

FOR SALE

LIBERTY PLAZA

1800 Liberty Street | Chesapeake, VA 23324



S.L. NUSBAUM
REALTY CO.



BEN LEON

Vice President

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EXECUTIVE SUMMARY

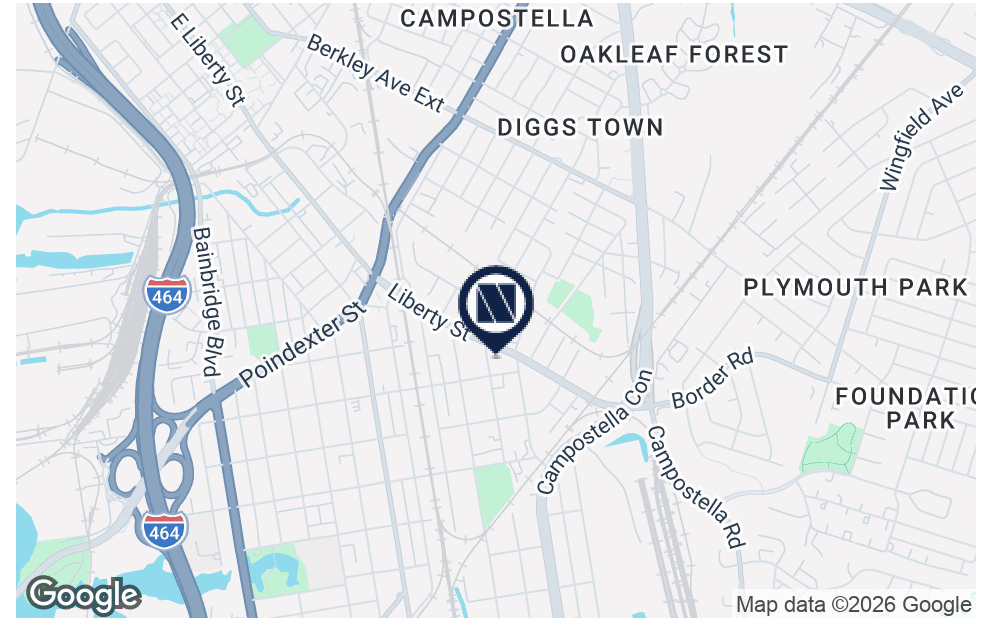
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OFFERING SUMMARY

Sale Price:	\$2,675,000
Building Size:	22,114 SF
Available SF:	
Lot Size:	1.693 Acres
Price / SF:	\$120.96
Cap Rate:	8.2%
Year Built:	2016
Zoning:	B1 (Neighborhood Business)

PROPERTY OVERVIEW

Liberty Plaza is located in Chesapeake's desirable South Norfolk submarket just minutes from Downtown Norfolk and well positioned at a signalized intersection with great access. Surrounded by about 17,000 residents within a mile and right down the road from BAE's Norfolk Shipyard Facility which employs over 900 employees. Don't miss out on this opportunity to purchase in this desirable neighborhood shopping center.

PROPERTY HIGHLIGHTS

- Signalized intersection
- Large pylon sign
- Great visibility
- Well maintained property with great curb appeal
- Great mix of tenants

LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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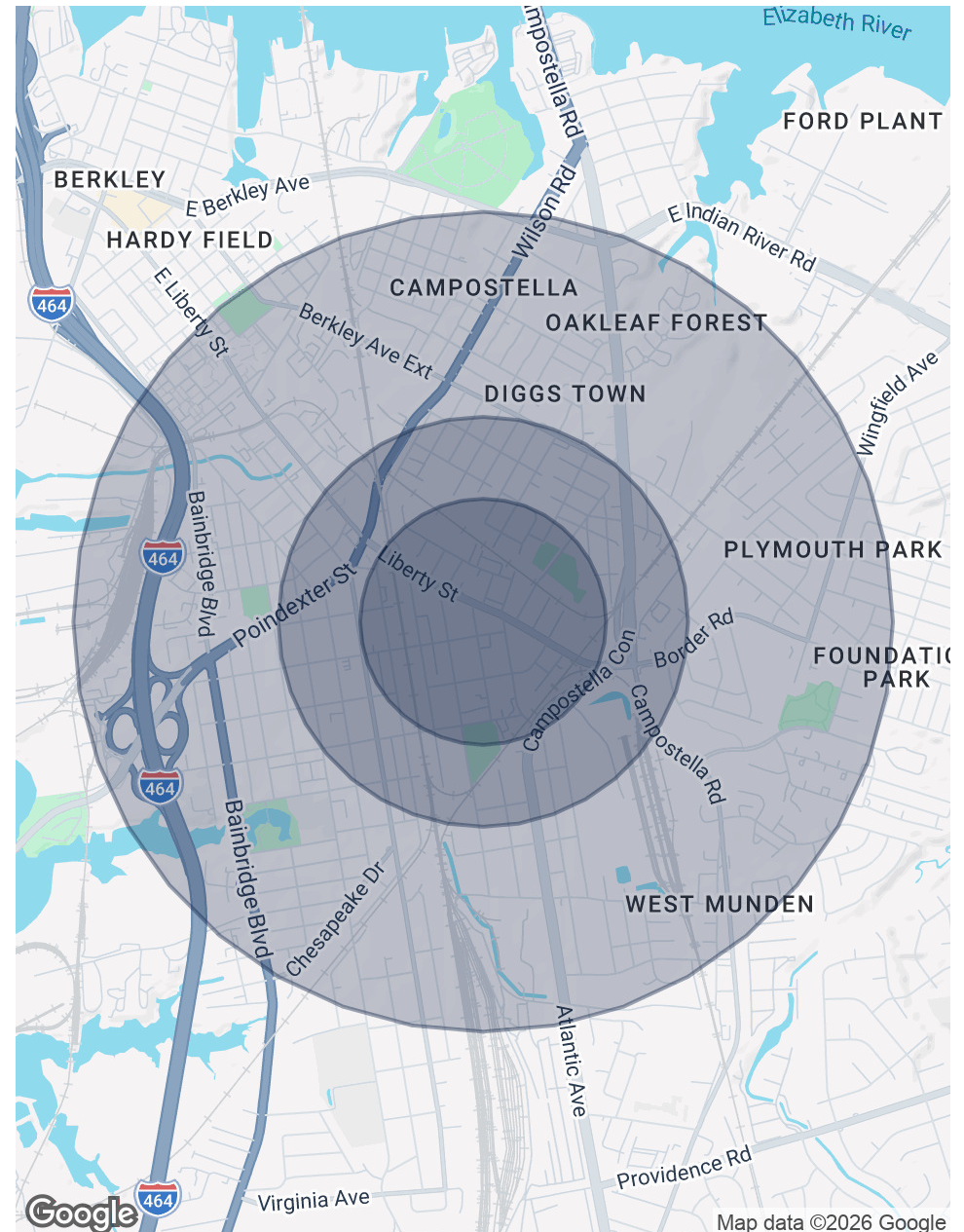
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,554	3,773	16,728
Average Age	37	37	36
Average Age (Male)	35	35	34
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	564	1,363	6,500
# Of Persons Per HH	2.8	2.8	2.6
Average HH Income	\$71,332	\$71,557	\$69,438
Average House Value	\$237,803	\$253,183	\$260,517

2020 American Community Survey (ACS)



CONTACT INFORMATION

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