



S.L. NUSBAUM
REALTY CO.

FOR LEASE

COLLEY VILLAGE SHOPPING CENTER



2301 COLLEY AVENUE
NORFOLK, VA 23517

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

PROPERTY SUMMARY

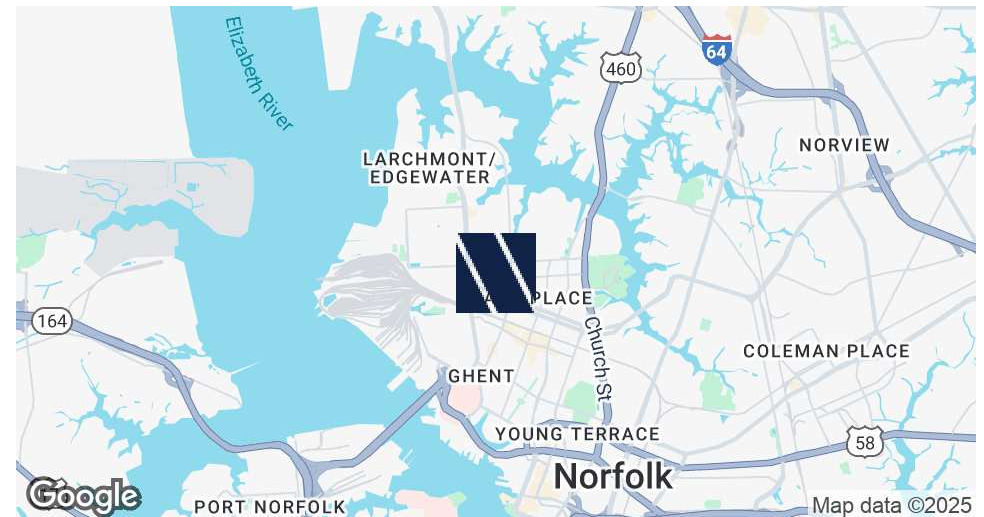
2301 COLLEY AVENUE
NORFOLK, VA 23517



PROPERTY DESCRIPTION

National tenants include Food Lion, Dollar General, and the United States Postal Service.

SPACES	LEASE RATE	SPACE SIZE
Unit 2301B	Contact Agent	7,500 SF
Unit C - Available 8/1/2025	Contact Agent	657 SF
TRAFFIC COUNTS AT COLLEY AVENUE		VPD (VDOT 2023)
21st St To 27th St		6,200



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

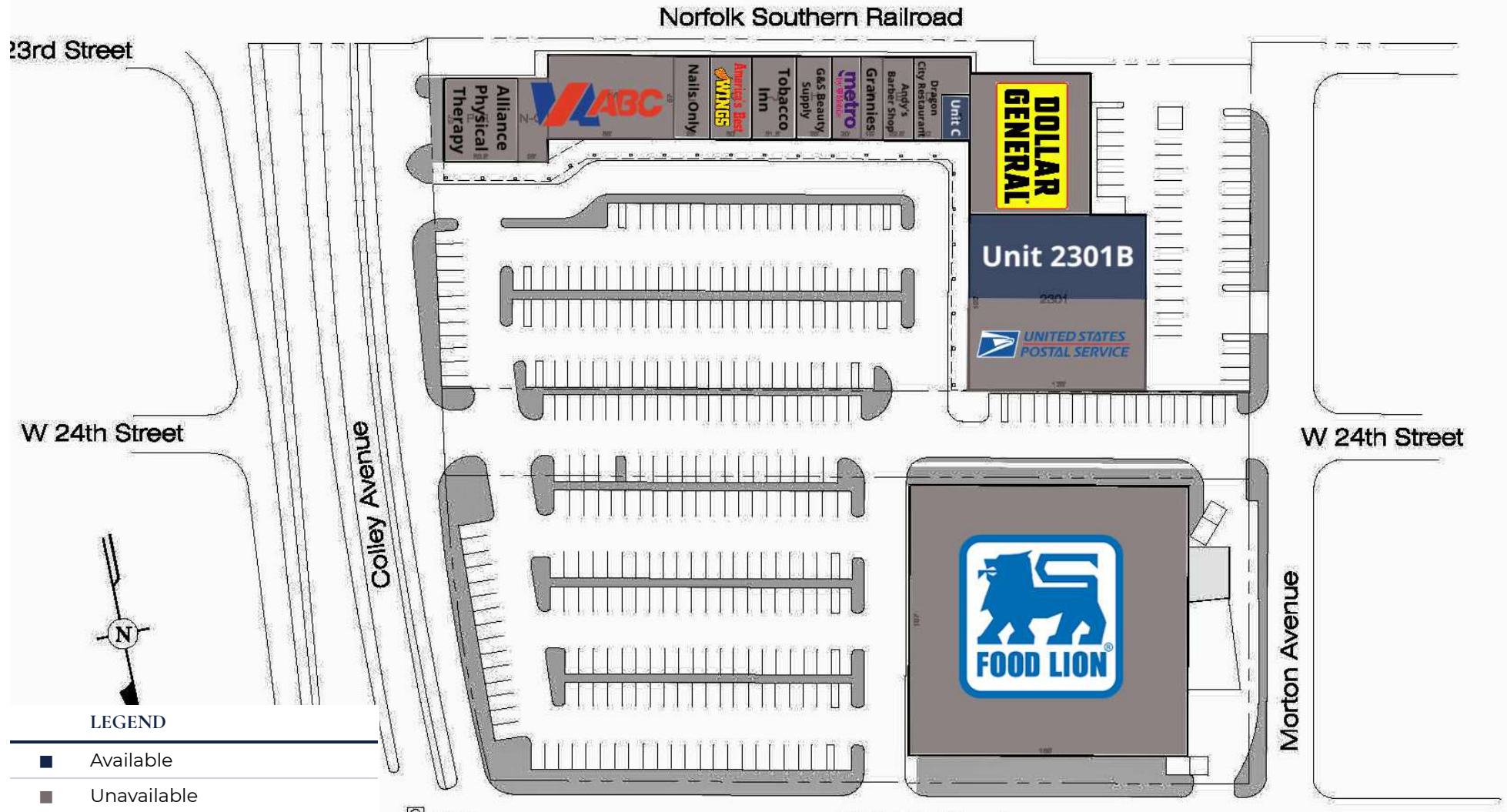
PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

SITE PLAN

2301 COLLEY AVENUE
NORFOLK, VA 23517



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

VACANCY OVERVIEW

2301 COLLEY AVENUE
NORFOLK, VA 23517

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	657 - 7,500 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 2301B	Available	7,500 SF	NNN
■ Unit C - Available 8/1/2025	Available	657 SF	NNN

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM





PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBA@SLNUSBAUM.COM

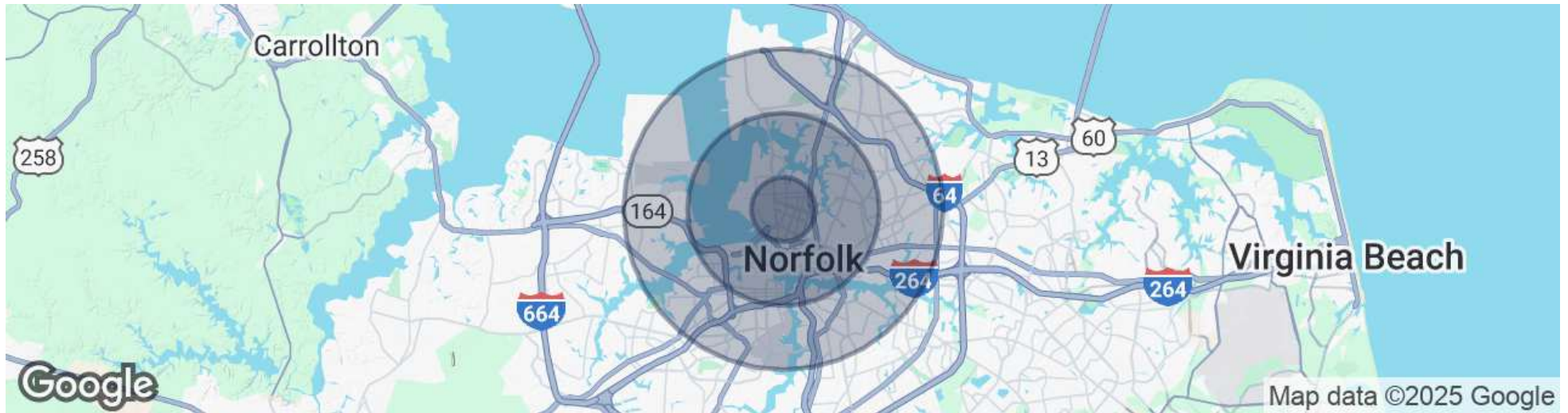
PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS MAP & REPORT

2301 COLLEY AVENUE
NORFOLK, VA 23517



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,467	120,309	261,261
Average Age	31.1	34.7	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,969	38,915	92,261
# Of Persons Per HH	2.2	2.3	2.5
Average HH Income	\$71,966	\$73,460	\$64,909
Average House Value	\$275,953	\$249,737	\$197,506

* Demographics derived from 2020 Costar data

PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM



CONTACT US



S.L. NUSBAUM
REALTY CO.



PIERCE JACOBSON
PARTNER | SHOPPING CENTER LEASING
O. 757.452.6141
PJACOBSON@SLNUSBAUM.COM



MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.