

FOR SALE - OWNER-OCCUPANT OR INVESTOR

894 EAST LITTLE CREEK ROAD
Norfolk, VA 23518



S.L. NUSBAUM
REALTY CO.



BEN LEON

Associate

O. 757.640.2272

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EXECUTIVE SUMMARY

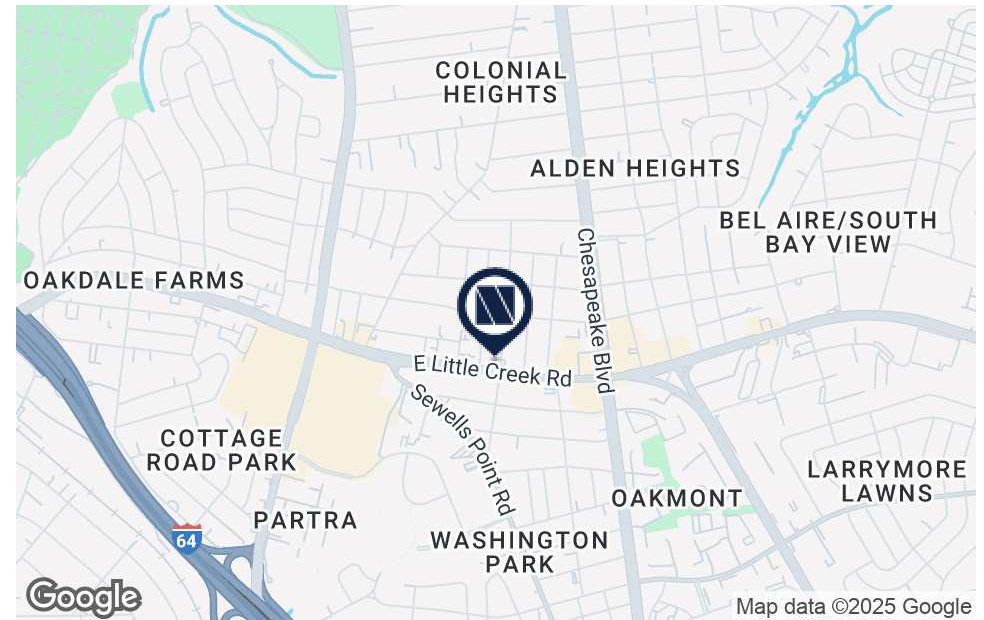
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OFFERING SUMMARY

Sale Price:	\$2,630,000
Building Size:	11,040 SF
Lot Size:	0.482 Acres
Price / SF:	\$238.22
Roll-Up Doors:	Nine (9) 10' high doors (approx. 19-car indoor capacity)
Ceiling Height:	12' ceiling height
Year Built:	1950
Zoning:	C-C (Community Commercial)
Submarket:	Little Creek

PROPERTY OVERVIEW

Perfect opportunity for an owner-occupant or investor. The front suite (totaling 3,047 square feet) is available for immediate occupancy and the back two suites are leased. The front suite offers a sales area, office, and four bays with excellent visibility to the highly trafficked East Little Creek Road, which connects Joint Expeditionary Base-Little Creek and the Norfolk Naval Station.

PROPERTY HIGHLIGHTS

- Zoned for auto repair
- Tall, highly visible pylon sign
- 24,500 VPD on East Little Creek Road
- Located within a few blocks from Walmart, Old Time Pottery, and Southern Shopping Center
- Property includes 2,200 square feet of outdoor fenced storage
- Previous Official State Inspection Station (2012)
- Less than one mile from I-64

AERIAL MAP

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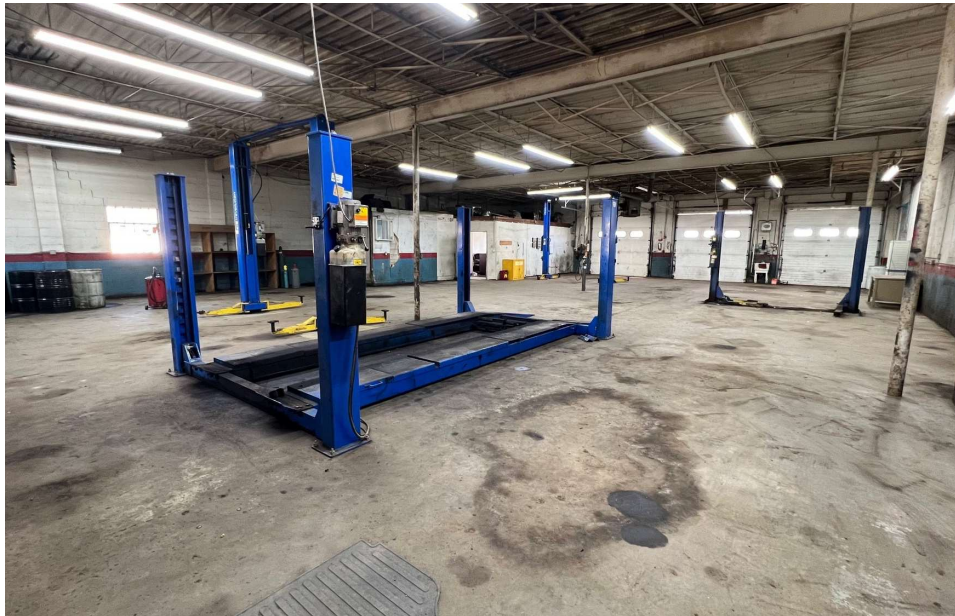


ADDITIONAL PHOTOS

894 EAST LITTLE CREEK ROAD
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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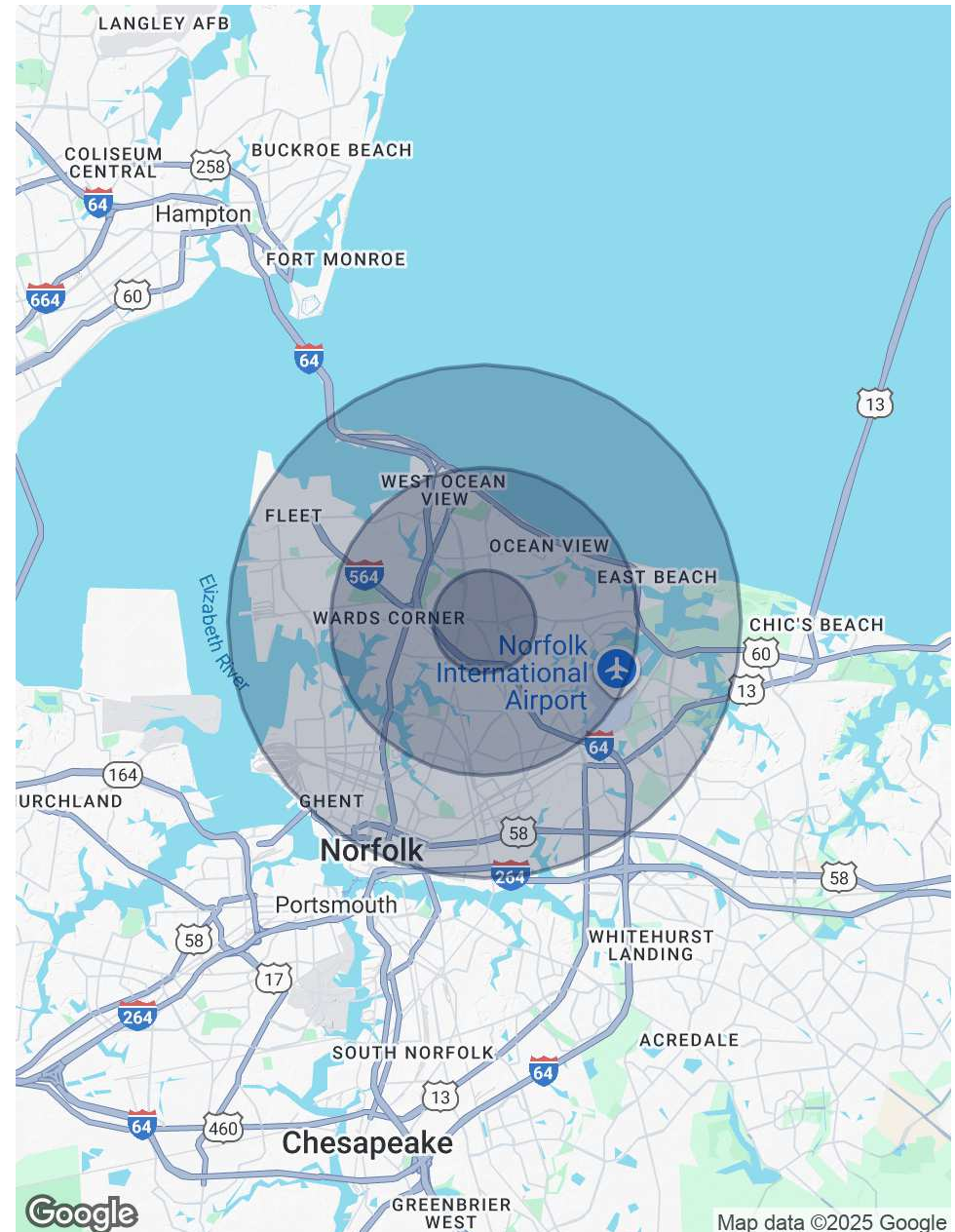


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,341	115,106	214,788
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,295	48,445	86,352
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$82,773	\$87,734	\$87,308
Average House Value	\$287,921	\$326,706	\$353,078

Demographics data derived from AlphaMap



CONTACT INFORMATION

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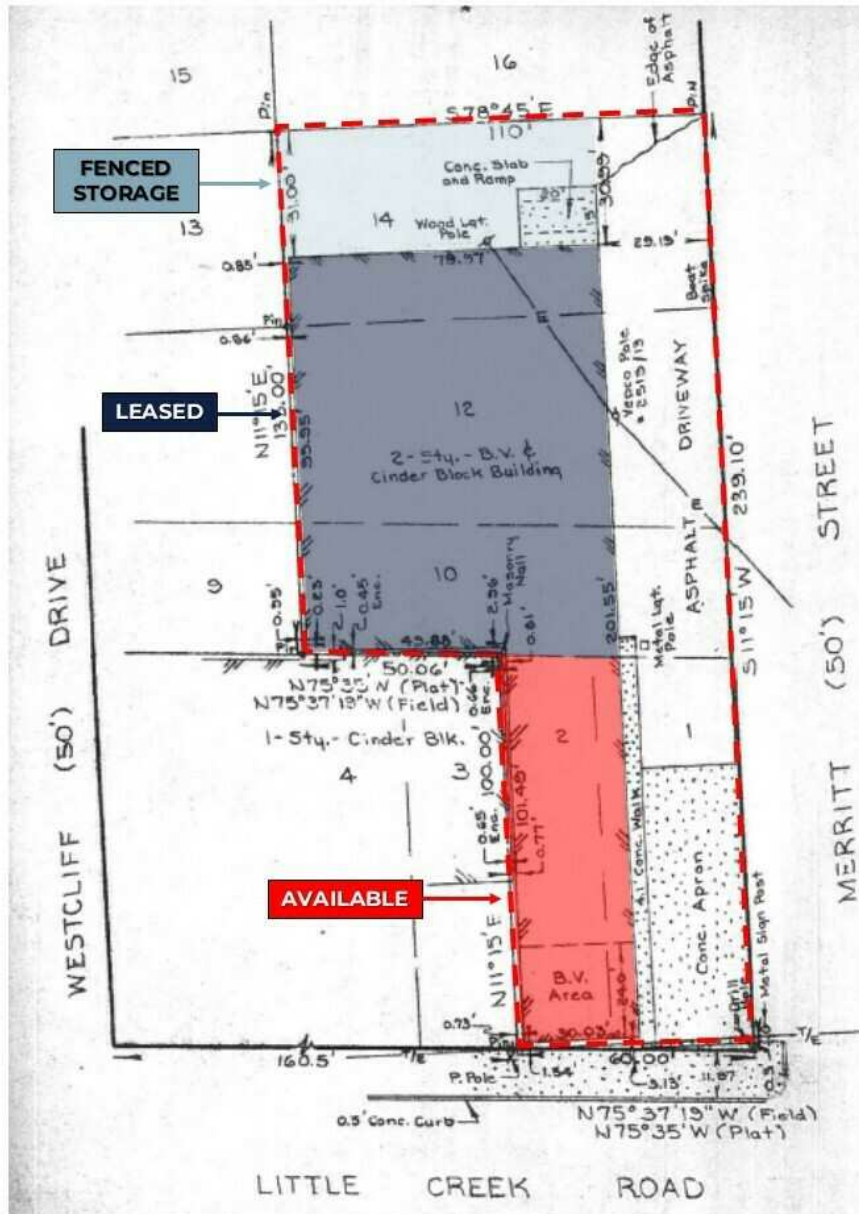
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