

FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.

7455 TIDEWATER DRIVE

NORFOLK, VA 23505



FAST AUTO LOANS

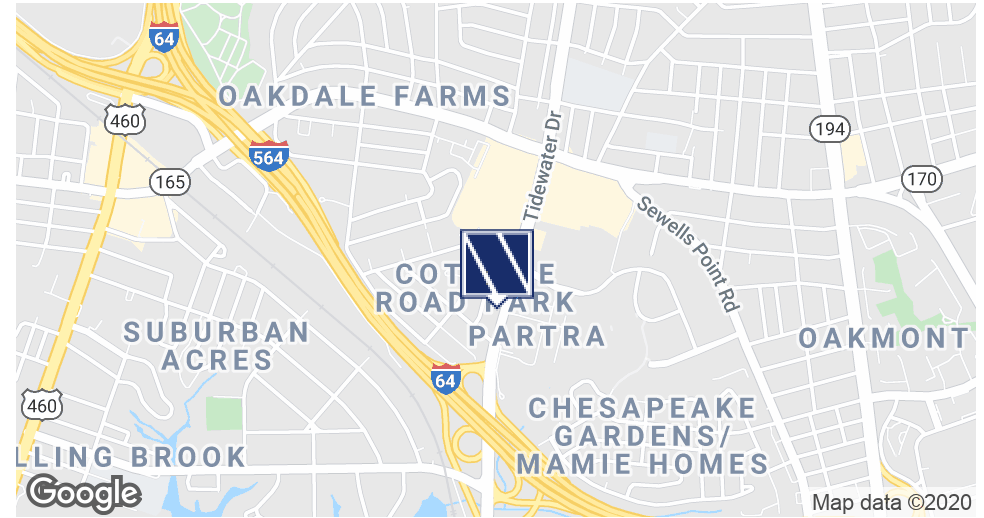
FOR MORE INFORMATION, PLEASE CONTACT:

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EXECUTIVE SUMMARY

NORFOLK, VA 23505



OFFERING SUMMARY

Sale Price:	\$495,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	4,825 SF
Price / SF:	\$102.59

PROPERTY HIGHLIGHTS

- 4,825 SF Free-Standing Commercial Building Available
- 0.19 AC
- Zoned C-2
- Close proximity to Interstate-64
- One (1) roll up door
- Traffic Counts on Tidewater Drive: 28,000 Vehicles per day
- Located in an Enterprise Zone

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LOCATION MAPS

NORFOLK, VA 23505



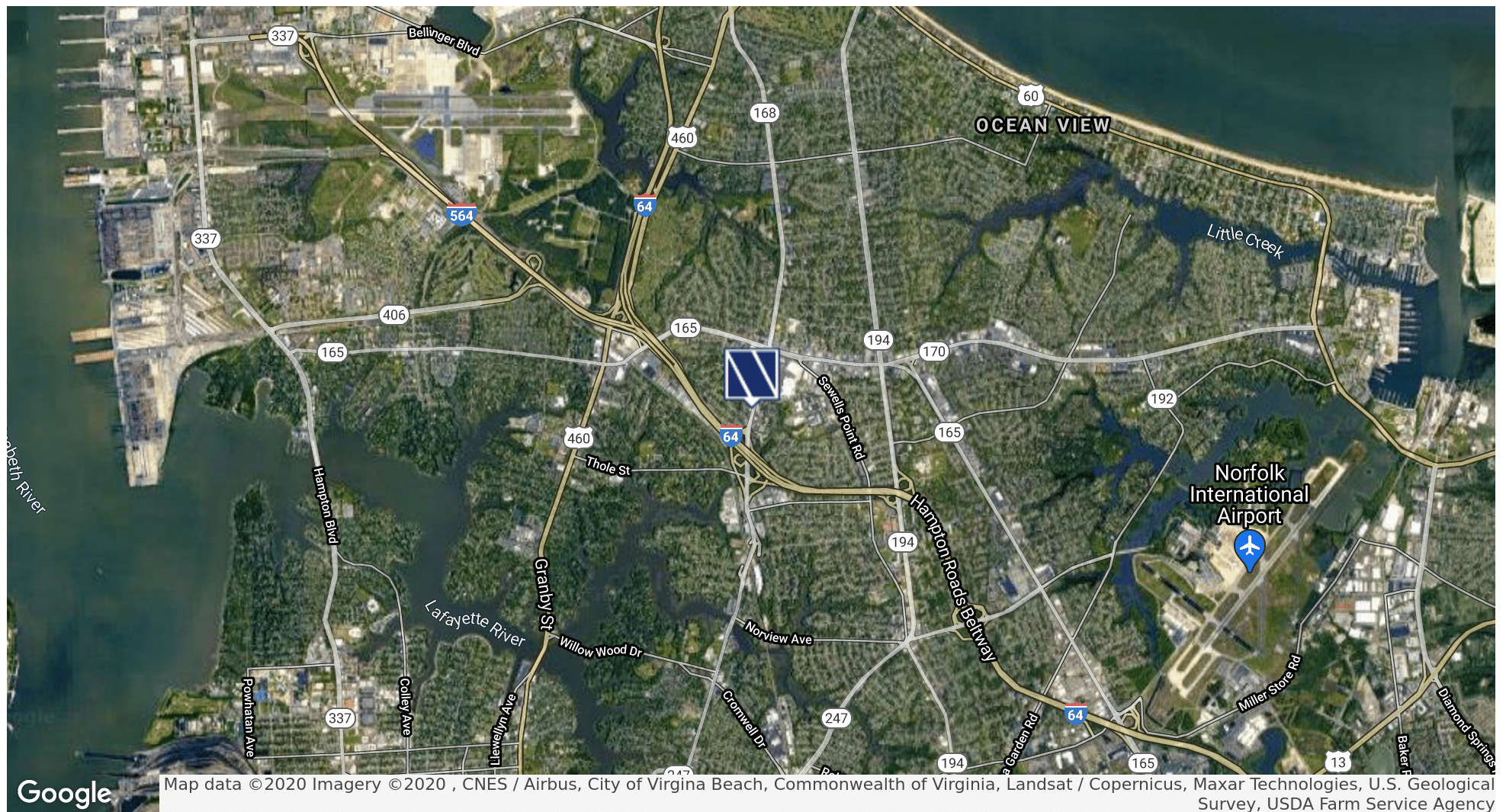
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AERIAL MAPS

NORFOLK, VA 23505



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

AERIAL MAPS | 4

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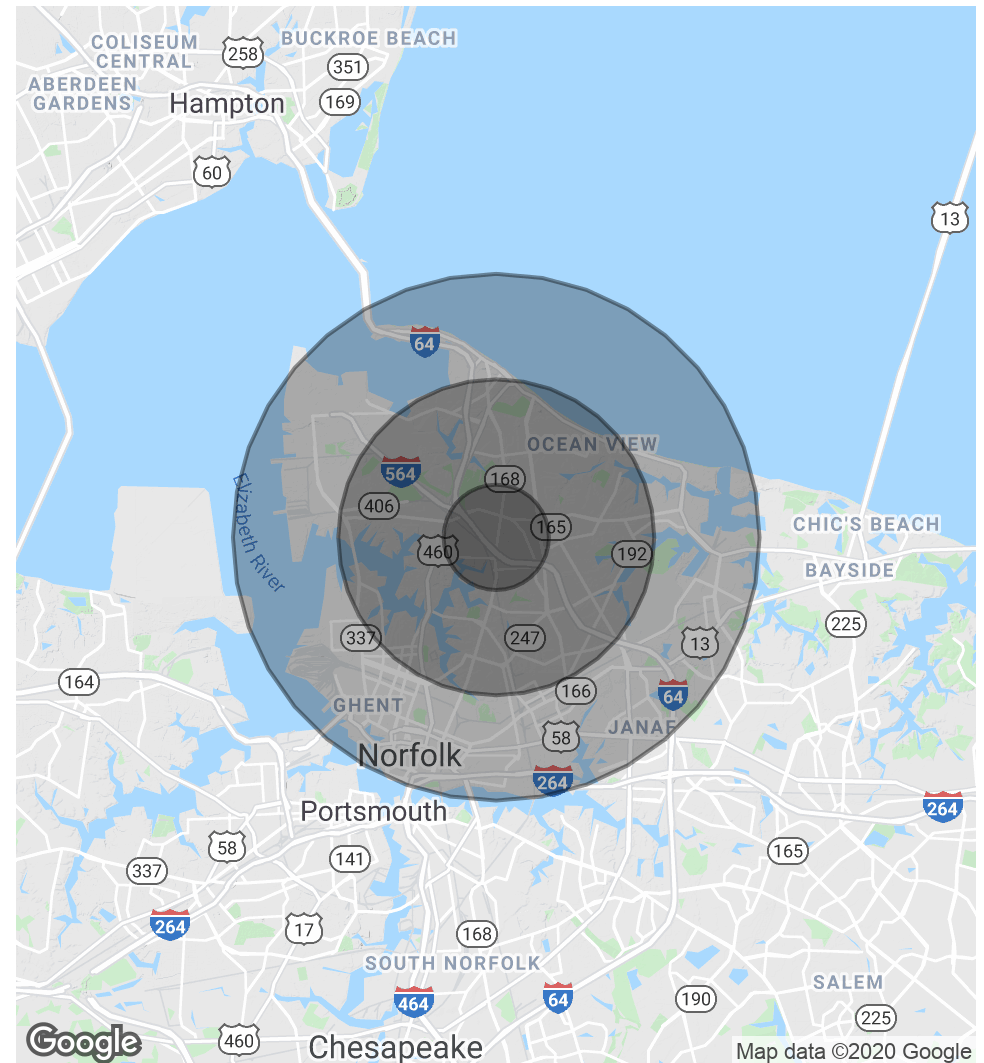
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DEMOGRAPHICS MAP & REPORT

NORFOLK, VA 23505

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,888	143,068	269,858
Average Age	35.1	32.2	31.0
Average Age (Male)	33.5	30.7	29.5
Average Age (Female)	36.1	33.9	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,052	53,355	96,842
# Of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$46,700	\$57,750	\$58,508
Average House Value	\$227,270	\$227,435	\$258,420

* Demographic data derived from 2010 US Census



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