

RETAIL PROPERTY FOR LEASE

7912 HALPRIN DRIVE

NORFOLK, VA 23518



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 10,908 SF
Lease Rate: Negotiable
Lot Size: 1.08 Acres

PROPERTY OVERVIEW

Strategically located along E Little Creek Road at a high traffic, signalized intersection. The property has extensive road frontage with multiple points of access and is midway between the Norfolk Naval Station and the Joint Expeditionary Base (Little Creek Fort Story) serving a densely populated middle income demographic including active duty military and support personnel.

PROPERTY HIGHLIGHTS

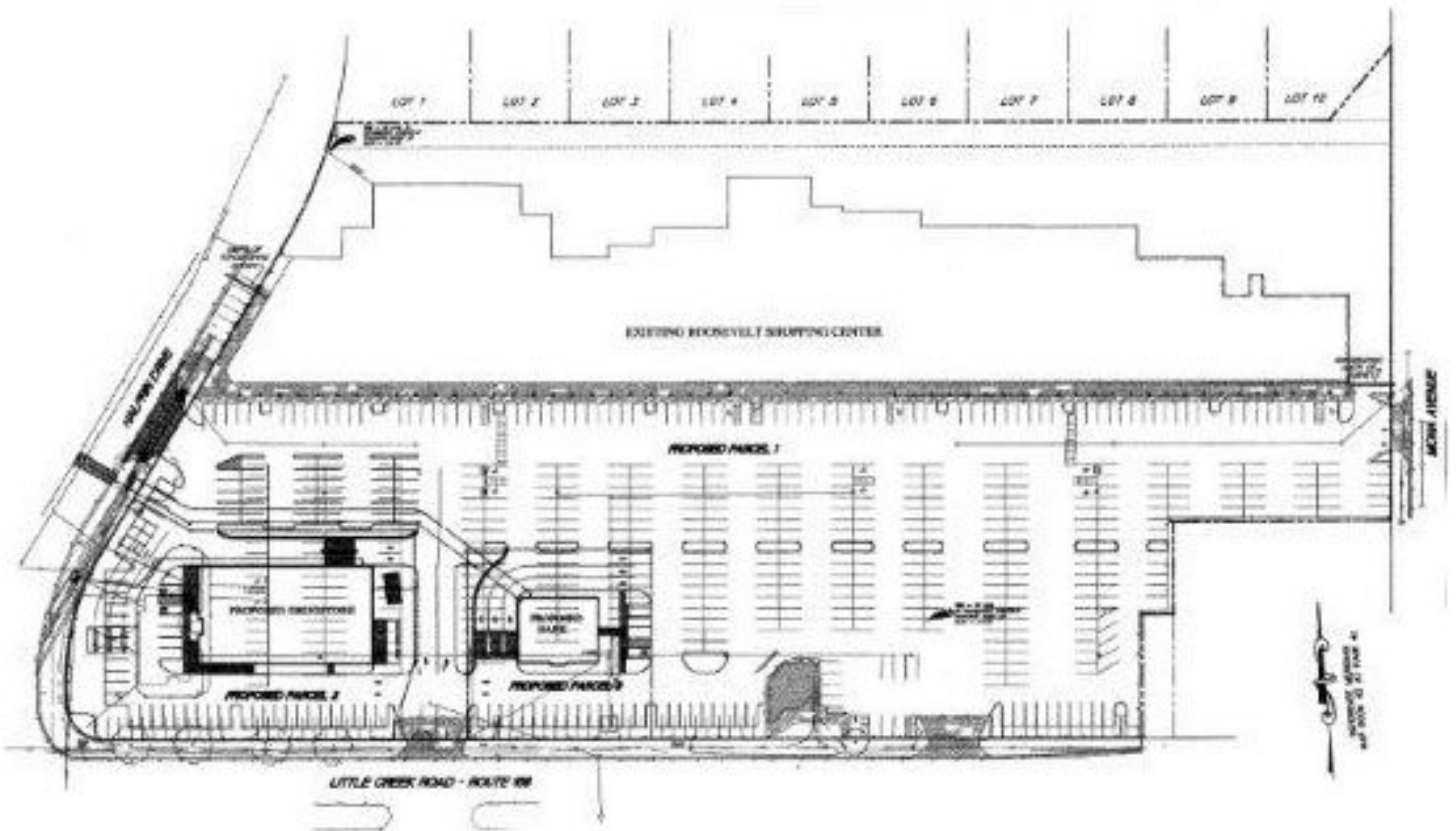
- Former Rite Aid building with pylon sign available
- Frontage on E Little Creek road with 23,000 VPD
- Located in Roosevelt Gardens shopping center with National retailers such as Save-A-Lot, Cato, Its Fashion, Hibbett Sports, Dunkin Donuts, and Pizza Hut

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,883	38,039	80,157
Total Population:	13,326	103,216	216,910
Average HH Income:	\$68,168	\$56,095	\$57,812

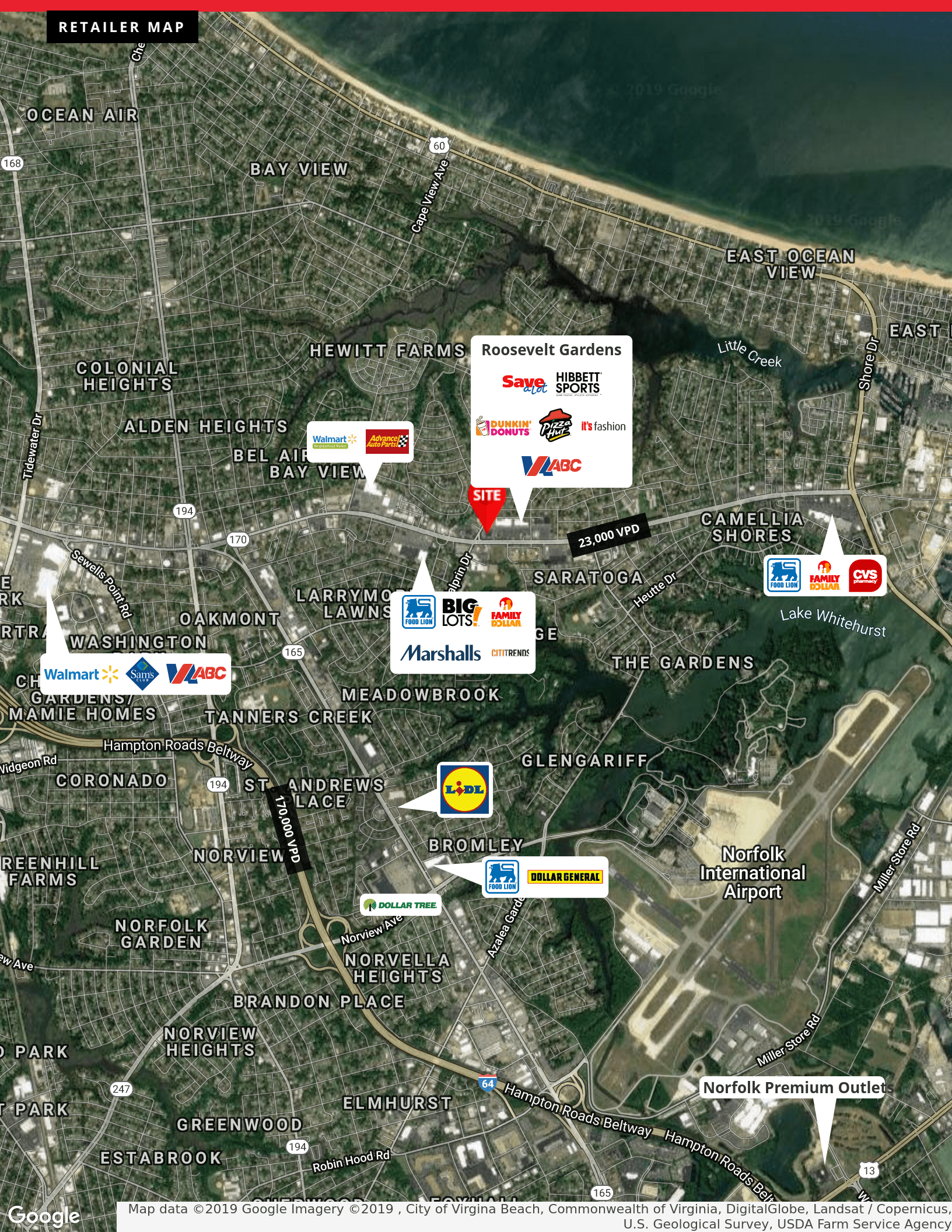
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SITE PLAN



RETAILER MAP



Roosevelt Gardens

- Save a Lot
- HIBBETT SPORTS
- DUNKIN' DONUTS
- Pizza Hut
- it's fashion
- ABC

Bel Air

- Walmart
- Advance Auto Parts

Larrymo Lawns

- Food Lion
- BIG LOTS!
- FAMILY DOLLAR
- Marshalls
- CITTRENDS

Camellia Shores

- Food Lion
- FAMILY DOLLAR
- CVS pharmacy

Washington

- Walmart
- Sams Club
- ABC

Bromley

- LIDL

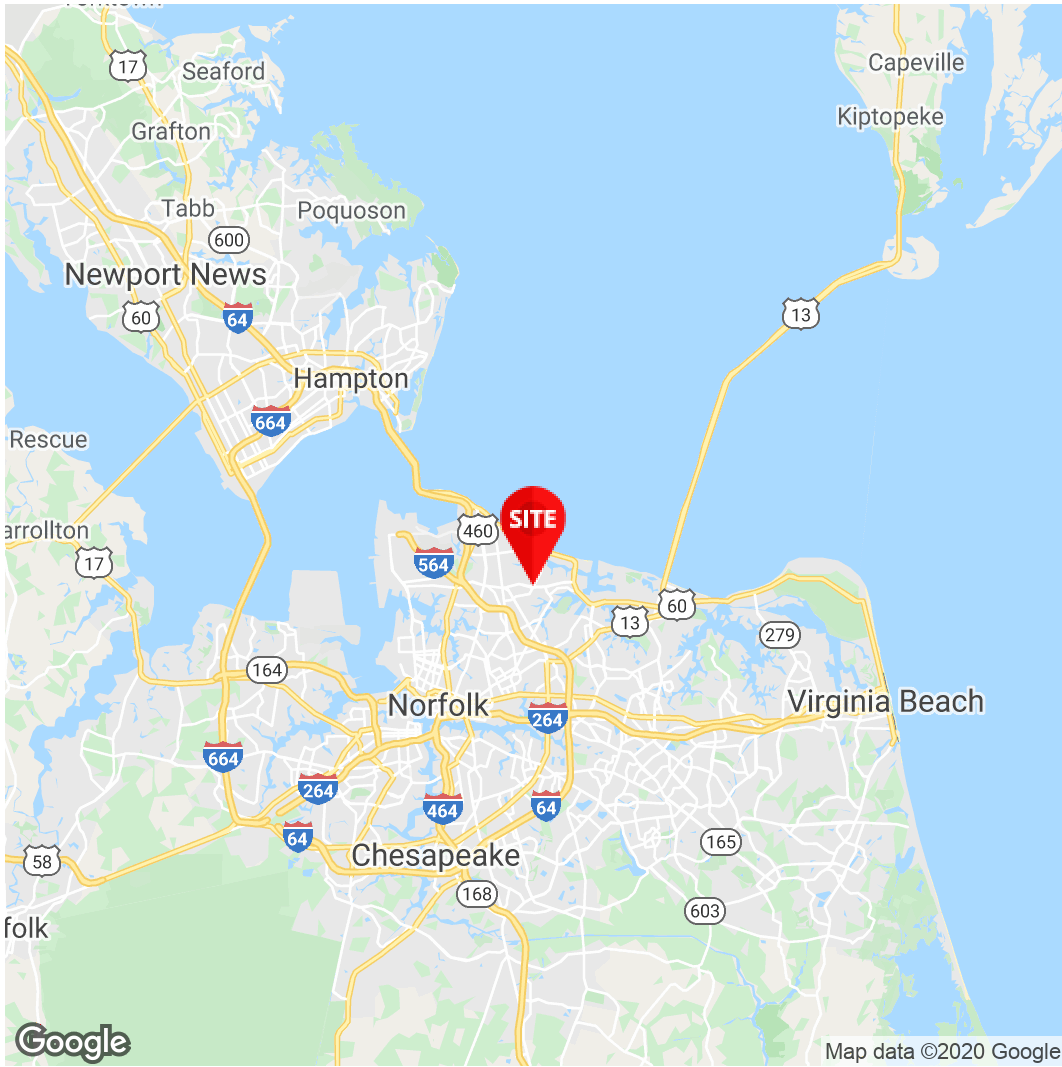
Norview

- Food Lion
- DOLLAR GENERAL

Norvella Heights

- DOLLAR TREE

Norfolk Premium Outlets



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