

# FREESTANDING MEDICAL OFFICE FOR LEASE

FORMER CHKD IMAGING CENTER

6170 Cleveland Street | Norfolk, VA 23502



S.L. NUSBAUM  
REALTY CO.



## CHRIS ZARPAS

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# EXECUTIVE SUMMARY

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Lease Rate

**\$17.75 SF/YR**

## PROPERTY OVERVIEW

6170 Cleveland Street presents a rare opportunity to lease a 6,272 SF freestanding medical office building in Norfolk, Virginia, purpose-built for advanced diagnostic imaging users. The property is fully outfitted with existing infrastructure to support CT, MRI, and related imaging modalities, offering significant cost and time savings compared to new construction or retrofit scenarios. Also well-suited for other medical specialties seeking a turnkey or near-turnkey facility.

## PROPERTY HIGHLIGHTS

- 6,272 SF freestanding medical office building
- Central to Chesapeake, Norfolk, Portsmouth, and Virginia Beach
- Light rail stop across the street
- Functional, efficient layout designed for patient flow and imaging operations
- Standalone building offers privacy and prominent identity
- Generous parking for patients and staff
- Located in well-established medical service area near Sentara Leigh Hospital

## OFFERING SUMMARY

Building Size:	6,272 SF
Available SF:	6,272 SF
Lot Size:	0.857 Acres
Zoning:	C-2
Traffic Count:	48,768



# LOCATION AERIAL

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# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

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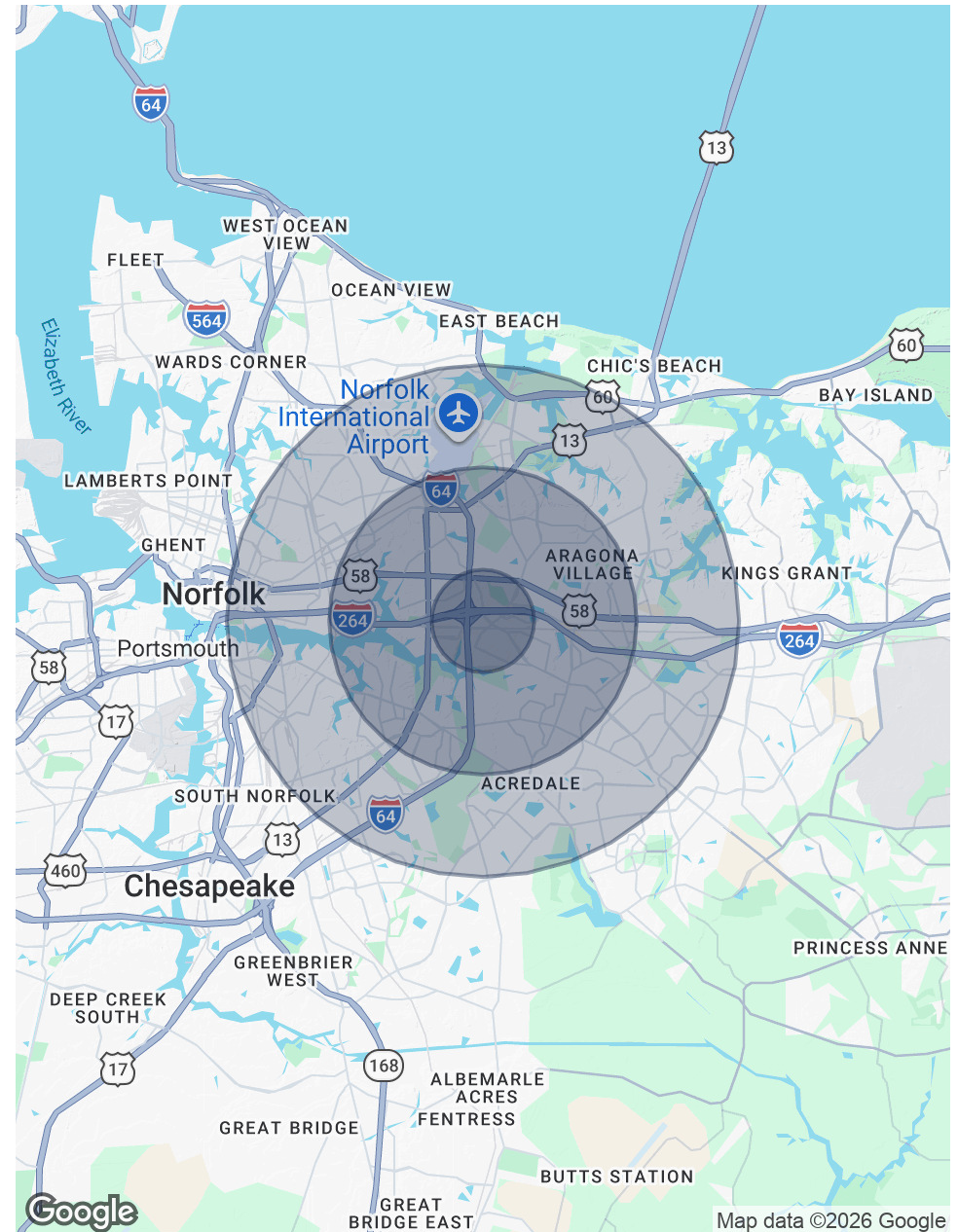


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,872	104,934	313,397
Average Age	38.8	37.6	37.0
Average Age (Male)	38.6	36.5	35.9
Average Age (Female)	40.5	38.5	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,181	42,666	124,311
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$92,487	\$88,488	\$92,137
Average House Value	\$260,829	\$310,158	\$306,886

2023 American Community Survey (ACS)



# CONTACT INFORMATION

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