

FOR SALE

307-311 W LITTLE CREEK ROAD – 10 UNITS



S.L. NUSBAUM
REALTY CO. | SINCE 1906



307 – 311 WEST LITTLE CREEK ROAD, NORFOLK, VIRGINIA 23505

ANTHONY GRECCO

Senior Associate

O. 757.452.6133

C. 757. 235.1496

agrecco@slnusbaum.com

JOHN WESSLING, SR., CCIM

Senior Vice President | Partner

O. 757.640.2412

jwessling@slnusbaum.com

EXECUTIVE SUMMARY

307-311 W LITTLE CREEK ROAD
NORFOLK, VA 23505



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SUMMARY

Located in Norfolk's Ward's Corner neighborhood, 307- 311 W Little Creek Road consists of 10 units, offering spacious 2-bedroom, 1-bath townhome-style apartments with upgraded finishes.

This property is positioned near major employers including Naval Station Norfolk, Sentara Medical Center, and Old Dominion University, enhancing its appeal for both military and civilian tenants.

HIGHLIGHTS

- All units recently renovated: new stainless-steel appliances, granite countertops, upgraded kitchen cabinets, LVP flooring, tiled bathrooms, and washer/dryer hookups.
- Central heat and air
- Close proximity to major employers
- Immediate access to I-64 and I-564

CURRENT UTILITY STRUCTURE

Tenant: Electric, Water, Sewer

Owner: Trash

*Over the last year, a utility billback has been introduced at lease signing and renewals, with all residents now paying back their monthly utility usage.



PROPERTY OVERVIEW

Sale Price	\$1,400,000.00
Cap Rate	7.43 %
Occupancy	100%
Lot Size	20,034 SF
Building Size	8,512 SF (2 Buildings)
Unit Size	830 SF
Average Rent	\$1,349
Unit Count	10
Stories	2
Parking	On-site
Year Built	1950
Zoning	C-2

INTERIOR PHOTOS

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LEASE COMPARABLES

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LOCATION MAP

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SURROUNDING AREA

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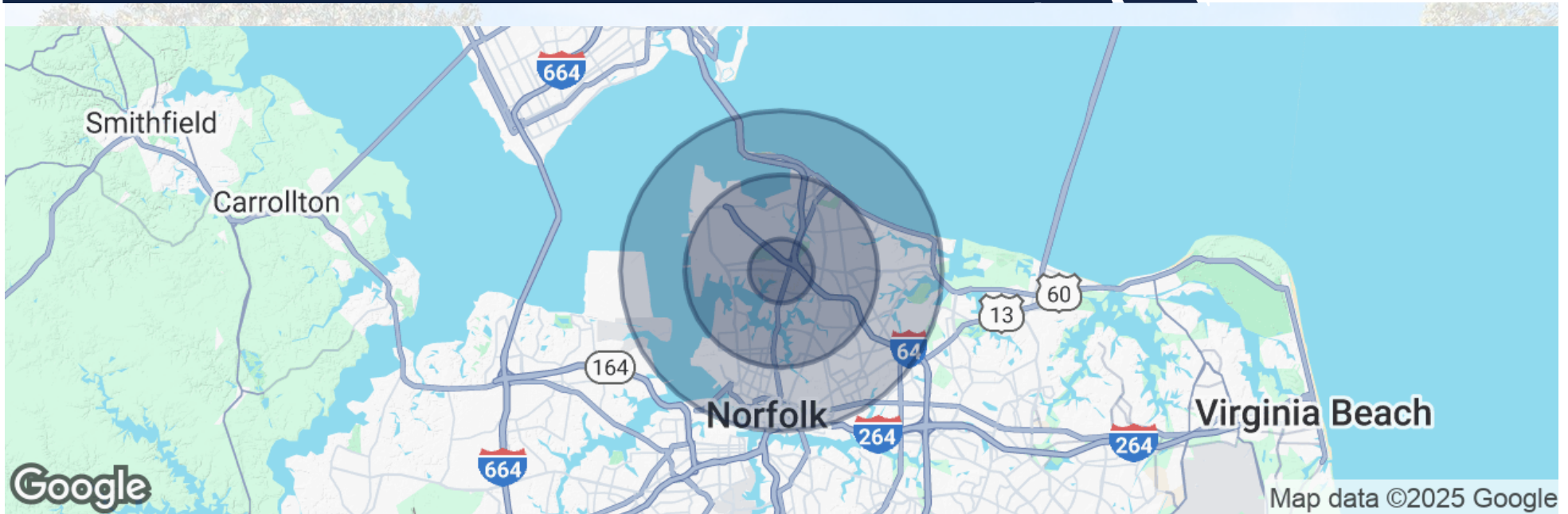


DEMOGRAPHICS REPORT

307-311 W LITTLE CREEK ROAD
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,038	111,077	208,527
Average Age	38	36	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,327	43,326	82,449
# Of Persons Per HH	2.1	2.3	2.2
Average HH Income	\$53,043	59,422	59,524
Average House Value	\$261,035	\$252,632	\$252,008

Demographics data derived from [AlphaMap](#)

CONTACT INFORMATION

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