

FOR LEASE

±2,500 SF AVAILABLE

Suite 102 | 7440 Central Business Park



S.L. NUSBAUM
REALTY CO.



MARTIN MURDEN

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EXECUTIVE SUMMARY

7440 CENTRAL BUSINESS PARK DR SUITE 102
Norfolk, VA 23513



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OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	11,704 SF
Available SF:	±2,500
Year Built:	2008
Zoning:	BC-O (Business and Commerce Park - Office)

[Click Here For BC-O Permitted Uses](#)

PROPERTY OVERVIEW

Suite 102 offers ±2,500 SF of office/warehouse space within a professionally maintained flex building. The property offers immediate access to I-64 and is conveniently positioned near Norfolk Naval Station, Norfolk International Airport, and a wide range of national retailers. The flexible floor plan can be tailored to meet specific tenant requirements, providing versatility for a variety of business operations.

PROPERTY HIGHLIGHTS

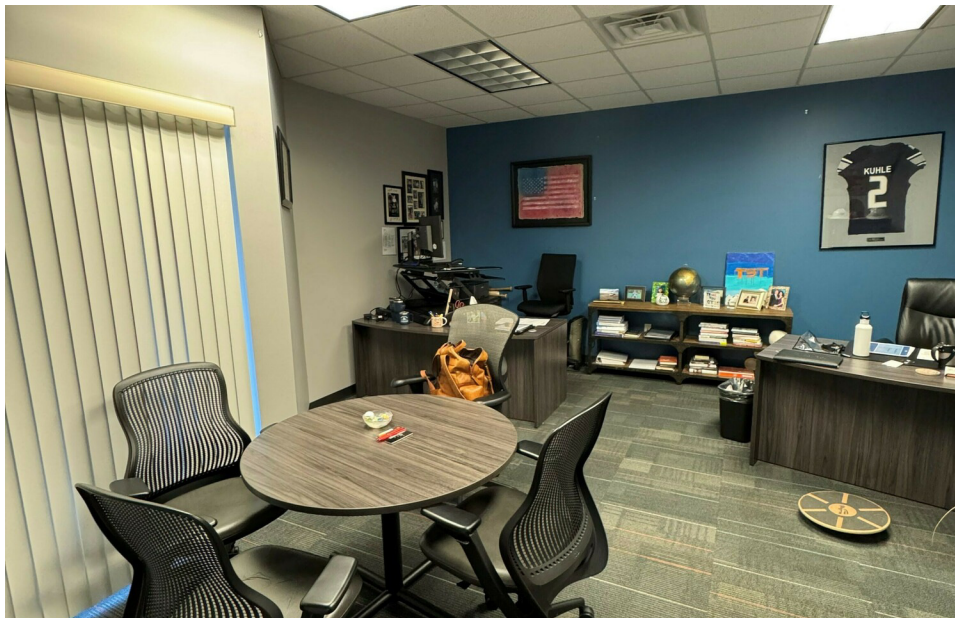
- **Flexible Office/Warehouse Configuration:** Suite 102 offers an approximately 50/50 office-to-warehouse ratio, featuring a functional layout with a roll-up door ideal for light industrial users. The office area includes four private offices (including one oversized office), a reception area, kitchenette, print/copy area, and restroom.
- **High-Quality Construction & Finishes:** Built in 2008, the property has recently undergone office renovations featuring high-end finishes, extensive glass, and modern infrastructure.
- **Functional Warehouse Space:** Includes one automatic 10' x 10' grade-level roll-up door, open column-free warehouse space, and 12' clear height
- **Strategic Location & Zoning Advantages:** Situated on 1.02 acres near Norfolk Naval Station and I-64

ADDITIONAL PHOTOS

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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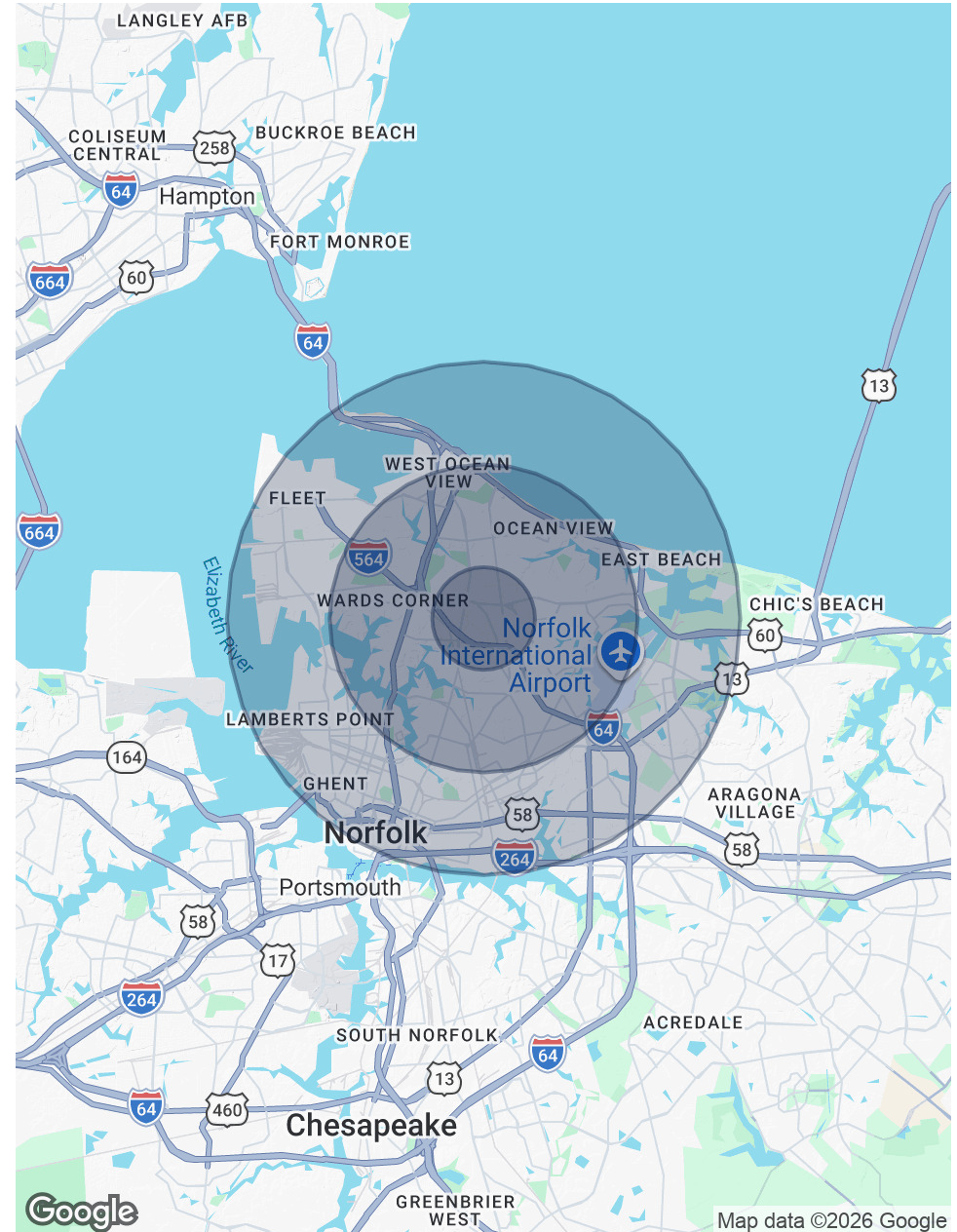


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,244	120,338	234,957
Average Age	36.4	37.4	34.9
Average Age (Male)	35.0	36.4	33.7
Average Age (Female)	36.9	39.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,782	50,791	93,818
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$72,720	\$87,555	\$88,465
Average House Value	\$234,011	\$297,073	\$317,152

2023 American Community Survey (ACS)



CONTACT INFORMATION

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