



PROPERTY FOR SALE

6464 HAMPTON BOULEVARD

NORFOLK, VA 23508



6464 HAMPTON BOULEVARD

NORFOLK, VA 23508

PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$1,500,000
Price / SF:	\$116.64
Lot Size:	0.68 Acres
Building Size:	12,860 SF
Traffic Count:	32,000 VPD
Parking Spots:	30
Zoning:	C-C (Community Commercial)

PROPERTY OVERVIEW

This unique opportunity is located on the highly traveled Hampton Blvd corridor in the heart of Larchmont. It is only minutes from Old Dominion University, Naval Station Norfolk, Norfolk Yacht & Country Club and much more.

PROPERTY HIGHLIGHTS

- Two story building ideal for retail, medical, or office.
- First floor - 8,930 sf including an attached 2,163 sf warehouse.
- Fully equipped kitchen and two walk in coolers (not included in the sale price)
- Second floor - 3,930 sf currently set up for office
- Corner parcel at signalized intersection

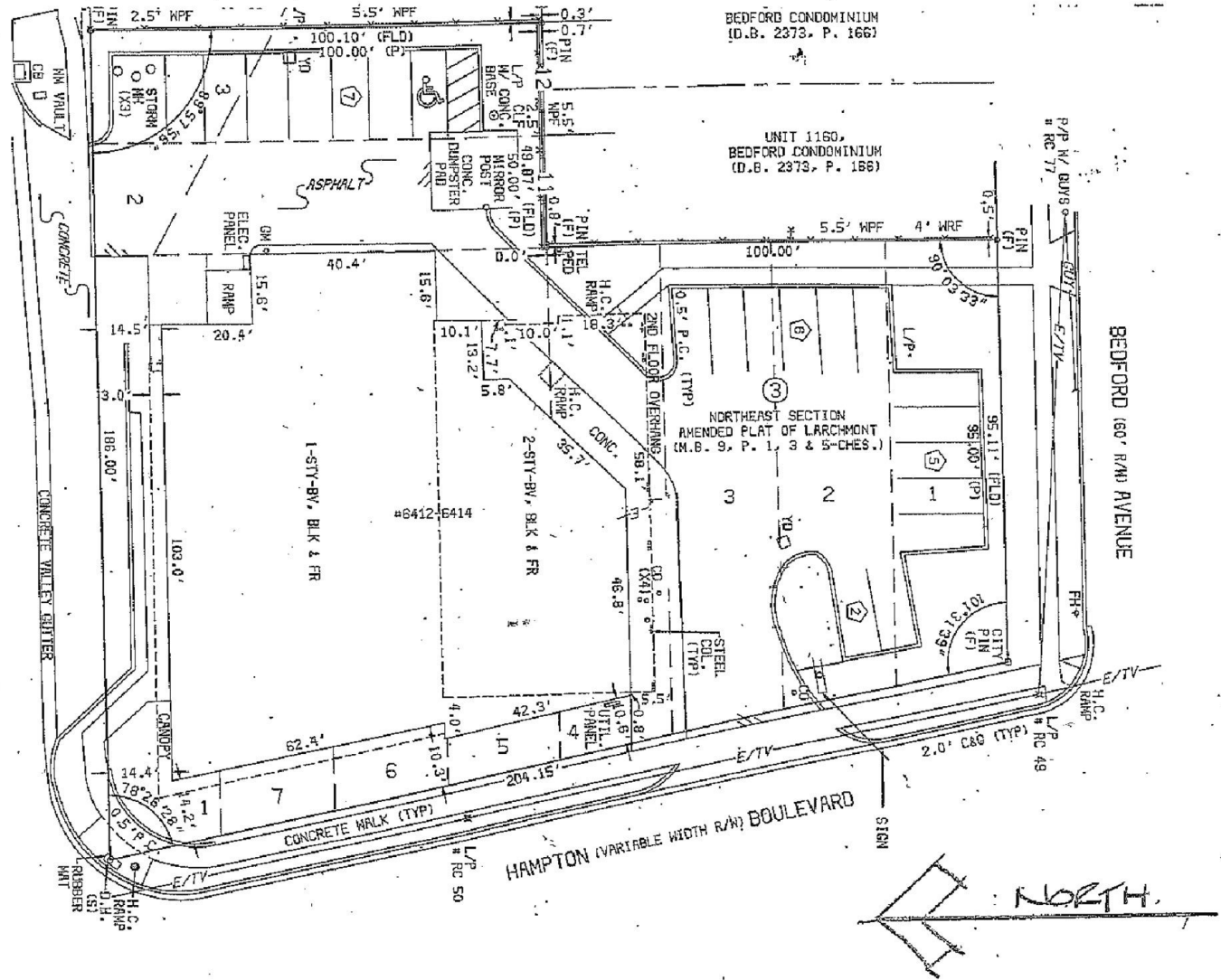
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,759	30,480	83,950
Total Population:	10,221	78,100	236,607
Average HH Income:	\$125,411	\$81,910	\$70,883

6464 HAMPTON BOULEVARD

NORFOLK, VA 23508

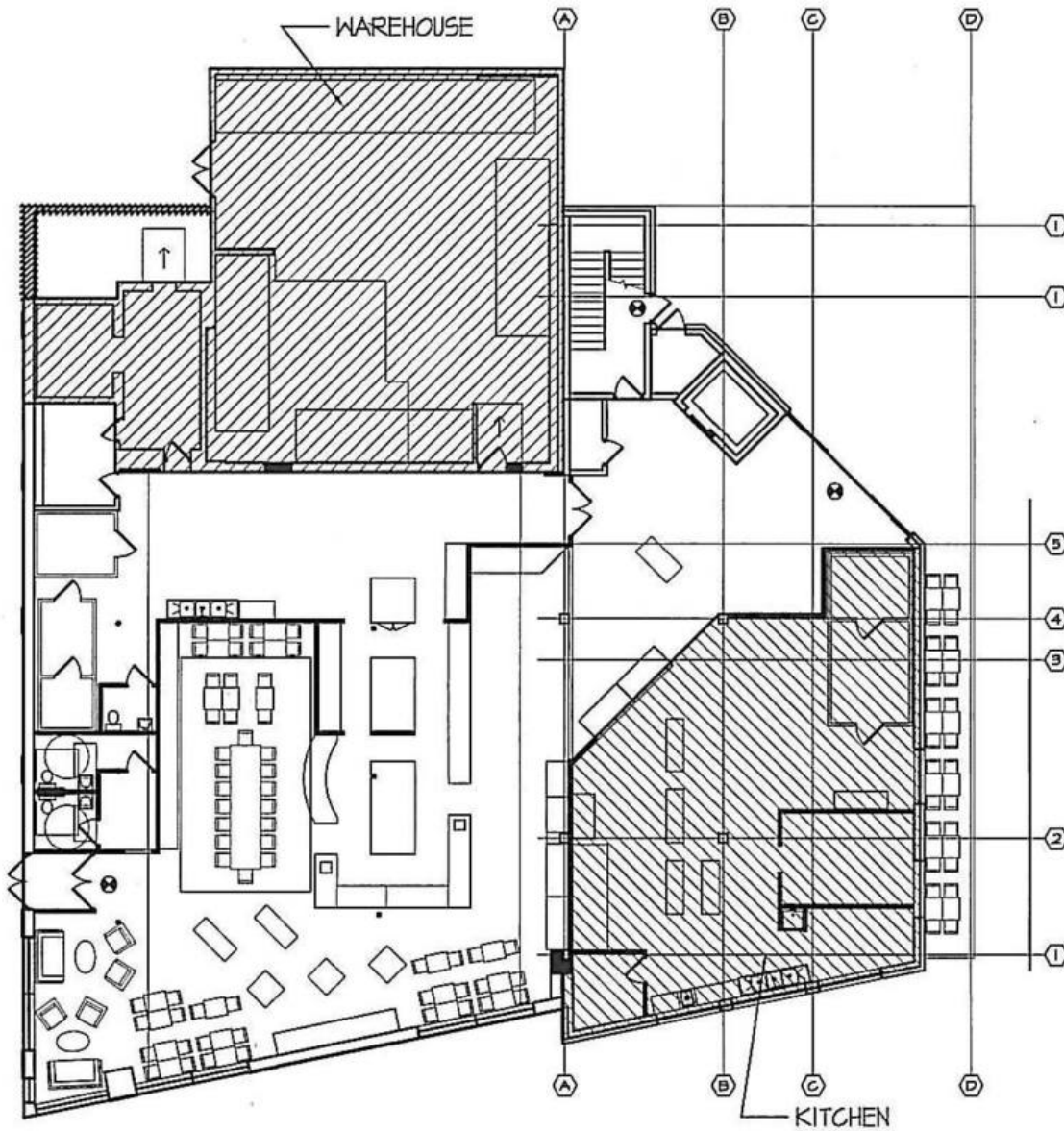
SITE PLAN



6464 HAMPTON BOULEVARD

NORFOLK, VA 23508

FIRST FLOOR PLAN



FIRST FLOOR

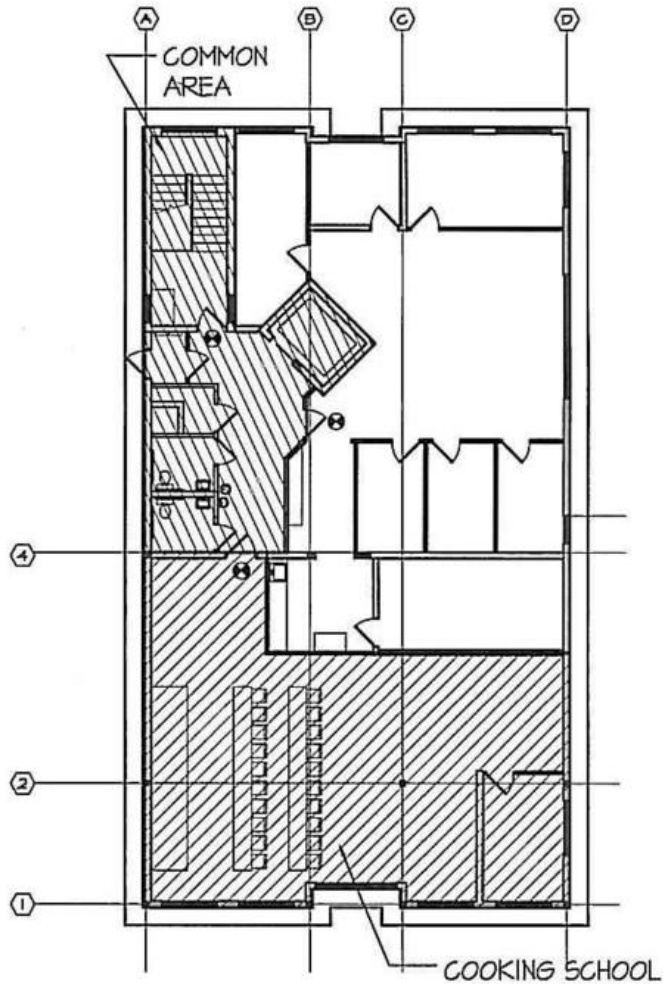
NTS

RETAIL/RESTAURANT	5,078 SF GROSS
WAREHOUSE	2,163 SF GROSS
KITCHEN	1,689 SF GROSS

6464 HAMPTON BOULEVARD

NORFOLK, VA 23508

SECOND FLOOR PLAN



SECOND FLOOR

NTS

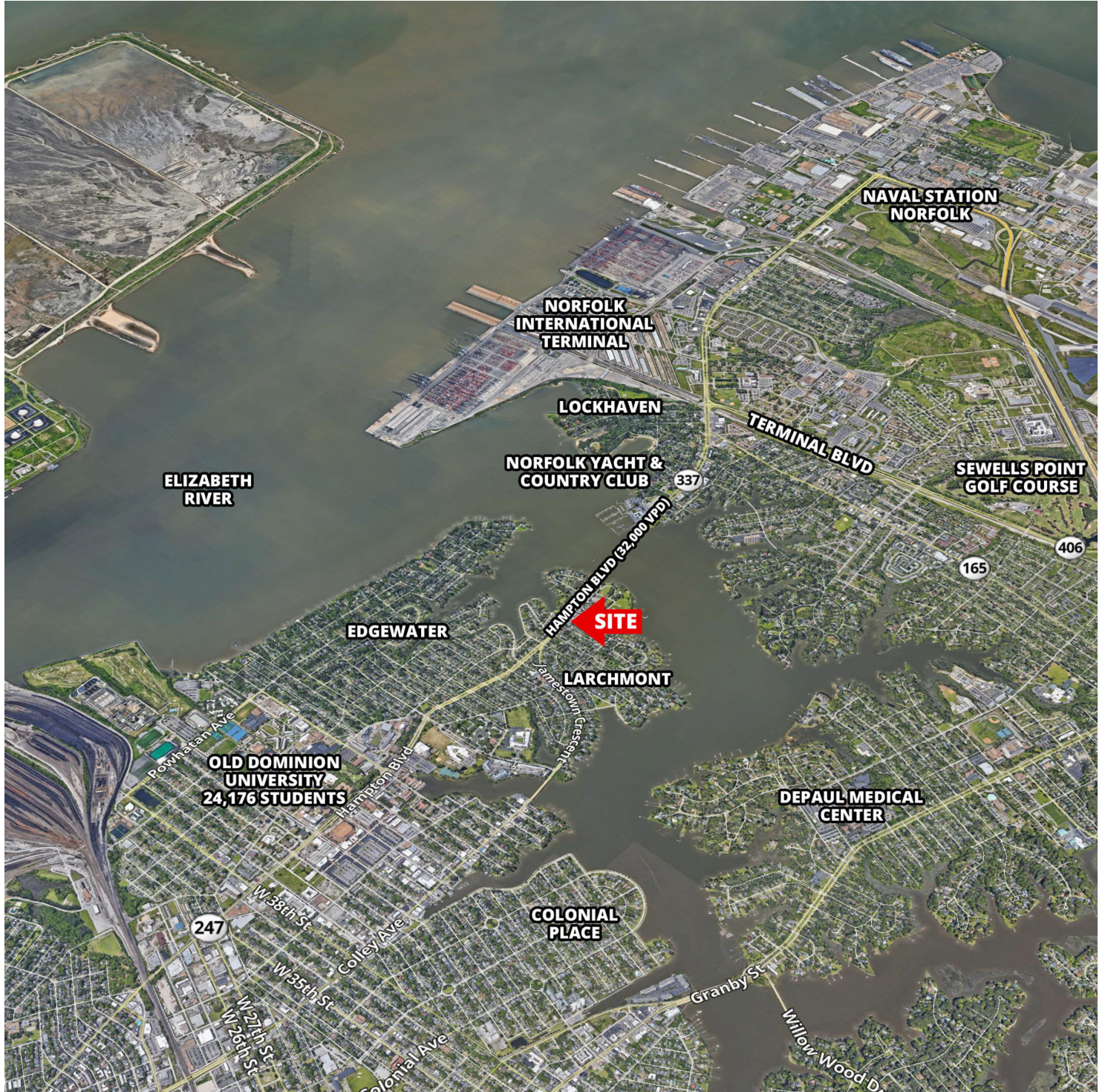
2ND FLOOR OFFICE	1,813 SF GROSS
COMMON AREA	697 SF GROSS
COOKING SCHOOL	1,420 SF GROSS

TASTE UNLIMITED HAMPTON BLVD.

6464 HAMPTON BOULEVARD

NORFOLK, VA 23508

LOCAL AREA





Sezin Cortinas
Senior Vice President
757.497.2113
Scortinas@divaris.com

Levi Thomson
Senior Vice President
757.333.4382
Lthomson@divaris.com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.