

FOR LEASE

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



OCEAN VIEW SHOPPING CENTER

131-199 WEST OCEAN VIEW AVE.
NORFOLK, VA 23503

FOR MORE INFORMATION, PLEASE CONTACT:

TYLER JACOBSON
VICE PRESIDENT
757.640.5435
TJACOBSON@SLNUSBAUM.COM

PROPERTY SUMMARY

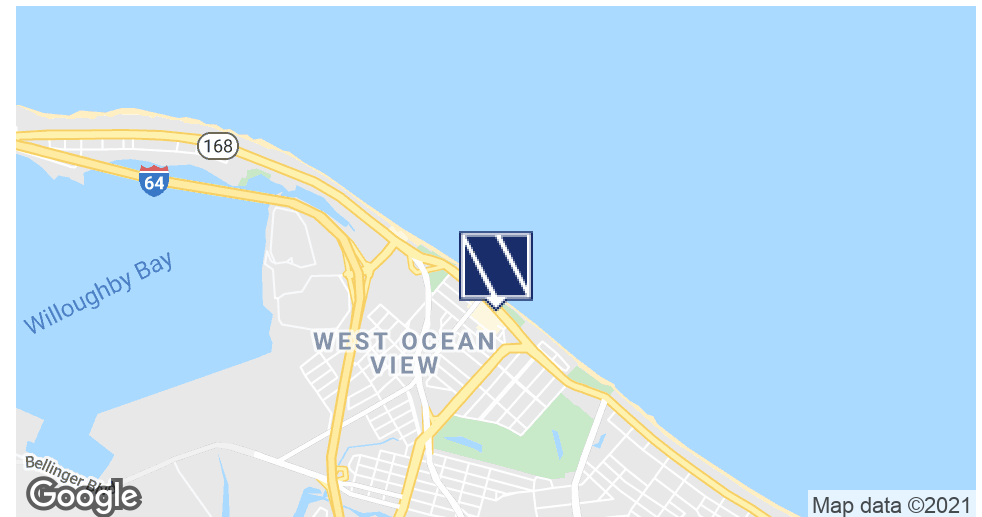
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PROPERTY DESCRIPTION

Shopping Center is anchored by Harris Teeter, Rite Aid and Dollar General. Other national tenants include Jackson Hewitt Tax Service, Domino's and Subway.

SPACES	LEASE RATE	SPACE SIZE
Unit 1-2	Negotiable	3,000 SF
Unit 11	Negotiable	1,200 SF
Unit 31	Negotiable	624 SF



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PROPERTY SUMMARY | 2

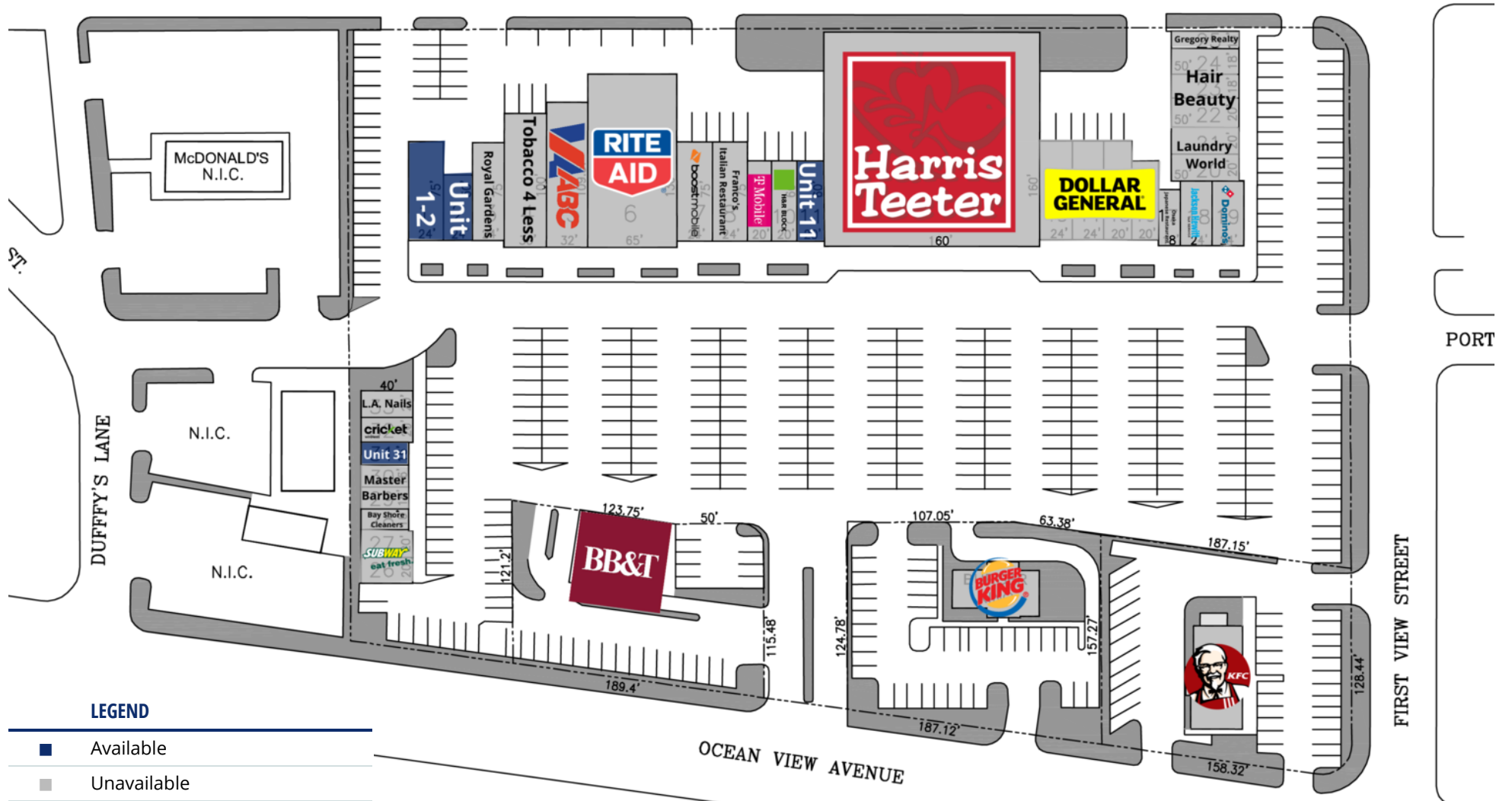
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

SITE PLAN

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LEGEND

- Available
- Unavailable

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SITE PLAN | 3

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VACANCY OVERVIEW



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	624 - 3,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE
■	Unit 1-2	Available	3,000 SF	NNN
■	Unit 11	Available	1,200 SF	NNN
■	Unit 31	Available	624 SF	NNN

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AREA RETAIL

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS | 6

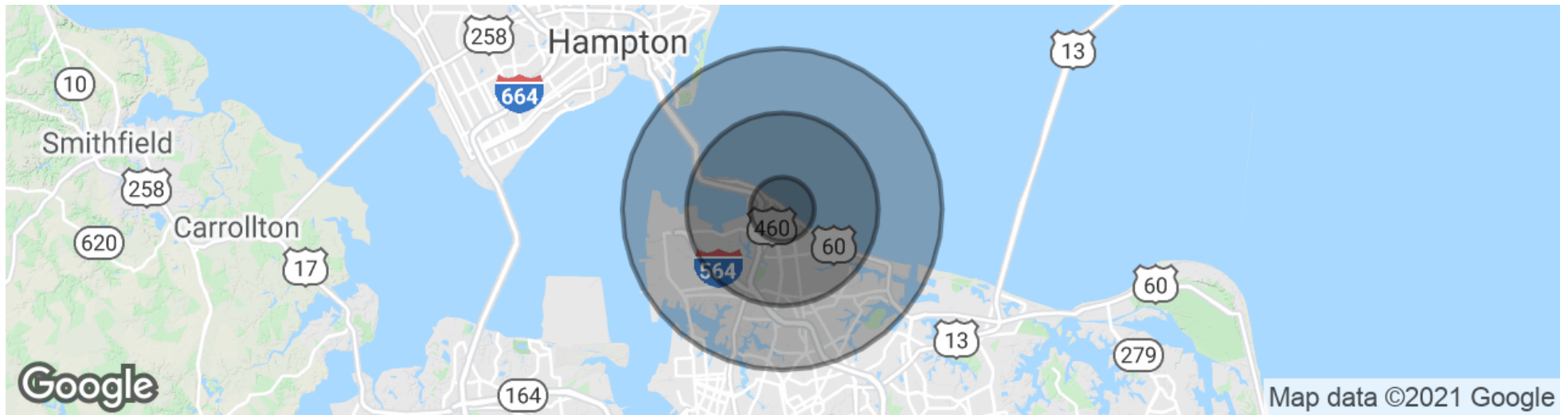
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DEMOGRAPHICS MAP & REPORT

OCEAN VIEW SHOPPING CENTER | NORFOLK, VA 23503



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,052	63,943	155,081
Average Age	30.6	31.9	31.7
Average Age (Male)	28.1	30.5	30.0
Average Age (Female)	33.1	33.4	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,895	23,587	56,938
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$53,401	\$56,220	\$58,856
Average House Value	\$229,345	\$227,123	\$236,389

** Demographic data derived from 2010 US Census*

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CONTACT ME

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