

FOR SALE

830 WEST 21ST STREET

Norfolk, VA 23517



S.L. NUSBAUM
REALTY CO.



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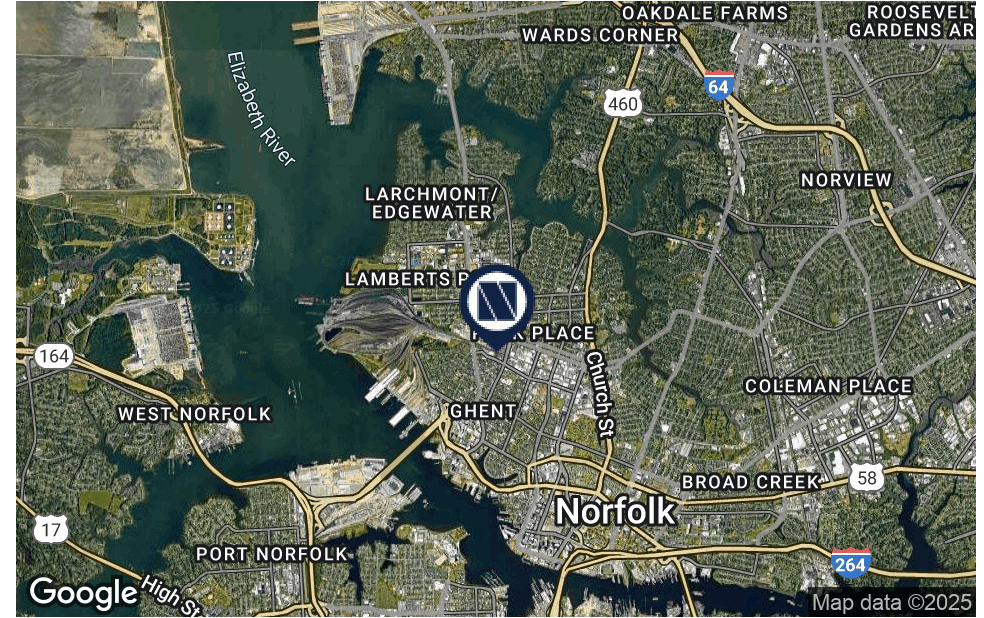
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EXECUTIVE SUMMARY

830 WEST 21ST STREET
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OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	5,275 SF
Lot Size:	0.305 Acres
Year Built:	1941
Zoning:	C-C (Community Commercial)
Submarket:	ODU/Ghent

PROPERTY OVERVIEW

Approximately 5,275 square foot veterinary building situated on 0.3047 acres. The veterinary clinic currently operating here will close and vacate upon sale. The property could thereafter be held for investment, owner-occupant use, or for redevelopment.

PROPERTY HIGHLIGHTS

- Located within the 21st Street Pedestrian Commercial Overlay District
- Property to be sold vacant
- Approximately 150' of frontage along West 21st Street
- Located in a walkable corridor with amenities like grocery (Fresh Market), retail, healthcare services, and dense residential populations
- Situated in both an Enterprise Zone and Technology Zone

DEMOGRAPHICS MAP & REPORT

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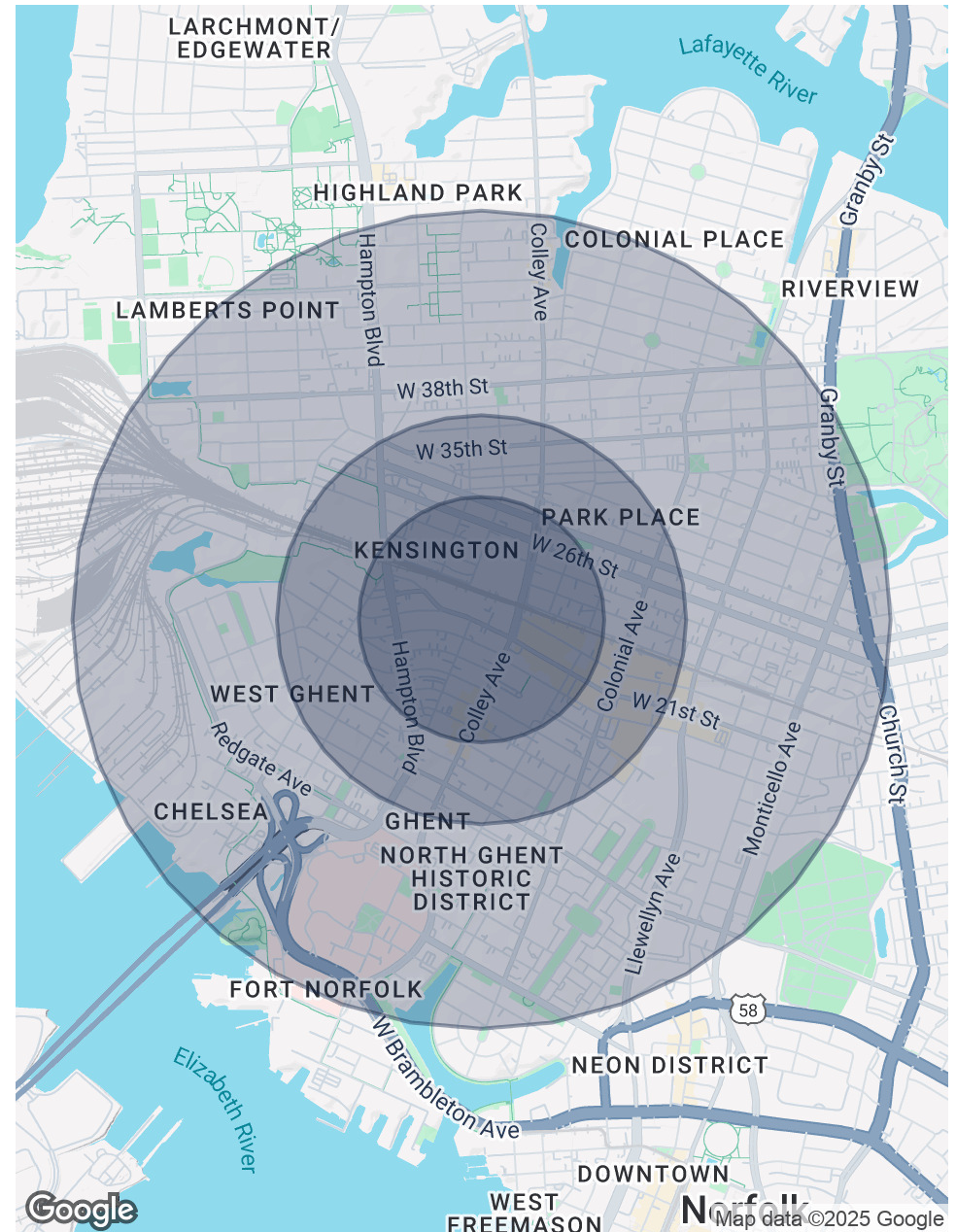


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	929	5,923	21,513
Average Age	37	37	35
Average Age (Male)	37	37	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	570	2,996	9,554
# Of Persons Per HH	1.6	2	2.3
Average HH Income	\$98,508	\$94,990	\$90,396
Average House Value	\$672,470	\$495,318	\$433,228

Demographics data derived from AlphaMap



CONTACT INFORMATION

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