

**FOR SALE INVESTMENT PROPERTY** | 3405-3507, 3409-3411 and 3415 Chesapeake Blvd Norfolk, VA 23513

**\$425,000 3 Parcels .35 Acres +/- 15,000 SF Land**



**PROPERTY SUMMARY:**

- 3 Buildings, approximately 6,000 SF GLA with 6 Tenant Leases
- Fully Leased with below market rents, current leases are month to month commercial zoning
- Traffic Counts (2019) 19,700 VPD (Chesapeake Blvd Combined 24 hour count)
- 2020 Assessment \$380,000
- In place NOI \$41,800
- Sale Price \$425,000

**DEMOGRAPHICS**

Radius:	1 Mile	3 Mile	5 Mile
Population:	16,263	110,425	288,115
No. of Households:	6,500	45,100	105,988
AVG HH Income:	\$44,050	\$44,450	\$48,905



**BERKSHIRE HATHAWAY**  
HomeServices  
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COMMERCIAL DIVISION

**ERIC BUCKLEW**

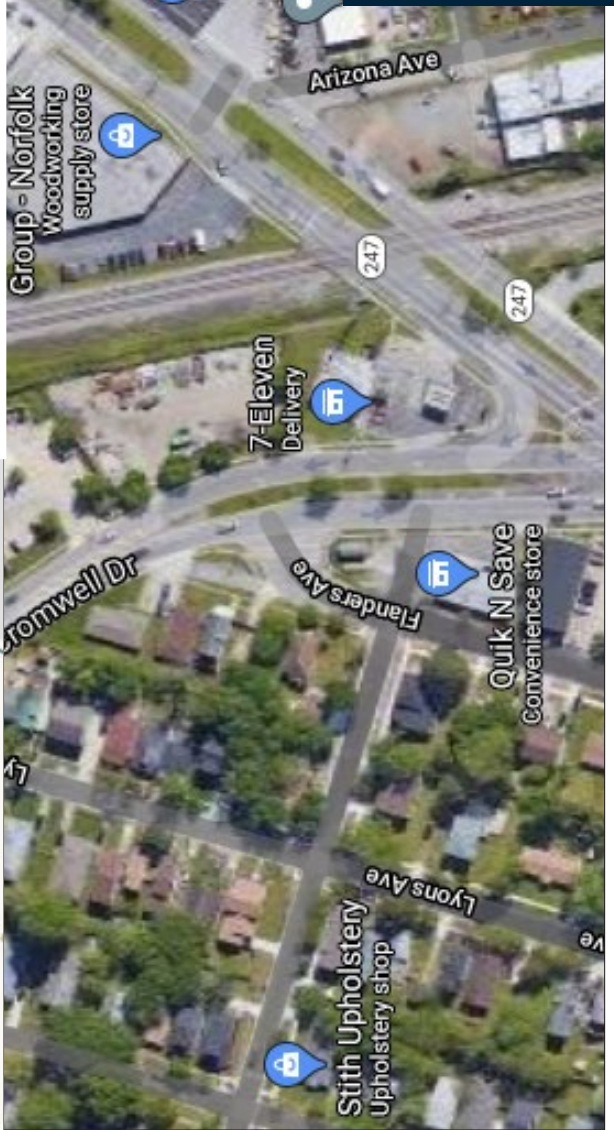
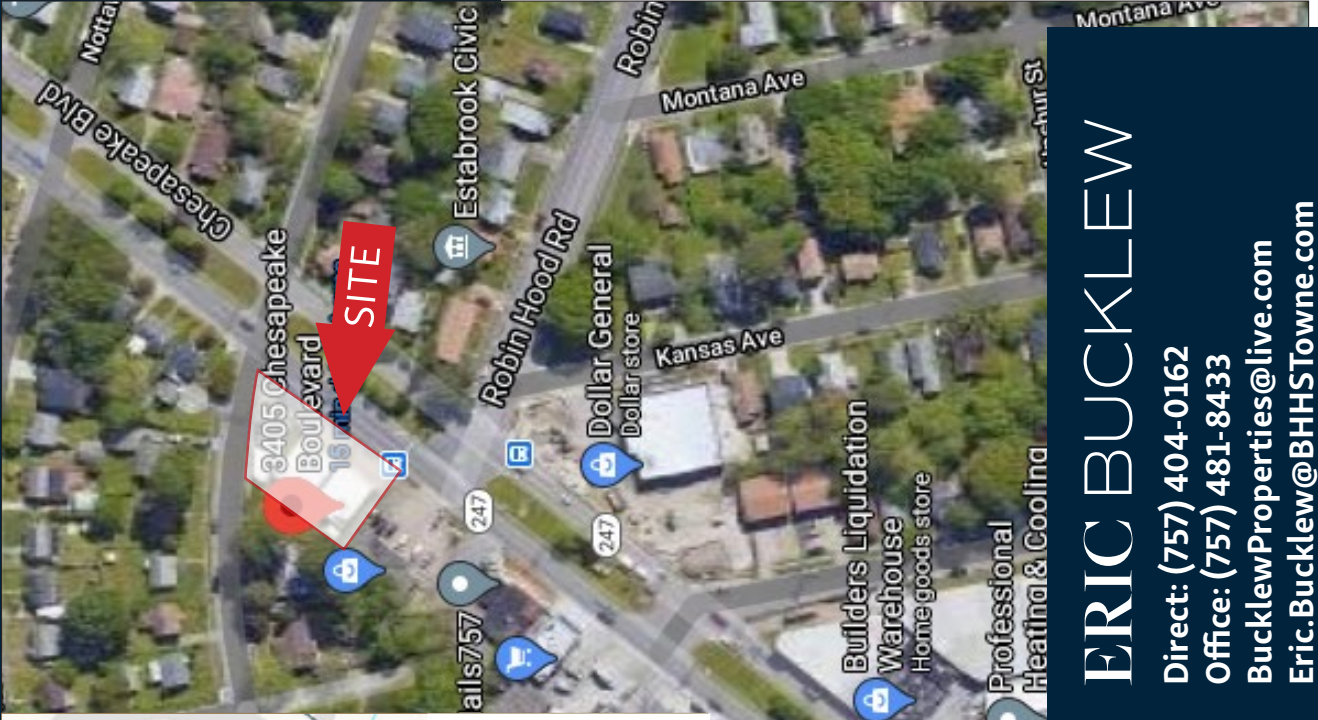
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