

FOR LEASE

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



0.50± AC LAND AVAILABLE FOR LEASE

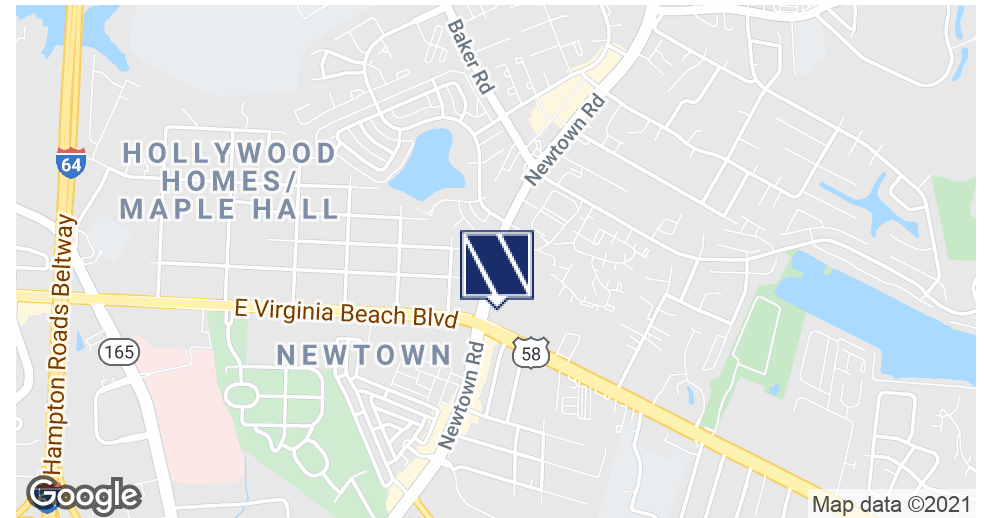
5650 E. VIRGINIA BEACH BOULEVARD
NORFOLK, VA 23502

FOR MORE INFORMATION, PLEASE CONTACT:

SAM RAPOPORT
SENIOR ASSOCIATE
757.640.5438
SRAPOPORT@SLNUSBAUM.COM

PROPERTY SUMMARY

5650 E. VIRGINIA BEACH BOULEVARD, NORFOLK, VA 23502



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,400 SF
Lot Size:	0.5 Acres
Zoning:	C-C (Community Commercial)
Submarket:	Military Ret

PROPERTY OVERVIEW

Proposed 5,400 square foot retail/flex building to be constructed on 0.5± acre lot fronting Virginia Beach Boulevard. Convenient access to I-64. Nearby retailers include J.A.N.A.F. Shopping Yard and The Gallery at Military Circle.

LOCATION OVERVIEW

Traffic counts on Virginia Beach Boulevard between Azalea Garden Road and Military Highway: 30,000 AADT (2017, VDOT).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,002	36,528	118,007
Total Population	7,954	96,545	302,381
Average HH Income	\$68,781	\$67,873	\$73,464

* Demographics Derived From 2020 CoStar Data

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PROPERTY SUMMARY | 2

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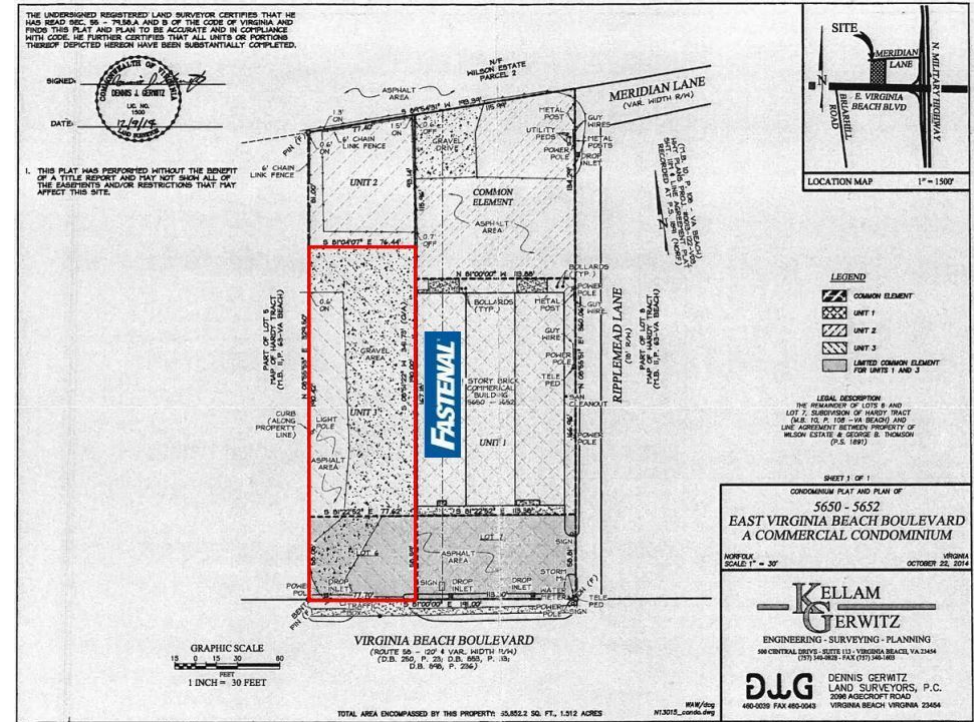
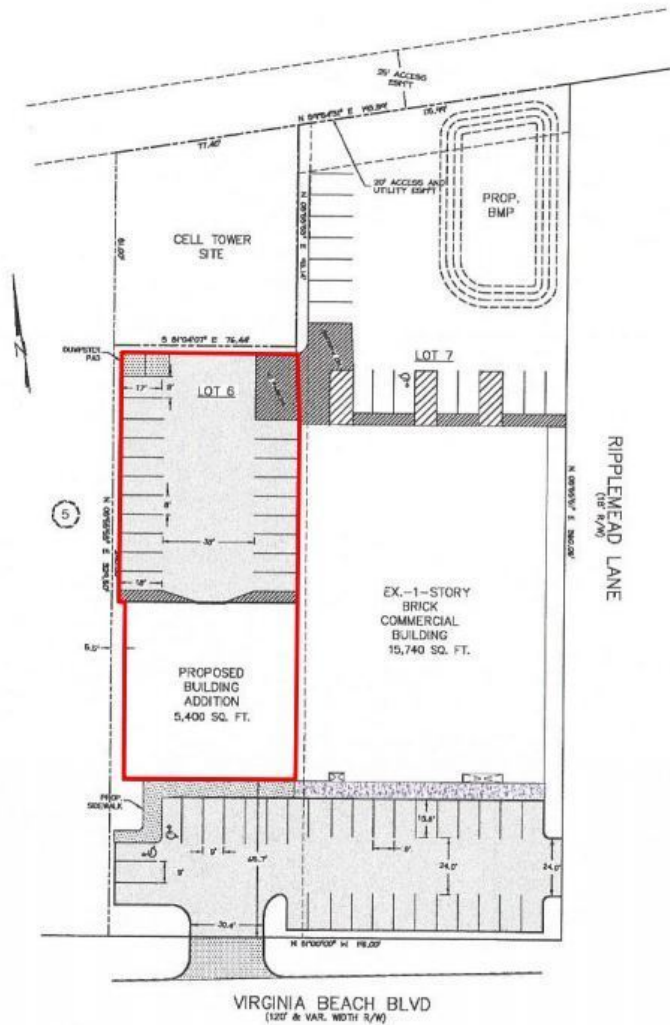
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SURVEY

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SURVEY | 3

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PROUD PARTNER
XTEAM
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5,400 SF ADDITION

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5,400 SF ADDITION | 4

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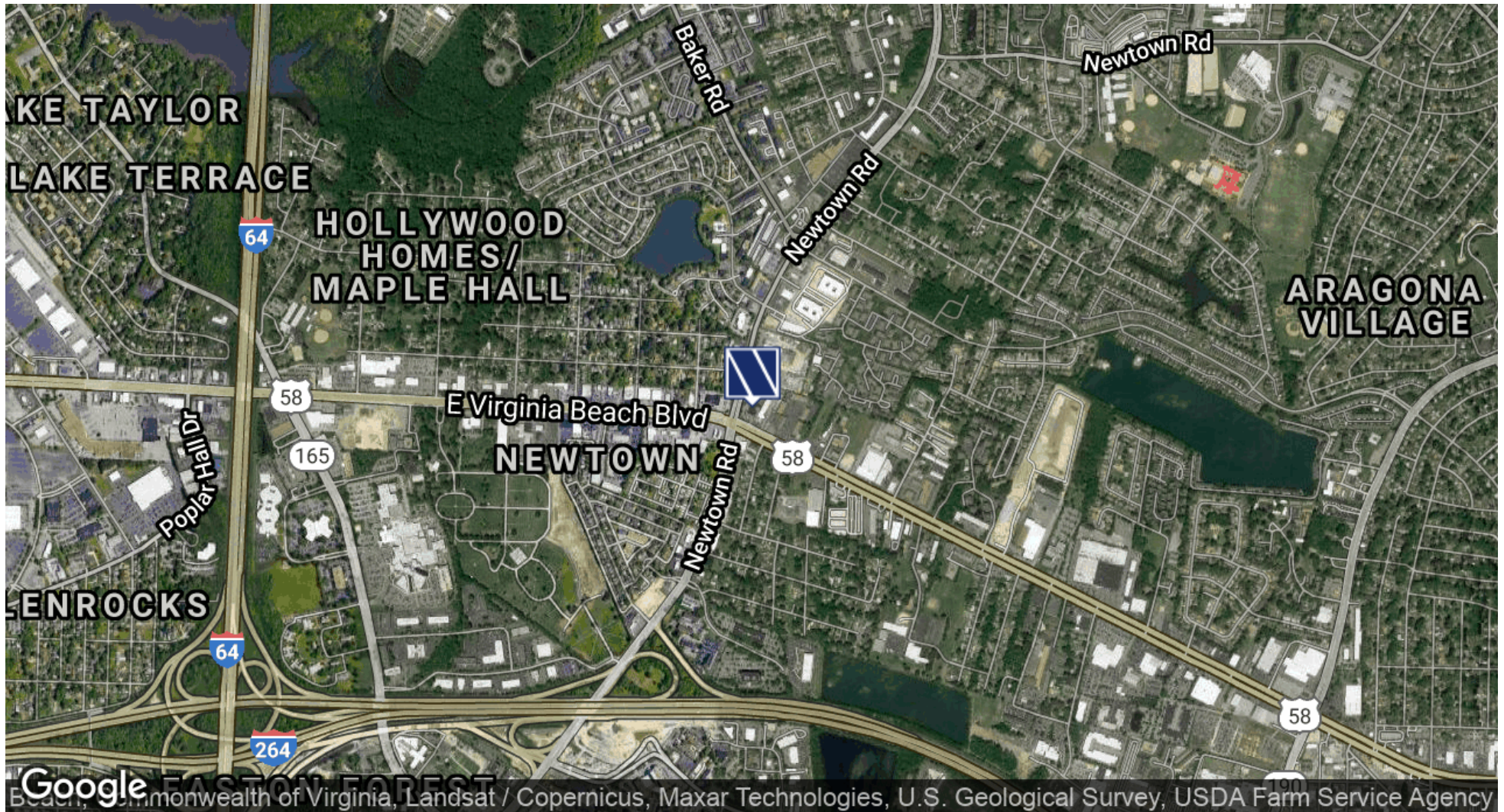
AERIAL MAP

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AERIAL MAP | 5

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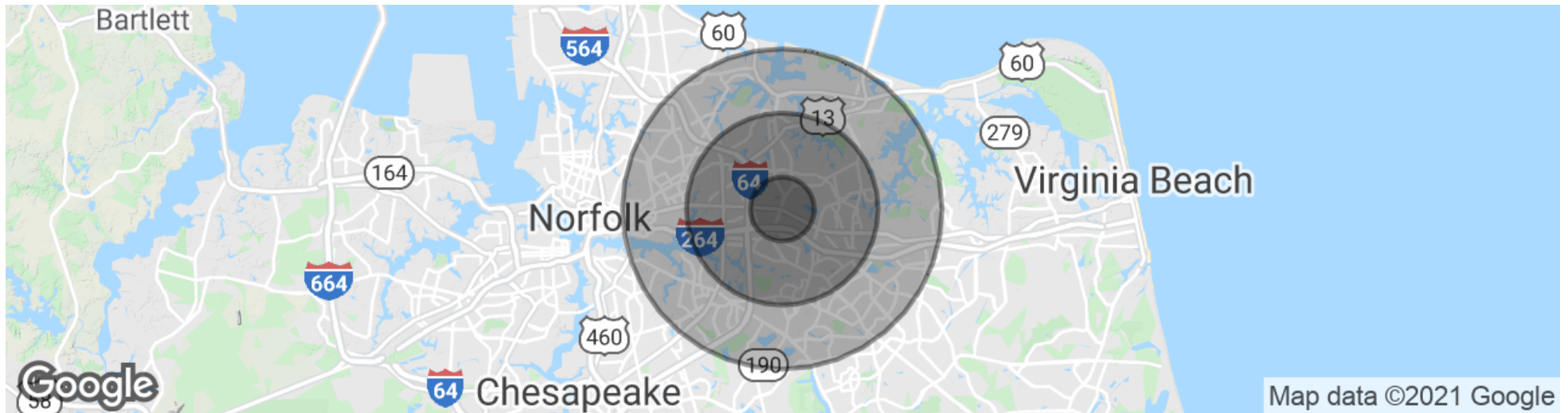
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DEMOGRAPHICS MAP & REPORT



5650 E. VIRGINIA BEACH BOULEVARD, NORFOLK, VA 23502



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,954	96,545	302,381
Average Age	35.90	36.90	37.30
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,002	36,528	118,007
# Of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$68,781	\$67,873	\$73,464
Average House Value	\$224,955	\$208,612	\$228,295

* Demographics derived from 2020 CoStar data

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DEMOGRAPHICS MAP & REPORT | 6

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