

# FOR SALE

7851 AZALEA GARDEN ROAD  
Norfolk, VA 23518

NEW INVESTMENT OPPORTUNITY



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**CUSHMAN &  
WAKEFIELD**

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IDEAL FOR INVESTORS OR OWNER/OCCUPANT

# 7851 AZALEA GARDEN ROAD

Norfolk, VA 23518

## Property Features

Building Size:  $\pm 33,000$  SF on  $\pm 1.98$  Acres

Current Availability: 13,300 SF | \$14.00 PSF / NNN

Ceiling Height: 18' - 22'

Power: Single-phase power, 600 amp / 240v

Zoning: C-C (Community Commercial District)

Miscellaneous: Two access points to property, fenced and gated parking, monument signage

CAP Rate: Potential 10% CAP Rate

NOI: \$407,500 Projected NOI

Sales Price: \$3,900,000 / \$118.18 PSF



86,307  
POPULATION  
3-Miles



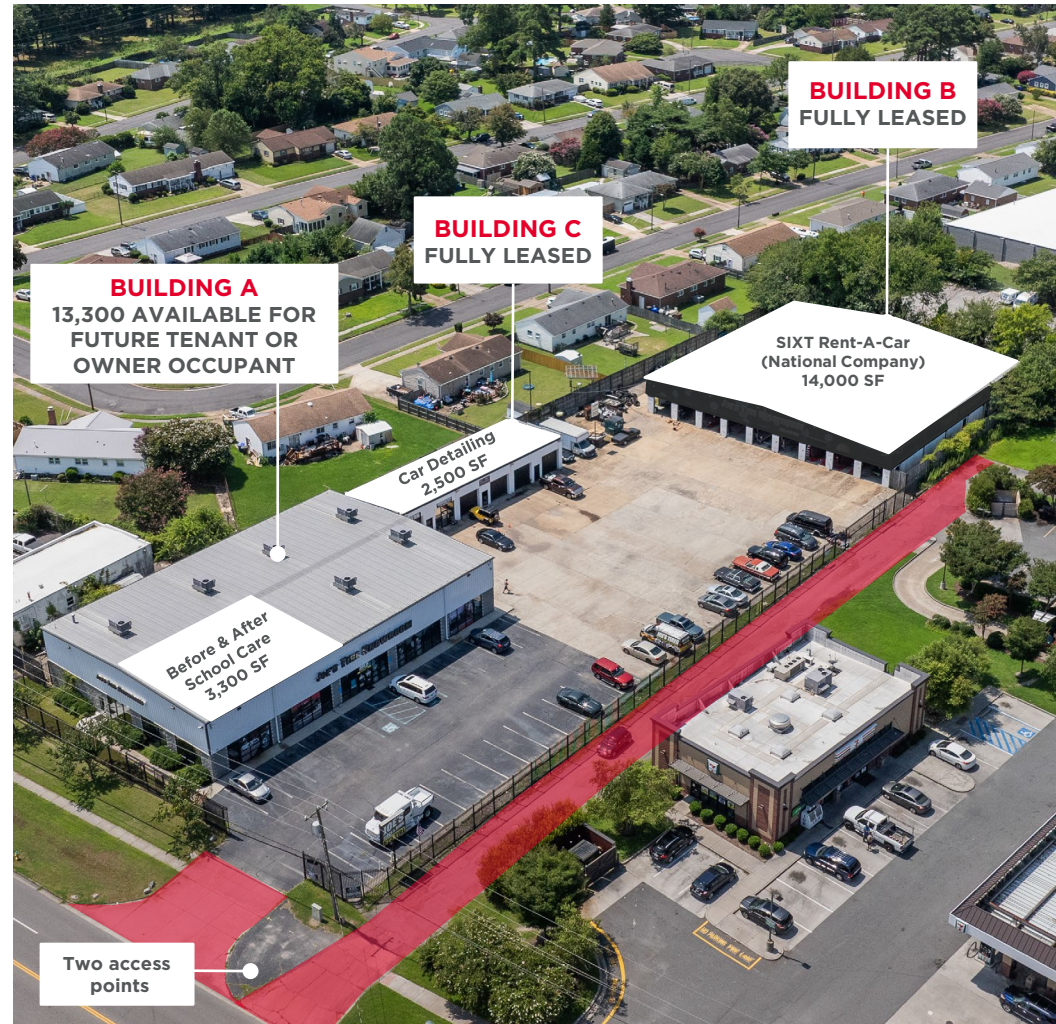
\$69,488  
MEDIAN HHI  
3-Miles



\$318,409  
MEDIAN HOME VALUE  
3-Miles



36.6  
MEDIAN AGE  
3-Miles





ANYTIME FITNESS



AM AVIATION INSTITUTE OF MAINTENANCE

T Tidewater Tech

HANGRY JOE'S  
Hot Chicken & Wings



LEASED



jiffylube

TACO BELL



E. Little Creek Road 21,220 VPD

Azalea Garden Road 11,100 VPD

**BUILDING B**  
FULLY LEASED

**BUILDING C**  
FULLY LEASED

**BUILDING A**  
13,300 AVAILABLE FOR  
FUTURE TENANT OR  
OWNER OCCUPANT



STIHL

Taylor's  
Do it centers

DOLLAR TREE

DRIVER'S AUTO SALES

INTERNATIONAL AUTO CARE

SONIC

WELLS FARGO

# LOCATION MAP



CHESAPEAKE BAY

NORFOLK  
INTERNATIONAL  
TERMINALS

7851 AZALEA GARDEN ROAD

NORFOLK  
INTERNATIONAL  
AIRPORT

NORFOLK

VIRGINIA BEACH

PORTSMOUTH  
MARINE  
TERMINAL

VIRGINIA BEACH  
TOWN CENTER