

6450 N. MILITARY HIGHWAY

Norfolk, VA 23518

LAND FOR GROUND LEASE | ± 1.0 ACRES AVAILABLE



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6450 N. MILITARY HIGHWAY

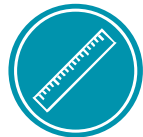
Norfolk, VA 23518

PROPERTY OVERVIEW

| PROPERTY ADDRESS | |
|------------------|--------------------------|
| Address | 6450 N. Military Highway |
| City | Norfolk |
| State | Virginia |
| Zip Code | 23518 |



1.0 ACRE
AVAILABLE



+ 170'
FRONTAGE ON N. MILITARY HIGHWAY



22,000 VPD - N. MILITARY HIGHWAY
TRAFFIC COUNTS



C-C (COMMUNITY COMMERCIAL)
CURRENT ZONING

POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|--------|---------|---------|
| 2024 Total Population | 13,948 | 106,116 | 259,173 |
| 2029 Total Population | 13,556 | 102,843 | 255,986 |
| Annual Rate | -0.57% | -0.62% | -0.25% |

HOUSEHOLDS

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|--------|--------|---------|
| 2024 Households | 5,904 | 45,391 | 108,203 |
| 2029 Households | 5,918 | 45,296 | 109,803 |

INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| 2024 Average Household Income | \$76,358 | \$88,636 | \$89,998 |

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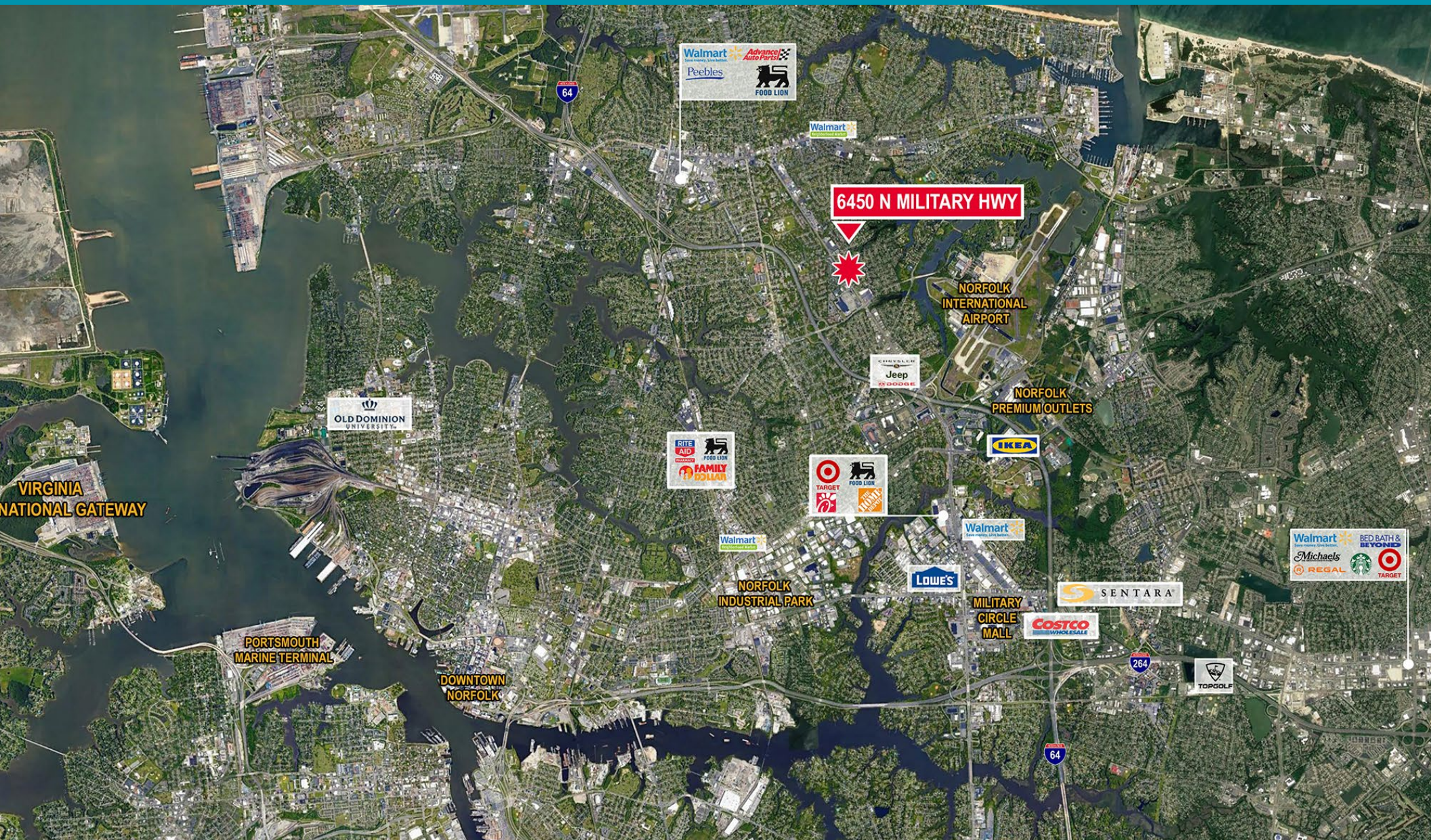
This aerial map of the Norview area in Norfolk, Virginia, highlights several key features and locations. Major roads include E Little Creek Rd, N Military Hwy, and Norview Ave. The map shows the intersection of N Military Hwy and Norview Ave, with a red arrow pointing to a specific location on N Military Hwy near the intersection. Various retail locations are marked with logos, including Walmart, Wawa, Firestone, Michaels, Dunkin', Sonic, Wells Fargo, Food Lion, and others. Educational institutions such as Azalea Gardens Middle School and Norview High School are also indicated. The map includes traffic volume data (e.g., 34,000 VPD, 22,000 VPD, 160,000 VPD) and labels for shopping centers like Norview Center Shopping Center and Norviewwave. The Norfolk International Airport is visible in the lower right corner.

6450 N MILITARY HWY

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PROPERTY LOCATION



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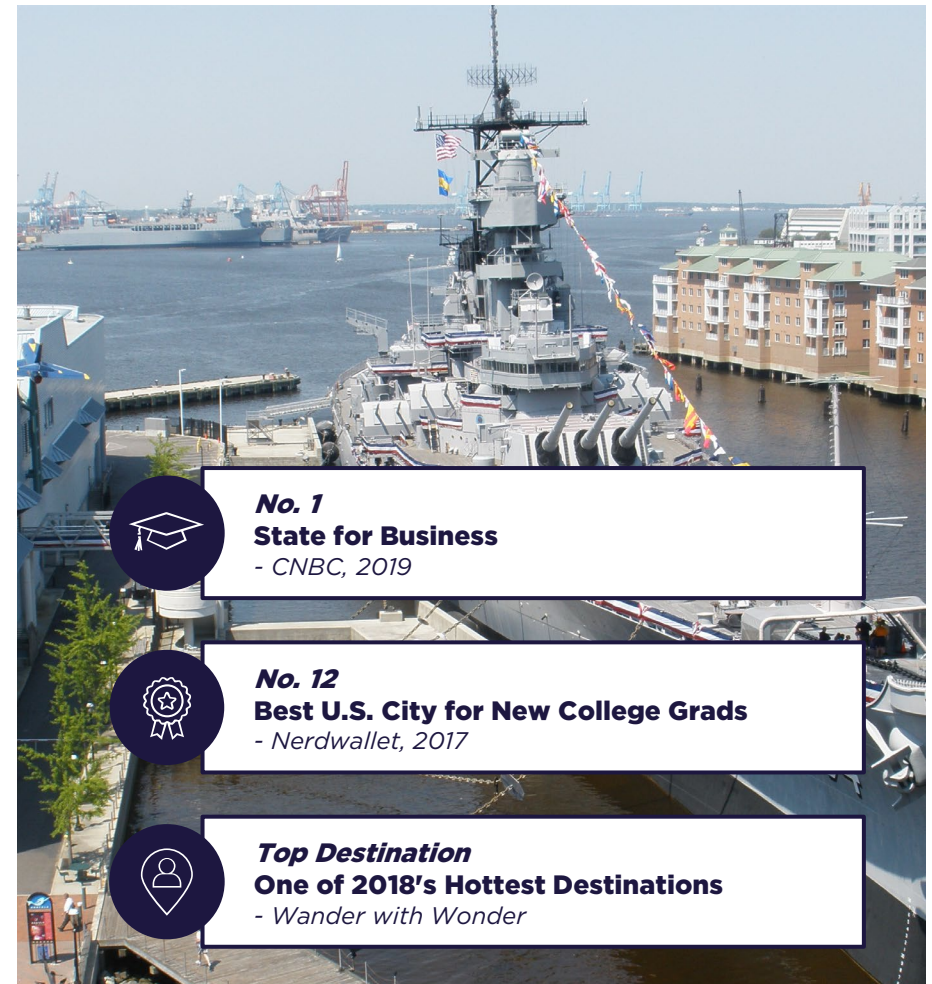
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LOCATION OVERVIEW

Norfolk, Virginia

Norfolk is the heart of the larger Hampton Roads area, a collaborative network of ten cities and five counties, all offering their own unique features that work together to create a community of commerce. Norfolk is the urban center of the region and serves as a vibrant and accommodating location for businesses to prosper. Hampton Roads is the fifth largest metro area in the Southeastern U.S. with a population of more than 1.7 million. Located at the confluence off the Chesapeake Bay and Atlantic Ocean, Hampton Roads is home to the Port of Virginia, the fastest growing port on the East Coast, and the world's largest naval base, Norfolk Naval Station. The port boasts the largest natural deep-water harbor on Earth and all major shipping lines call on the Port of Virginia, providing direct access to over 80 ports worldwide.

Norfolk and Hampton Roads retain many of the world's most well-known organizations and a pro-business environment. The two Class I railroads service Hampton Roads have extensive infrastructure with double-stacked container capabilities for distribution throughout the East Coast and Mid-West. The global corporate community in Hampton Roads continues to grow, hosting 164 international firms that represent 28 countries. Hampton Roads enjoys a mild, temperate climate, which provides an array of recreational opportunities to its residents, bolsters tourism, and allows its commercial waterways to remain ice-free year-round.



No. 1
State for Business
- CNBC, 2019



No. 12
Best U.S. City for New College Grads
- Nerdwallet, 2017



Top Destination
One of 2018's Hottest Destinations
- Wander with Wonder

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LOCATION OVERVIEW

NORFOLK

The Norfolk Appeal

Norfolk's rich history, access to beaches and the outdoors, and award-winning downtown makes it a top destination in the United States.



No. 1
State for Higher Education
- SmartAsset, 2019



No. 1
State in Prosperity Cup
- Site Selection Magazine, 2019



No. 1
State for Workforce Development (Atlantic)
- Site Selection Magazine, 2019