

## INDUSTRIAL FOR SALE

### INDUSTRIAL BUILDING FOR SALE - BUSINESS AVAILABLE

7629 Chesapeake Blvd, Norfolk, VA 23513



**SALE PRICE FOR BUILDING :** \$1,025,000.00

**BUSINESSS AVAILABLE:** \$775,274.00 (Plus Inventory)

**LOT SIZE:** 0.67 Acres

**BUILDING SIZE:** 14,316 SF

**GRADE LEVEL DOORS** 2

**CEILING HEIGHT:** 8 Ft (Office) 12 FT (Warehouse)

**YEAR BUILT:** 1973

**ZONING:** C-1

**MARKET:** Hampton Roads Industrial Market

**SUB MARKET:** Central Norfolk Industrial Market

**CROSS STREETS:** Ave J

#### PROPERTY OVERVIEW

Industrial warehouse property in busy retail area consisting of 14,316 SF conveniently located on corner lot on Chesapeake Boulevard and Little Creek Road with private parking and easy access to Interstate 64.

#### PROPERTY FEATURES

- 2 loading docks
- One large hydraulic lift
- Large office space
- Kitchen and break room
- 2 bath rooms
- 4 private offices
- Private parking (20 cars)
- Gated loading area
- Easy access to Interstate 64
- Close to Little Creek Base and Norfolk Naval Base

**KW COMMERCIAL MID ATLANTIC**  
804.858.9000



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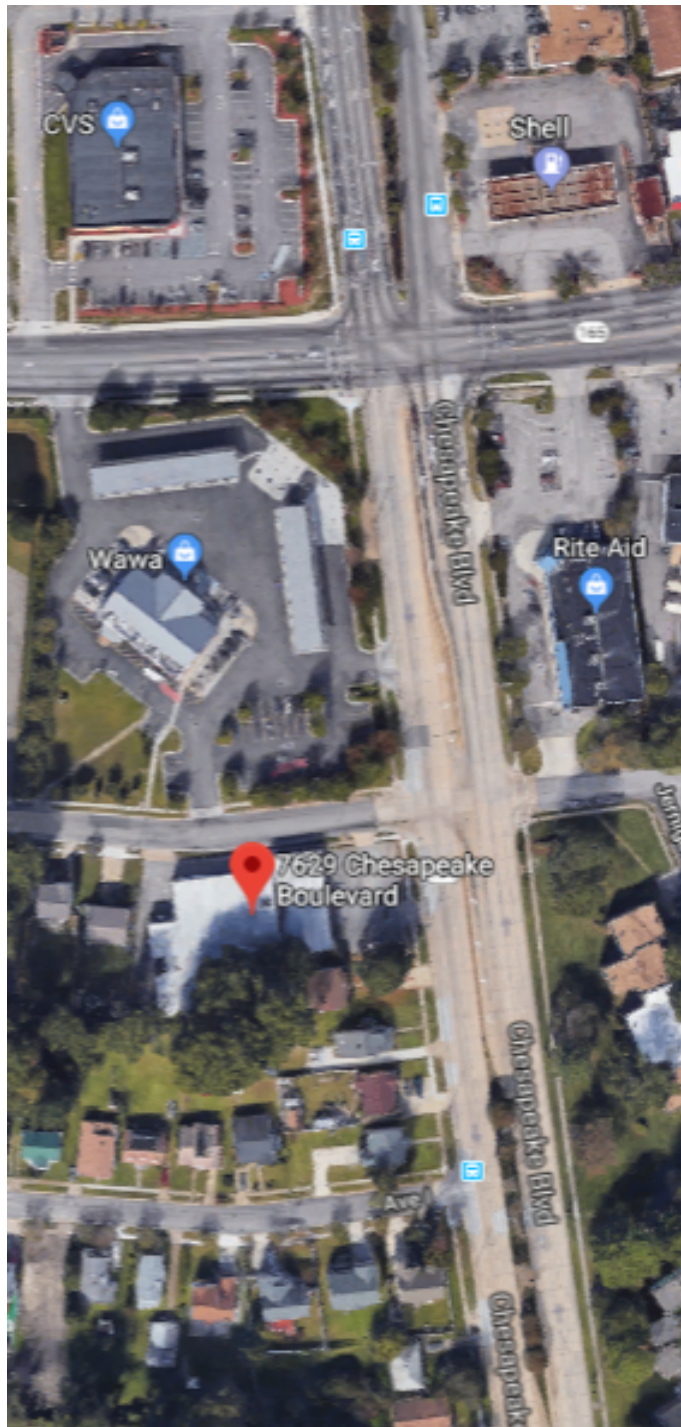
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#### PROPERTY OVERVIEW

Industrial warehouse property in busy retail area consisting of 14,316 SF conveniently located on corner lot with private parking and easy access on 2 roadways.

#### LOCATION OVERVIEW

Property is located Norfolk, VA on corner of Chesapeake Blvd (RT 194) and Ave J which is one block south of E Little Creek Rd with easy nearby access to I-64 and I-564 just 5 minutes away.

#### HIGHEST AND BEST POSSIBLE USE

Industrial warehouse with 14,316 SF, with large available office space in the front of the building. There are 2 loading docks and a hydraulic lift. The best use for this space is continued use as a warehouse and distribution center. The current business that is available for purchase only utilizes 20% of the space. A new owner could add more small businesses, or take over the space completely with their own distribution operation.

#### BUSINESS DESCRIPTION

The business available is a trusted source for barber supplies for over 35 years. Selling barber supplies across the nation to barbershops, correctional facilities, navy exchanges, naval ships and bases, individual consumers & US bases over the world. The complete one stop shop for professional, barber clippers, trimmers, blades, barber chairs, barber stations, barber poles, barber jackets & capes, shaving supplies, shop decals, replacement parts for clippers and trimmers and much more to mention. Additional business benefits include 35 pages of a categorized color catalog displaying all the supplies, a detailed website with custom pictures of all the barber equipment, parts and grooming products. Database of over Forty Thousand buyers (Customers), mailing list to almost all the states, names and addresses of over Fifty Thousand barber shops, correctional facilities US naval ships, nail spa's, health facilities etc., a walk in counter for retail sales, and UPS shipping station set up with customer data base.

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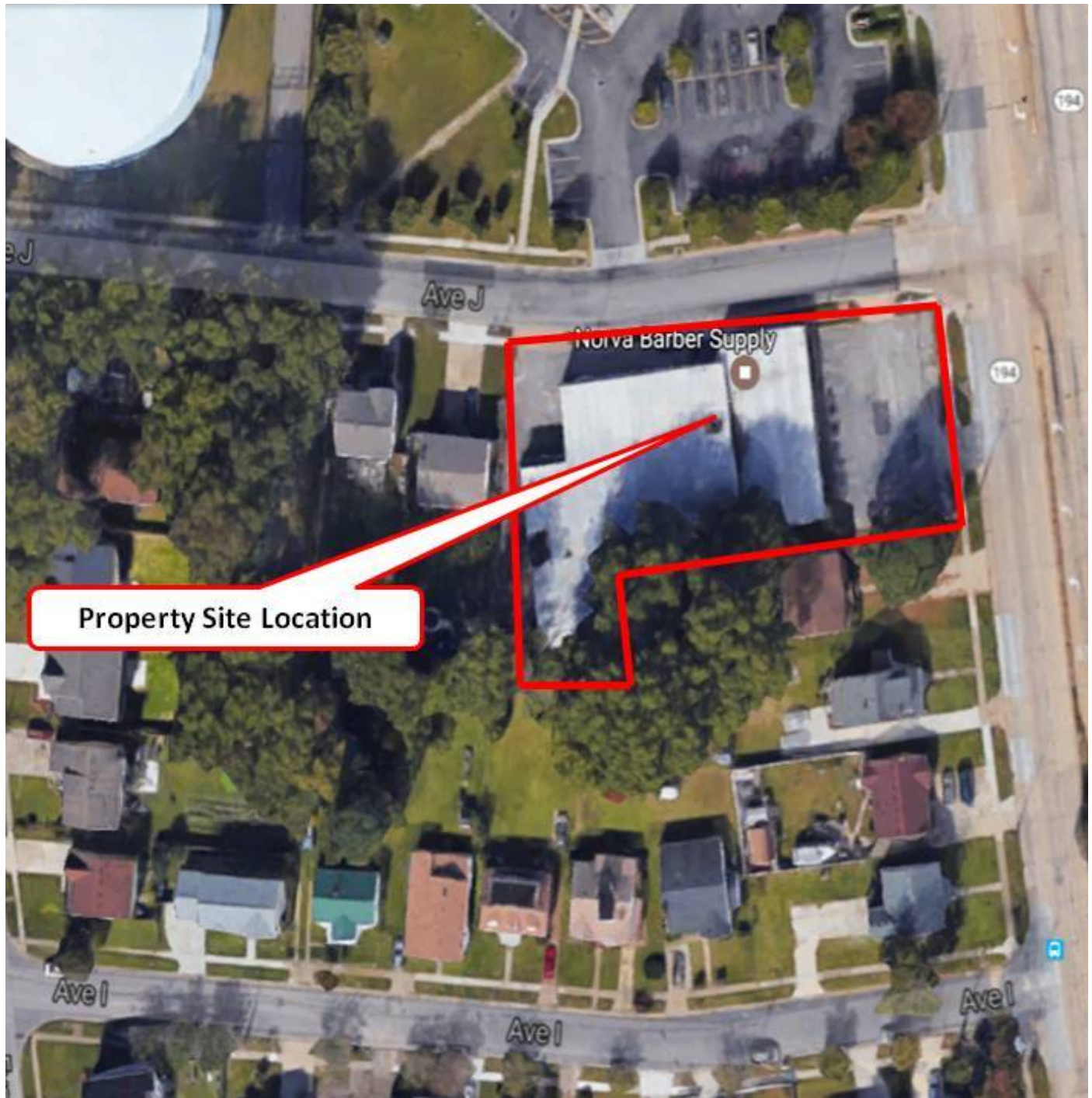
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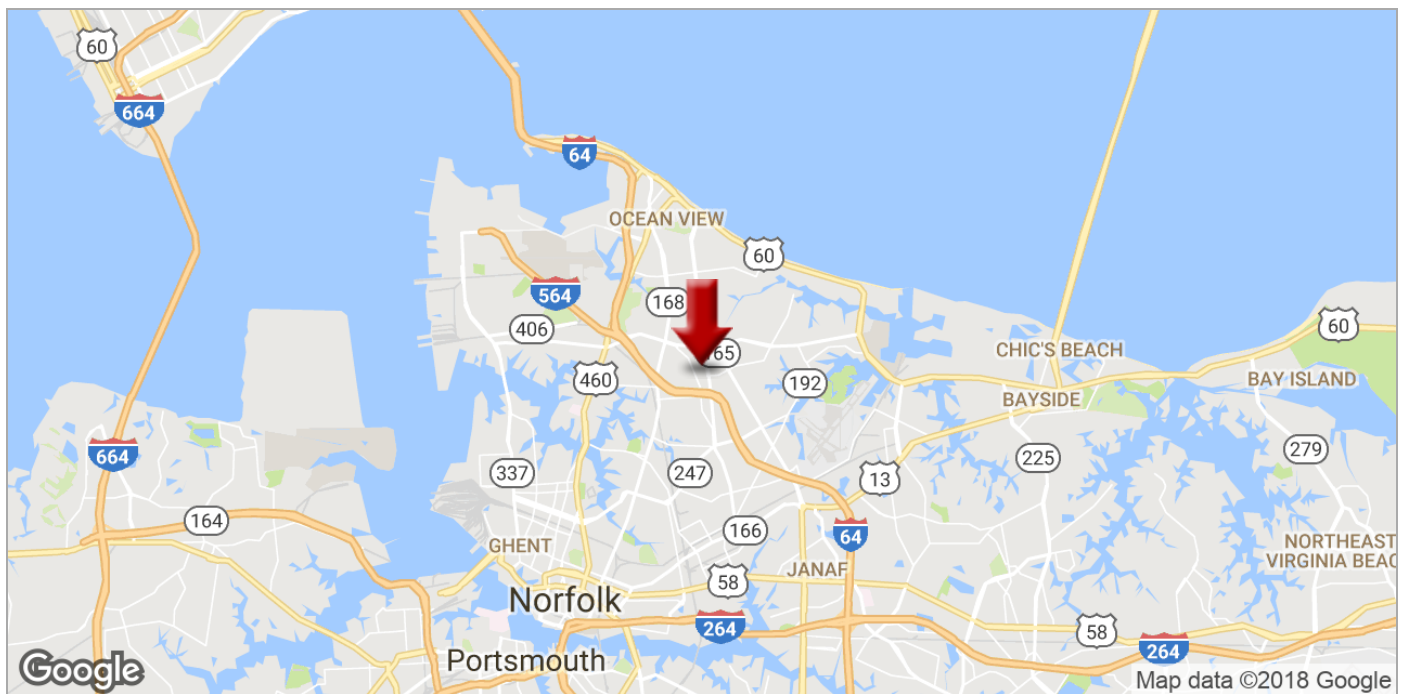
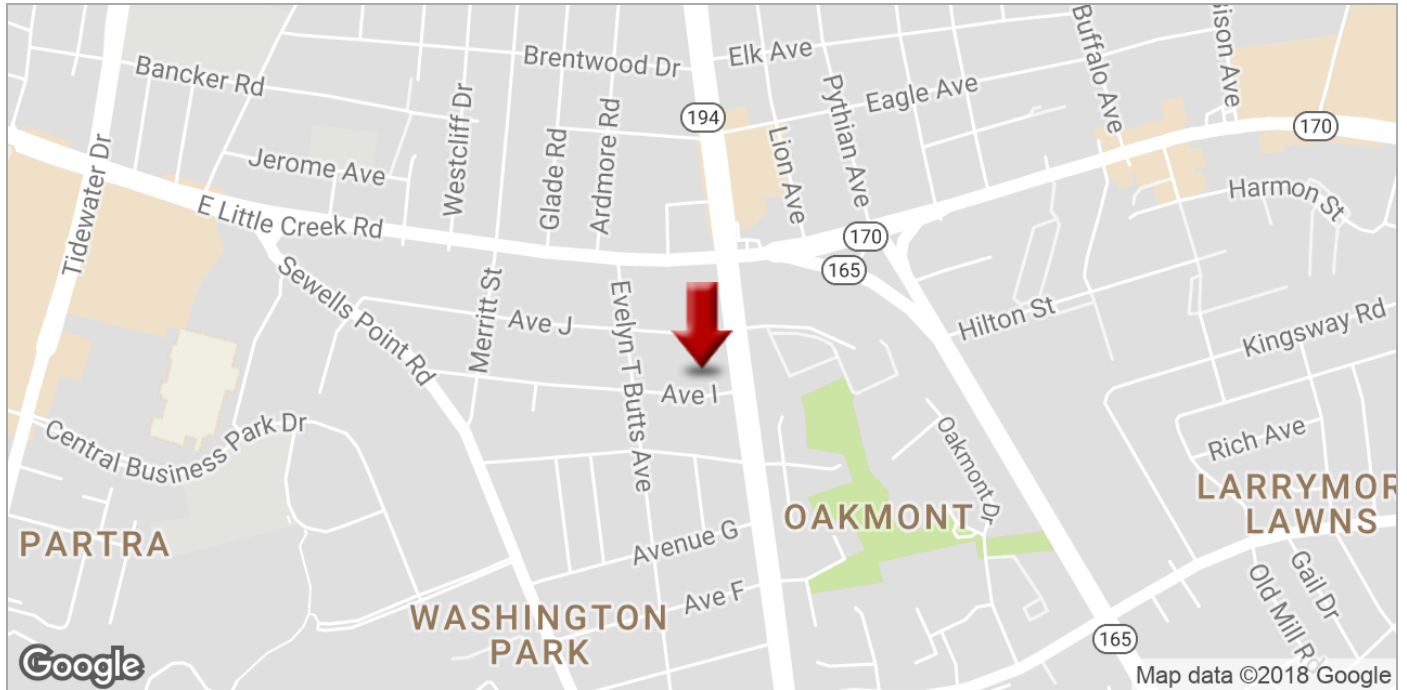
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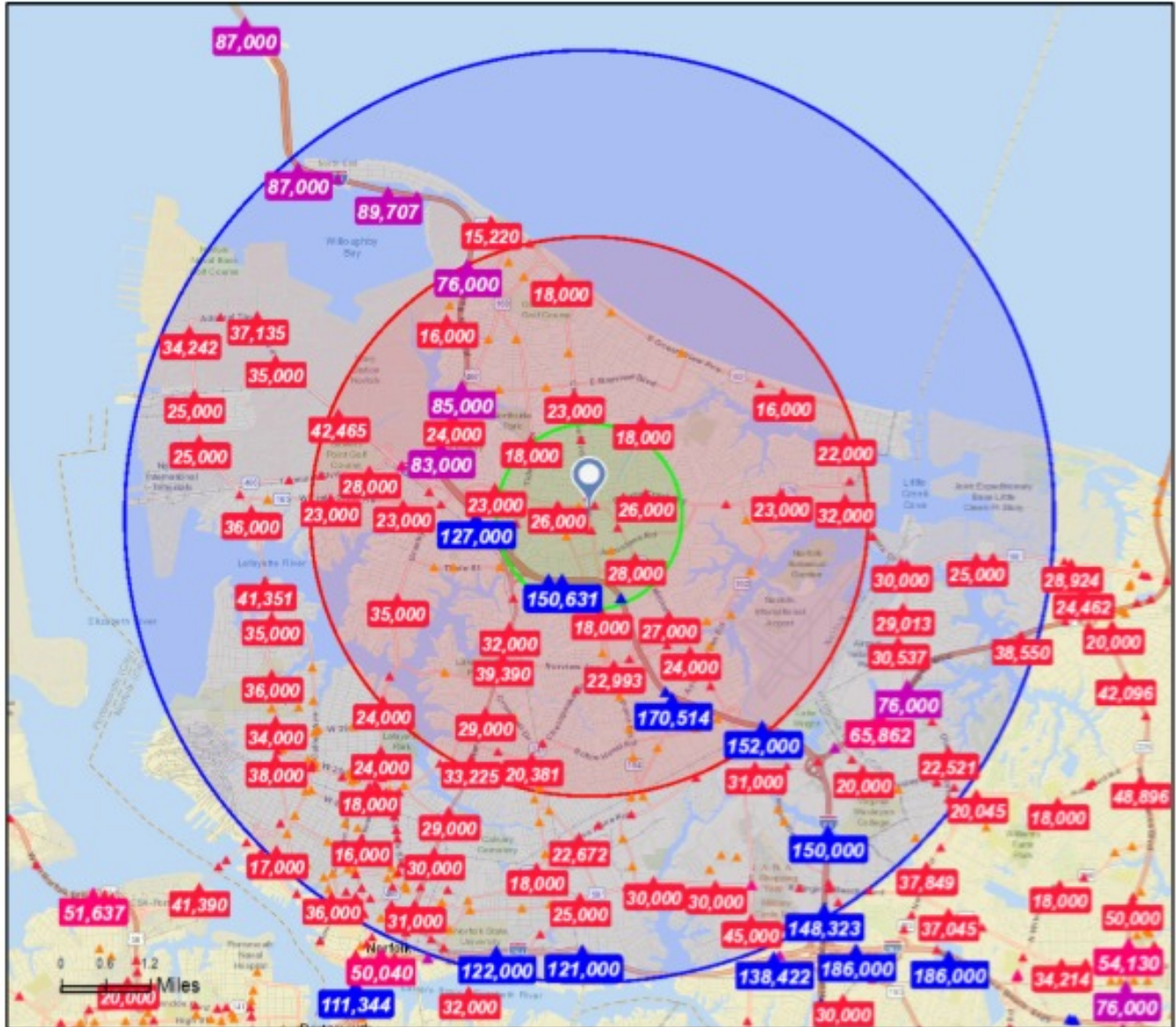
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**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



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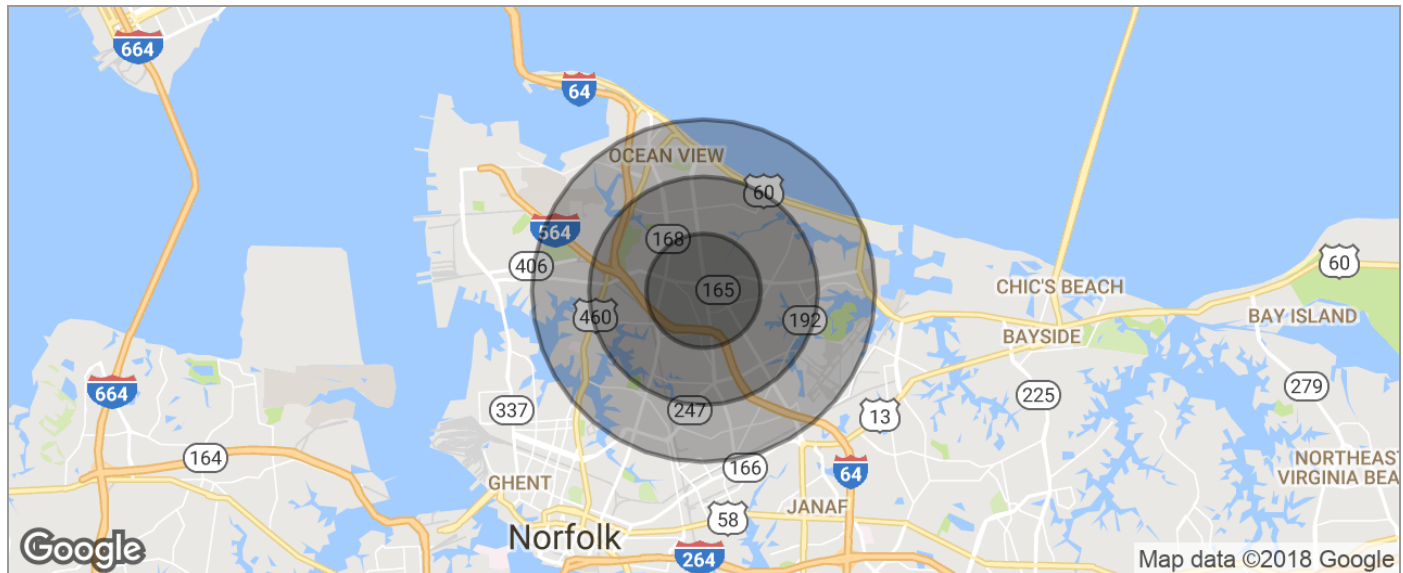
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,321	70,043	132,696
MEDIAN AGE	31.7	33.3	33.1
MEDIAN AGE (MALE)	30.6	31.4	31.3
MEDIAN AGE (FEMALE)	33.1	35.0	35.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,077	25,892	50,027
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$51,531	\$54,659	\$56,322
AVERAGE HOUSE VALUE	\$230,425	\$201,145	\$204,710
RACE	1 MILE	2 MILES	3 MILES
% WHITE	41.4%	51.8%	55.1%
% BLACK	50.4%	39.0%	35.3%
% ASIAN	2.6%	3.9%	4.0%
% HAWAIIAN	0.6%	0.5%	0.5%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	2.8%	2.2%	2.1%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	9.5%	7.9%	7.9%

\* Demographic data derived from 2010 US Census

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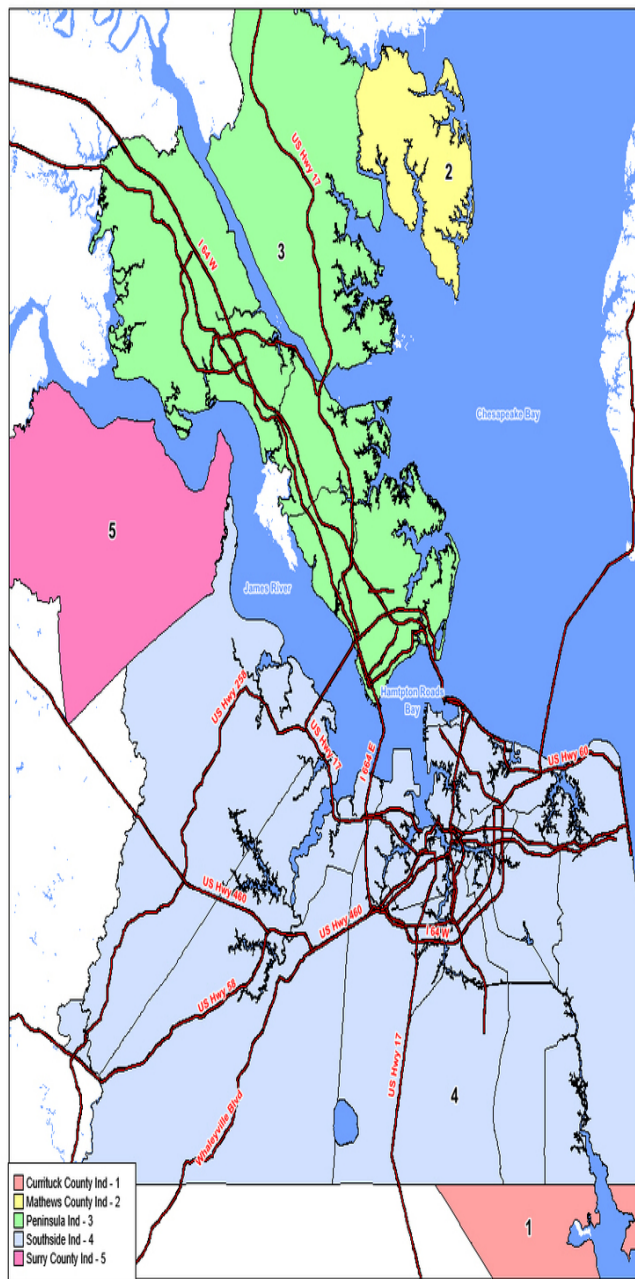
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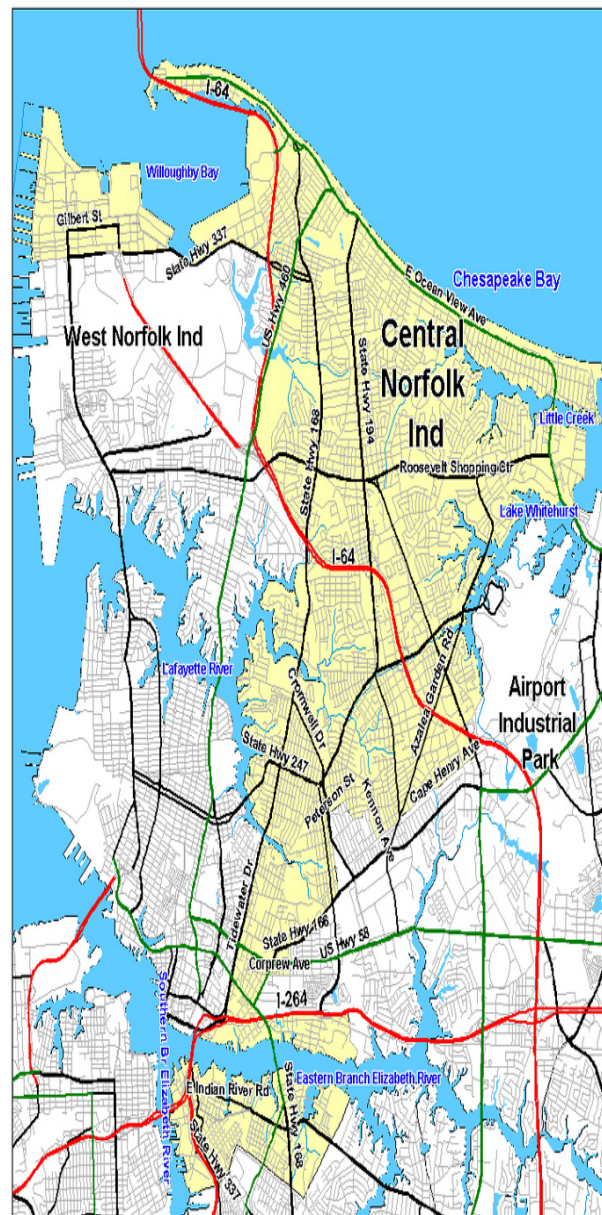
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## Hampton Roads Industrial Market Overview

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## Central Norfolk Industrial Submarket

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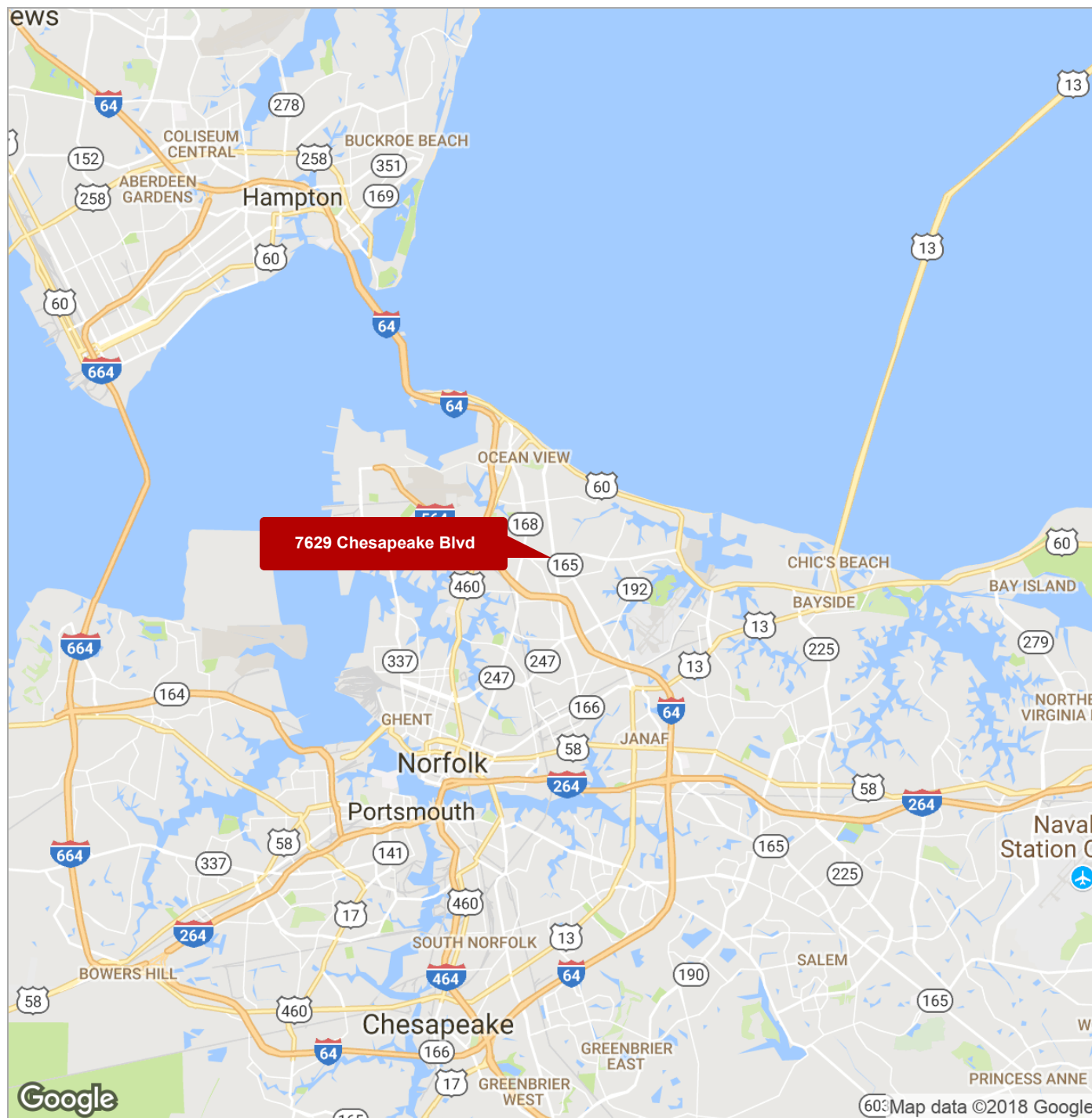
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### 3.3.4. C-C: COMMUNITY COMMERCIAL

#### A. PURPOSE

The purpose of the Community Commercial (C-C) district is to provide lands that accommodate community-serving commercial development primarily along heavily traveled arterial corridors. Community-serving mixed-use, commercial, and office development is allowed at a moderate scale, consistent with district character.



#### B. INTENSITY AND DIMENSIONAL STANDARDS

Standard	Downtown or Traditional Character District	Suburban Character District	Coastal Character District
	All Uses	All Uses	All Uses
Lot Area, min. (sf.)	5,000		
Lot Width, min. (ft.)	50		
Front Yard Setback (ft.)	0-10 [2]	10 (min.)	10 (min.)
Side Yard Setback, min. (ft.)	0 [1]		
Corner Side Yard Setback, min. (ft.)	5		
Rear Yard Setback, min. (ft.)	0 [1]		
Building Height, max. (ft.)	60		

**Notes** sf. = square feet; ft. = feet

[1] A 10-foot transitional buffer is required on properties adjacent to residential districts.

[2] 75% of the front façade shall be within the setback range; the remaining 25% may exceed the maximum specified.



## C. REFERENCE TO OTHER STANDARDS

Article 2	Administration	Sec. 5.7	Signs
Article 4	Performance Standards	Sec. 5.8	Exterior Lighting
Sec. 5.1	Parking, Loading, and Bicycle Standards	Sec. 5.9	Form Standards
Sec. 5.2	Landscaping Standards	Sec. 5.10	Neighborhood Protection
Sec. 5.3	Perimeter Buffers	Sec. 5.11	Accessory Structures
Sec. 5.4	Screening	Sec. 5.12	Resilience Quotient
Sec. 5.5	Open Space Set-Asides	Article 6	Nonconformities