



THALHIMER

RETAIL FOR LEASE / REDEVELOPMENT
201 E. Little Creek Road
Norfolk, Virginia 23505



For more information, contact:

ERIC STANLEY

Vice President
757 499 2739
eric.stanley@thalhimer.com

DAVID MACHUPA

Senior Vice President
757 213 4156
david.machupa@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

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Property Features

- New to the market in the Wards Corner section of Norfolk
- Consisting of approximately 135,720 SF +/- of contiguous space on 10.13 acres
- One contiguous building currently demised as follows:
 - 88,666 SF +/- former Norfolk Workforce Development office (lease exp Feb 28, 2021); and
 - 47,054 SF +/- former Kroger grocery store
- Will consider retrofitting existing buildings or scraping and rebuilding
- Interested in long term leases only (will not sell)
- Located immediately off of and visible to I-64/564 with 137,000 VPD
- Currently zoned C-4 (Regional Commercial)
- Signage on E. Little Creek
- Convenient to Norfolk Naval Station (3.7 miles away)
- Abundant surface parking



Demographics

	1 Mile	3 Miles	5 Miles
Population	12,487	119,852	226,778
Avg. HH Income	\$58,155	\$71,313	\$70,643
Daytime Population	12,350	112,006	250,986

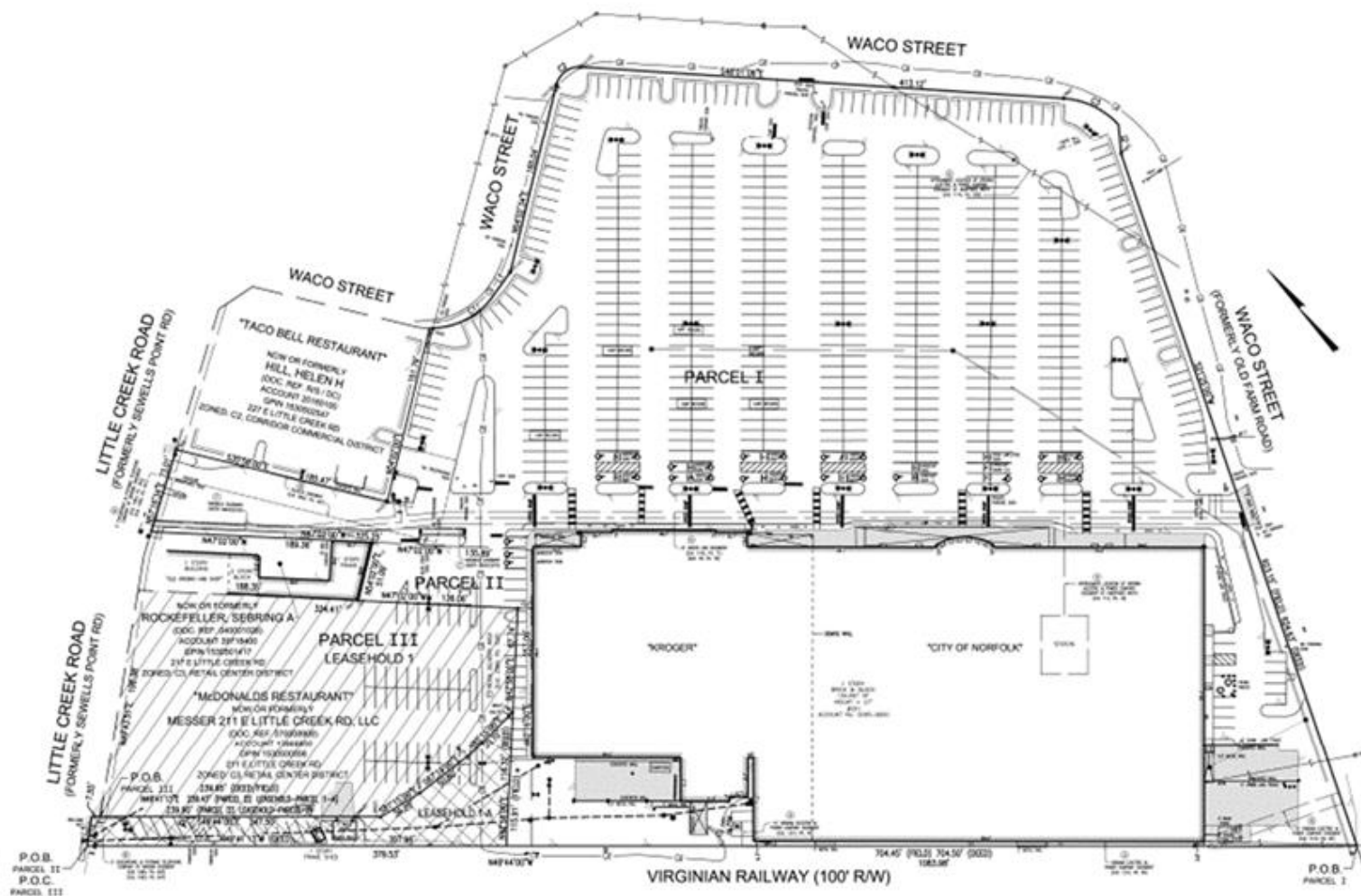
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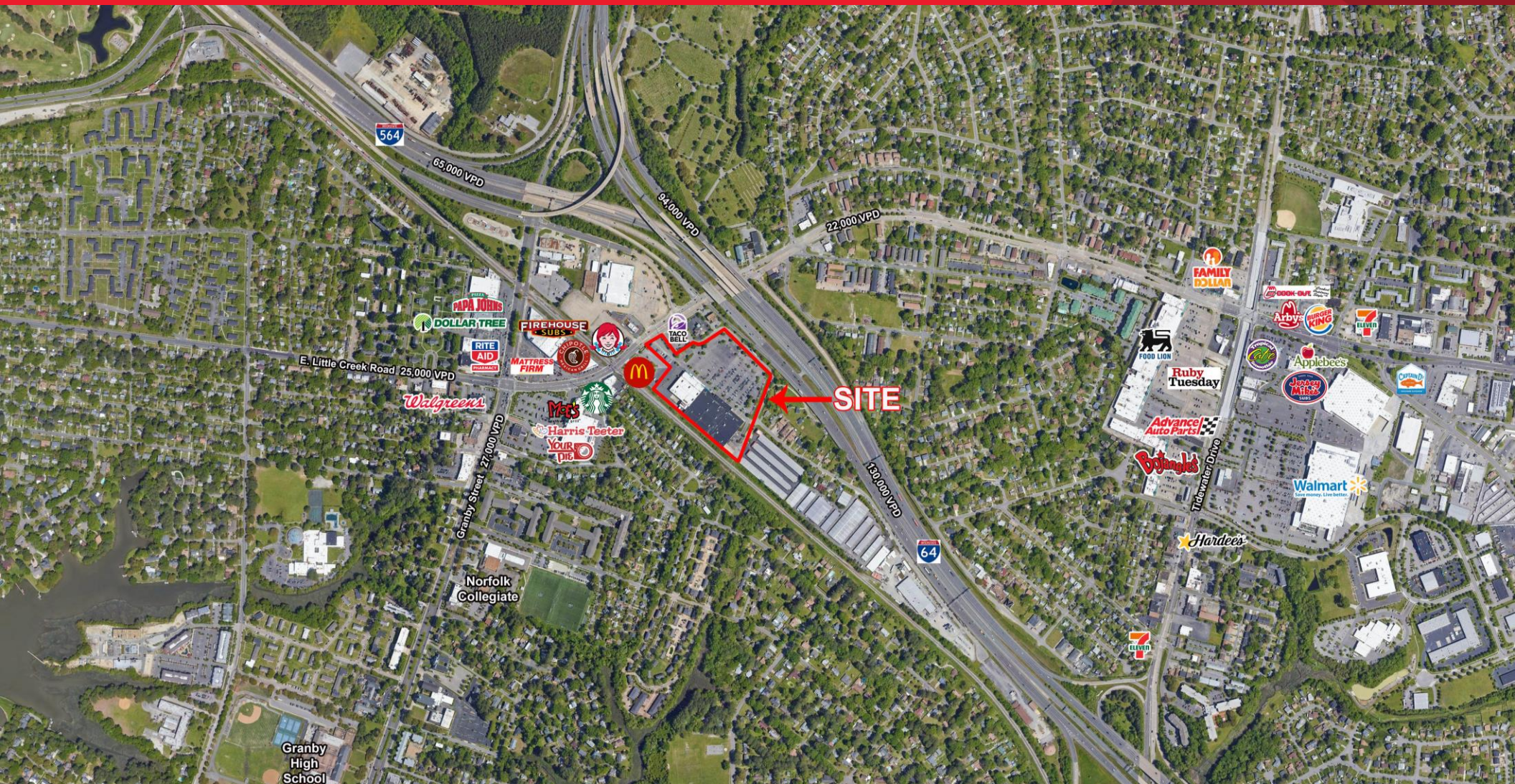
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