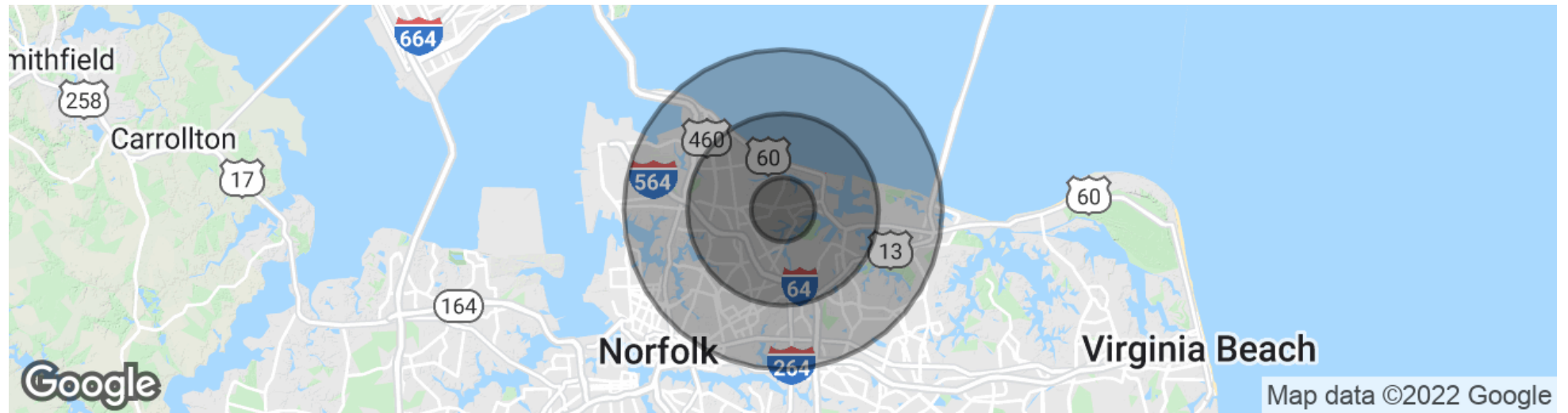
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DEMOGRAPHICS MAP & REPORT



2437 E. LITTLE CREEK ROAD, NORFOLK, VA 23518



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,171	86,150	209,318
Average Age	39.30	36.90	36.30
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,478	34,788	81,898
# Of Persons Per HH			
Average HH Income	\$58,188	\$52,559	\$54,329
Average House Value	\$230,212	\$195,290	\$217,151

* Demographics derived from 2020 CoStar data

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