

# MEDICAL OFFICE ON LIGHT RAIL KEMPSVILLE RD NEAR SENTARA LEIGH, NORFOLK

 S.L. NUSBAUM Realty Co.  
Since 1906.

FOR LEASE  
8,500 SF & 5,500 SF  
20,000 SF BUILD TO SUIT

NEW LEASE RATE  
\$20/psf Modified Gross

173 Kempsville Rd  
BUILD TO SUIT  
20,000 SF  
MEDICAL OFFICE

171-B Kempsville Rd  
8,500 SF Available

171-A Kempsville Rd  
5,500 SF Available

[CLICK HERE TO  
VIEW PROPERTY  
VIDEO](#)

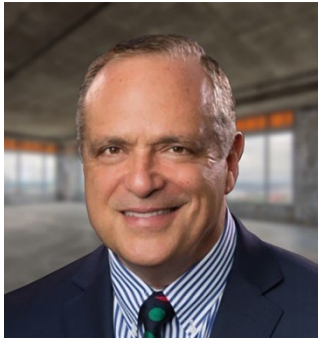


LIGHT RAIL  
PARK 'N RIDE

171-173 KEMPSVILLE RD, NORFOLK, VA 23502

# PROPERTY OVERVIEW

## LEASING CONTACTS:



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## DEMOGRAPHICS (2017 ESRI):

	1 MI	3 MI	5 MI
<b>Population</b>	<b>7,944</b>	<b>104,723</b>	<b>308,471</b>
<b>Households</b>	<b>2,911</b>	<b>40,207</b>	<b>116,782</b>
<b>Avg. HH Income</b>	<b>\$70,172</b>	<b>\$73,178</b>	<b>\$73,089</b>



## PROPERTY HIGHLIGHTS

- Close proximity to Sentara Leigh Hospital and Sentara and Virginia Oncology's new 170,000 SF cancer center
- Centrally located with immediate proximity to I-64 and I-264, Newtown Rd Light Rail and HRBT stop
- Two Spaces Available for Lease - 8,500SF and 5,500SF
- 20,000 SF Available Built to Suit w/ 3 Points of Ingress/Egress & Median Break on Kempsville
- 181 Surface Parking Spaces - 5.3 per 1000
- Generous Construction Allowance
- Monument and Building Signage Available

**171-173 KEMPSVILLE RD, NORFOLK, VA 23502**

# PROPERTY OVERVIEW



**171-B Kempsville Rd**  
8,500 SF Available

**173 Kempsville Rd**  
Build to Suit 20,000 SF

**171-A Kempsville Rd**  
5,500 SF Available

**THE TIDE  
LIGHT RAIL  
PARK 'N RIDE**



**BANGOR AVE**

**KEMPSVILLE RD**



## 171-173 KEMPSVILLE RD, NORFOLK, VA 23502

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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.

# PROPERTY OVERVIEW

SENTARA LEIGH  
MEDICAL CENTER



**173,849 VPD**

**173 Kempsville Rd**  
**Build to Suit 20,000 SF**

**171-B Kempsville Rd**  
**8,500 SF Available**

**171-A Kempsville Rd**  
**5,500 SF Available**

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# PROPERTY OVERVIEW

## BUILDING A – 5,500 SF AVAILABLE



## BUILDING B – 8,500 SF AVAILABLE



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# PROPERTY PHOTOS



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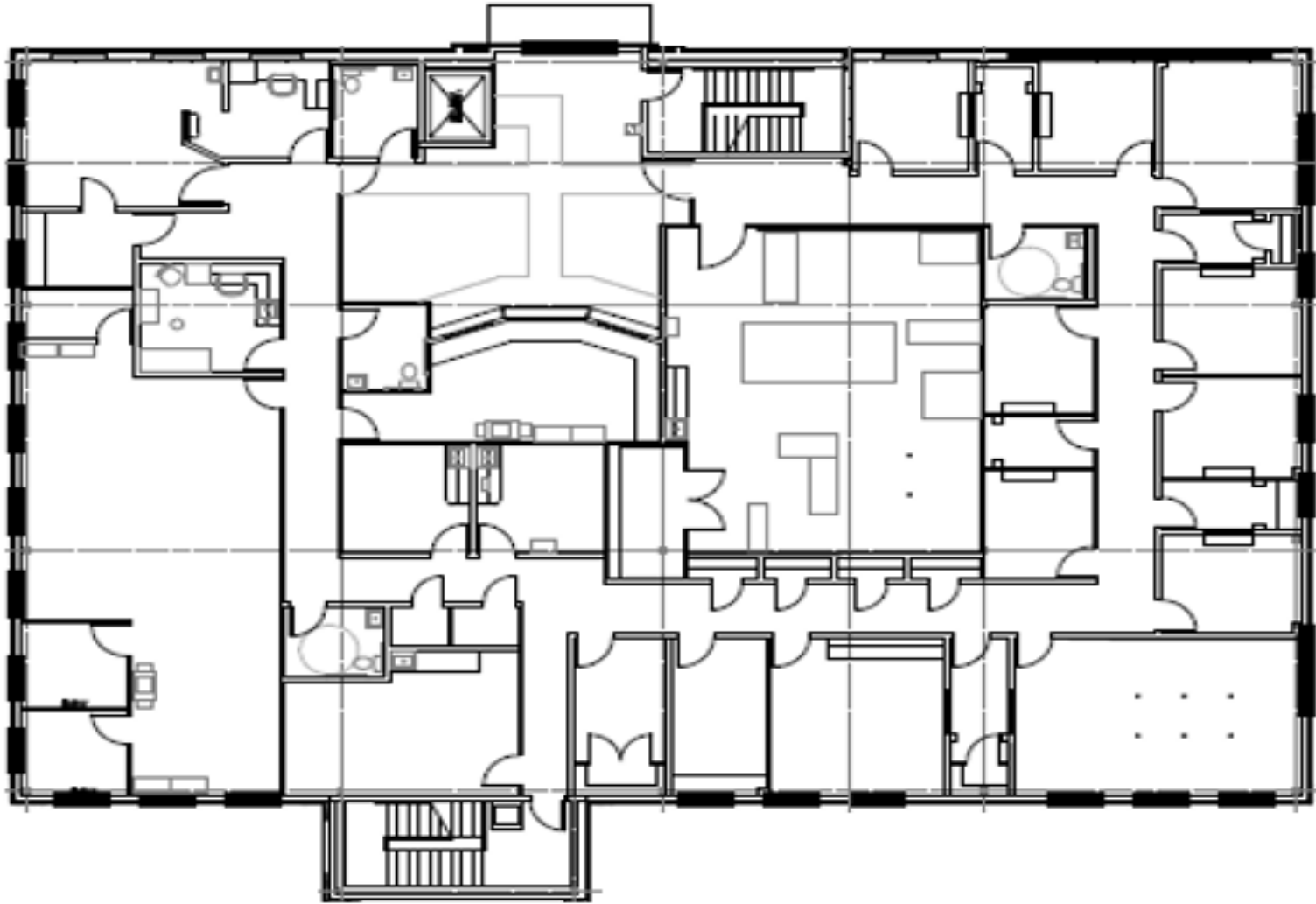
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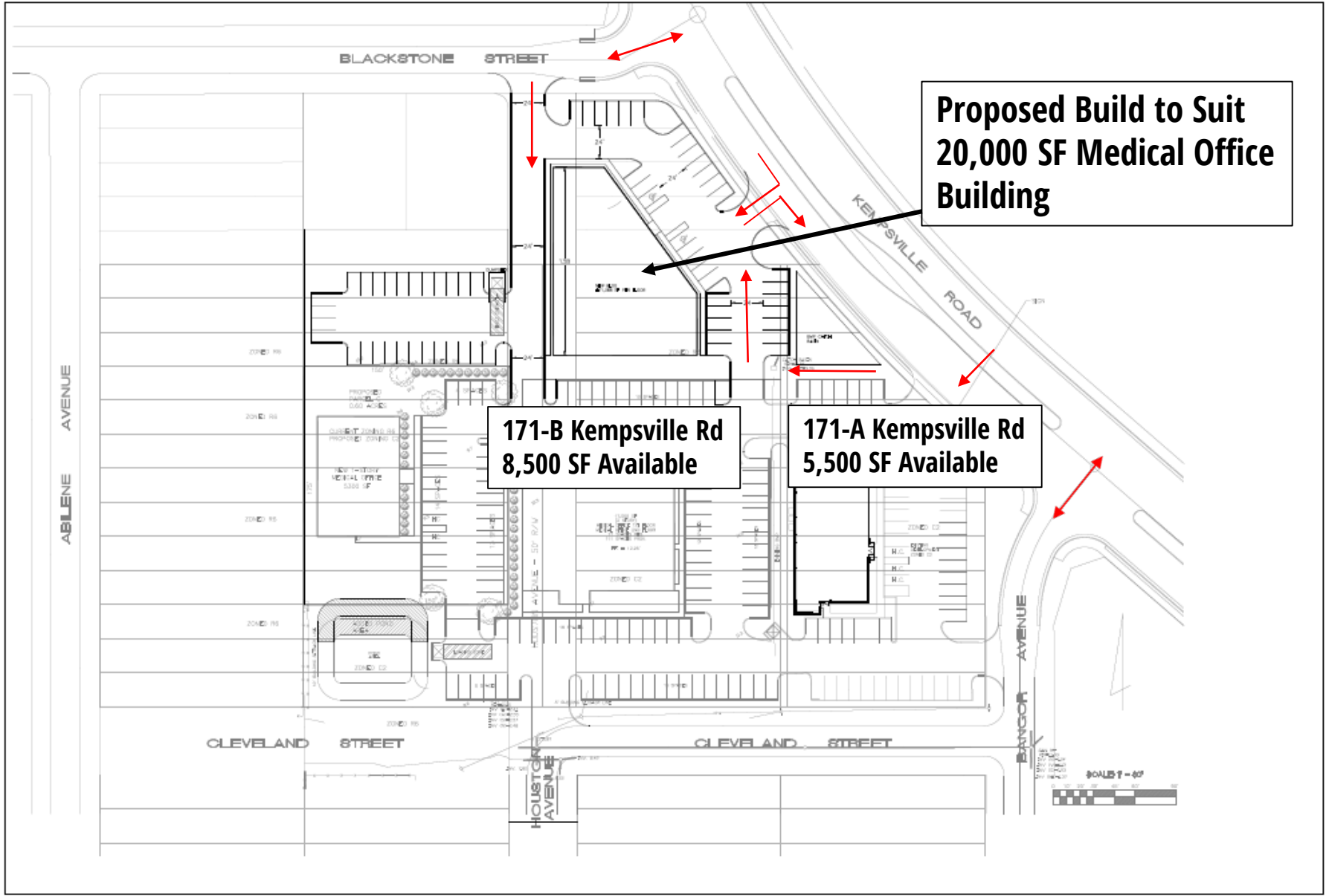
# BUILDING B – SITE PLAN 8,500 SF



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