

# AVAILABLE

**4261 E. Little Creek Road**  
**Norfolk, VA 23518**



## Exclusive Agent:

**BYRON HOLMES, CCIM, SIOR**  
(804) 521-1448  
byron@porterinc.com

## HIGHLIGHTS

- 13,249 SF +/- Retail Free Standing Building
- 1.16 Acres
- Built in 2011
- 12 Year NNN Lease with CVS Pharmacy, Inc.
- 7.7% CAP RATE
- FOR SALE: CALL FOR INFORMATION

4801 Radford Avenue | P.O. Box 6482  
Richmond, VA 23230  
www.porterinc.com  
804-353-7994

**PORTER**  
R E A L T Y



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# PROPERTY DESCRIPTION

4261 East Little Creek Road | Norfolk, VA 23518



## Highlights

**LONG TERM COMMITMENT:** Absolute NNN Lease Structure with 12 years remaining, no Landlord responsibilities providing passive ownership

**LOCATION:** Situated at Very Strong Signalized Intersection of Shore Drive and E. Little Creek Road ~ Shore Drive & E. Little Creek Road both experience ~30,000 VPD

**HIGH INCOME MARKET:** Extremely High Avg. Household Incomes in Immediate 1 Mile Radius- \$116,000 +

**LONG TERM INVESTMENT OPPORTUNITY:** 9 Years of uninterrupted cash flow

**MILITARY TRAINING BASE EXPOSURE:** Located across the Street from Joint Expeditionary Base Little Creek-Major Operating/Training Base for U.S. Navy ~ Provides support services to over 15,000 personnel

**INVESTMENT GRADE CREDIT:** The lease is guaranteed by CVS Health Corp. which has a credit rating of BBB/Stable with S&P.

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# PROPERTY PHOTOS

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# LOCATION MAP

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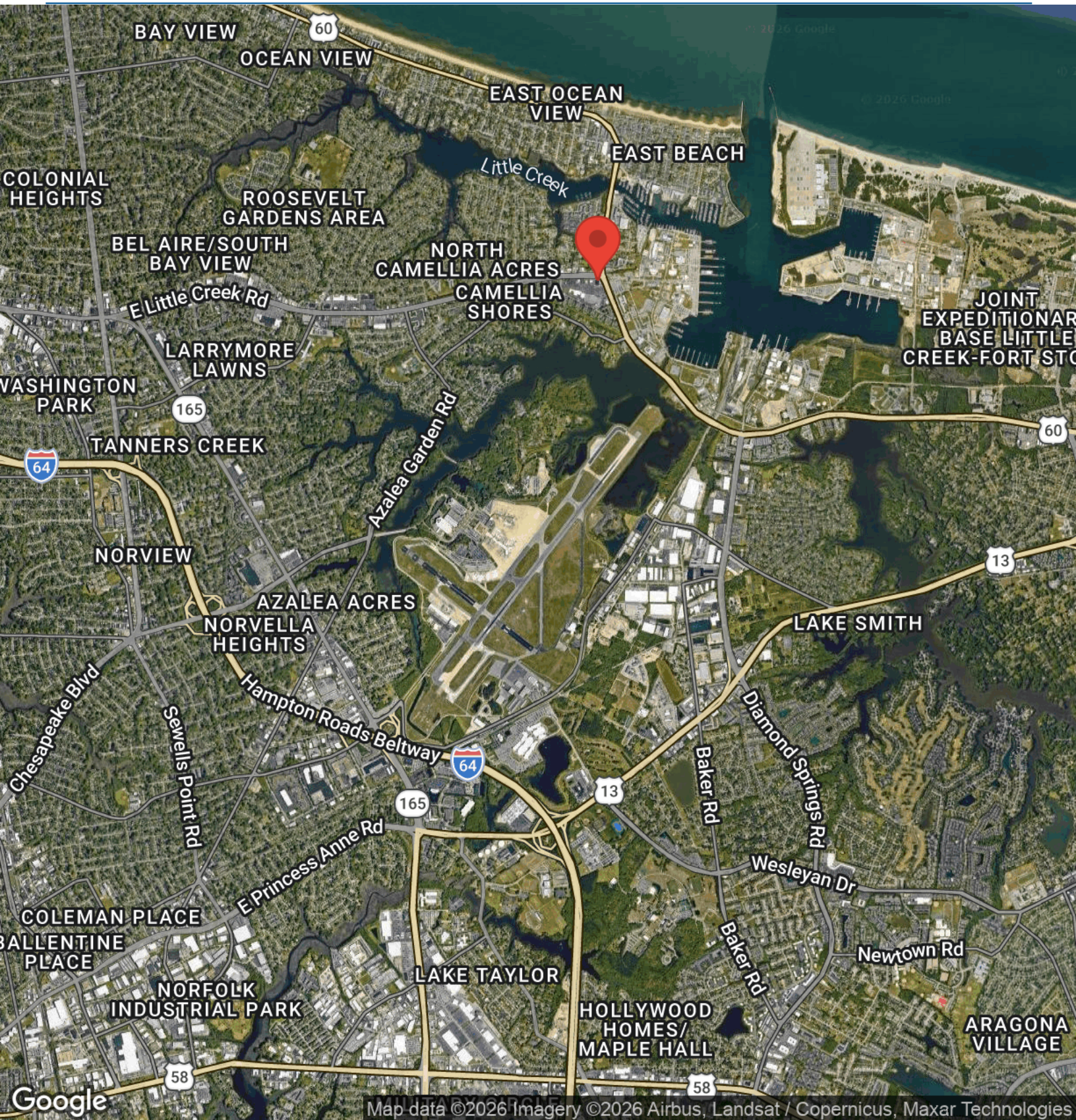


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# AERIAL MAP

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