

FOR
SALE

PERFECT FOR OWNER/OCCUPANT

LOCATION, LOCATION, LOCATION! SIGNALIZED HARD CORNER SITE ACROSS FROM JANAF



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5901 E. Virginia Beach Boulevard | Norfolk, VA 23502

GLOBAL
REAL ESTATE INVESTMENT

SUMMARY

Location	5901 E. Virginia Beach Boulevard Norfolk, Virginia 23502
Sale Price	\$750,000
Square Feet	1,973 SF
Acres	0.4548
Traffic Count	49,257 VPD
Zoning	<u>C-C (Community Commercial)</u>



POPULATION

1 MILE	3 MILE	5 MILE
5,688	94,287	296,976



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$81,343	\$79,780	\$82,394



NUMBER OF HOUSEHOLDS

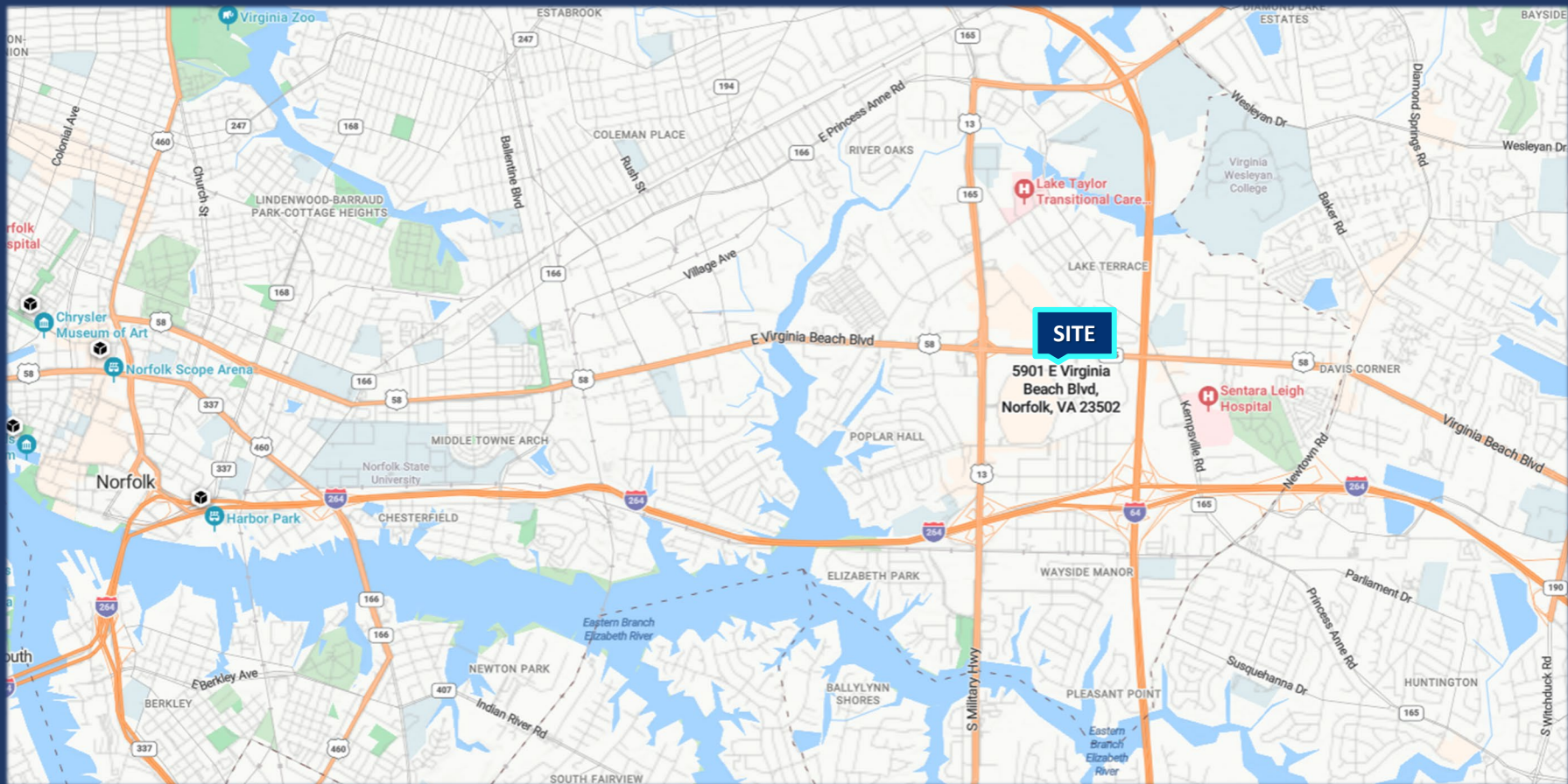
1 MILE	3 MILE	5 MILE
2,244	37,336	118,836

HIGHLIGHTS

- Hard corner site at signalized intersection
- Directly across from JANAF Shopping Yard
- Adjacent to Military Circle Mall
- High impact site with close proximity to I-264 and I-64
- Rare ownership opportunity
- Norfolk's largest retail corridor and busiest retail node



LOCATOR MAP



AERIAL

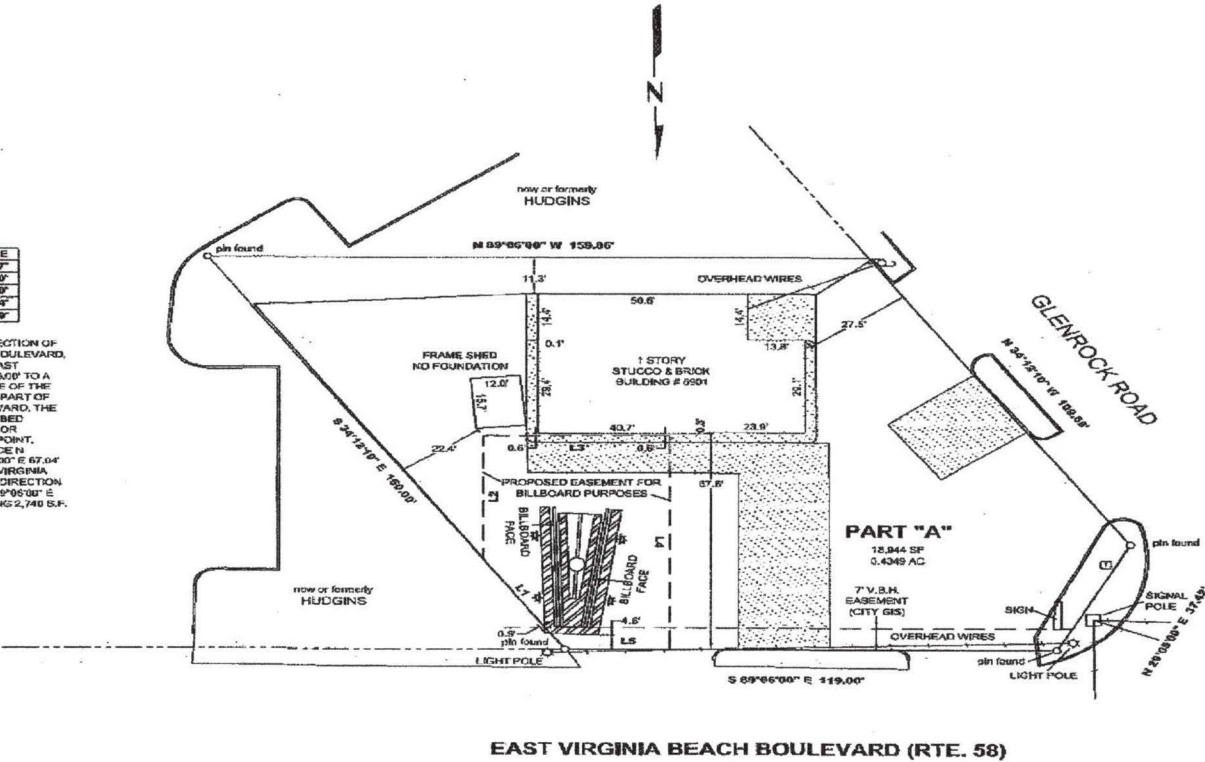


PROPOSED EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 34°42'18" E	34.27'
L2	S 89°54'00" W	33.00'
L3	N 89°06'00" W	45.00'
L4	N 89°54'00" E	67.04'
L5	S 89°06'00" E	25.29'

COMMENCING FROM THE NORTHEAST INTERSECTION OF GLENROCK ROAD AND EAST VIRGINIA BEACH BOULEVARD, THENCE IN AN EASTERLY DIRECTION ALONG EAST VIRGINIA BEACH BOULEVARD, S 89°06'00" E 119.00' TO A POINT, WHICH IS THE COMMON BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY HUGGINS AND PART OF PARCEL "A" AND EAST VIRGINIA BEACH BOULEVARD, THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT, THENCE ALONG THE LINE OF NOW OR FORMERLY HUGGINS, S 34°42'18" E 34.27' TO A POINT, THENCE S 89°54'00" W 33.00' TO A POINT, THENCE N 89°06'00" W 45.00' TO A POINT, THENCE N 89°54'00" E 67.04' TO A POINT ON THE SOUTHERN SIDE OF EAST VIRGINIA BEACH BOULEVARD, THENCE IN AN EASTERLY DIRECTION ALONG EAST VIRGINIA BEACH BOULEVARD, S 89°06'00" E 25.29' TO THE POINT OF BEGINNING, CONTAINING 2,740 S.F. OR 0.0629 ACRES.

PROPOSED EASEMENT DETAIL



EAST VIRGINIA BEACH BOULEVARD (RTE. 58)

SURROUNDING RETAIL





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