

FOR  
LEASE

DOLLAR TREE CENTER



**MICHAEL P. ZARPAS**  
Owner/Broker  
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2400-2420 E. Little Creek Road | Norfolk, VA 23518




# SUMMARY

<b>Location</b>	2400-2420 E. Little Creek Road Norfolk, Virginia 23518
<b>Unit 2406-B</b>	3,900 SF \$15.00 PSF
<b>Lease Type</b>	NNN (\$3.78 PSF)
<b>Traffic Count</b>	25,000 VPD
<b>Other Tenants</b>	Dollar Tree, Taylor's Do It Center, Sonic, Wizard Bins, Twixx Salon Suites, and MK Nails


# HIGHLIGHTS

- Dollar Tree Center is a neighborhood shopping center in the busy E. Little Creek Road corridor
- Between Little Creek Amphibious Base and Naval Station Norfolk (two largest Navy bases in the world)
- Lighted corner location at NE corner of E. Little Creek Road and Mona Avenue
- Four points of ingress/egress
- Top performing Dollar Tree location
- Hampton Roads is the 35<sup>th</sup> largest MSA in the USA with the largest concentration of military bases in the world

## POPULATION

	1 MILE	3 MILE	5 MILE
	10,410	79,724	197,957

## AVERAGE HOUSEHOLD INCOME

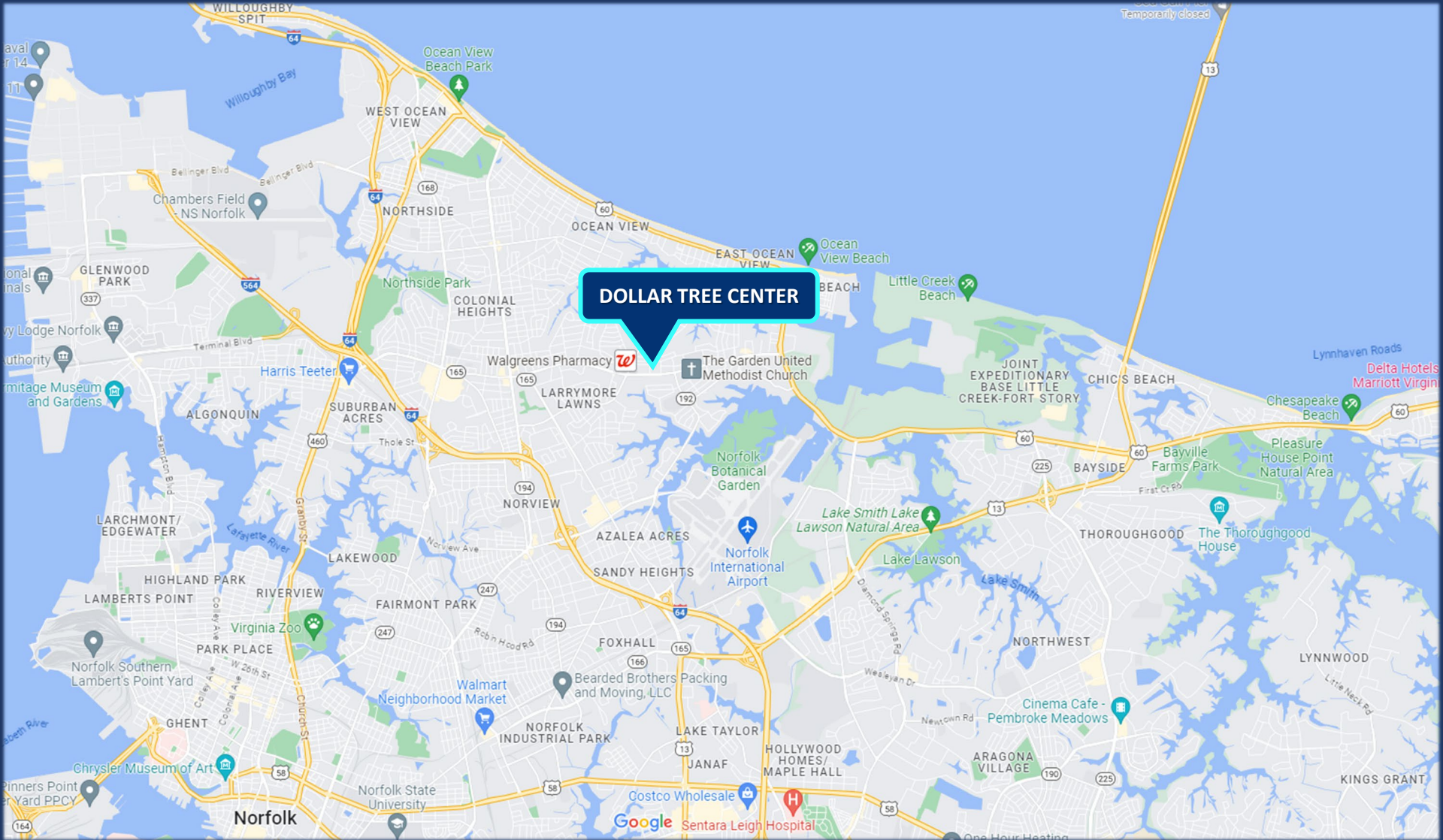
	1 MILE	3 MILE	5 MILE
	\$73,861	\$73,637	\$74,353

## NUMBER OF HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
	4,152	32,206	77,126



# LOCATOR MAP

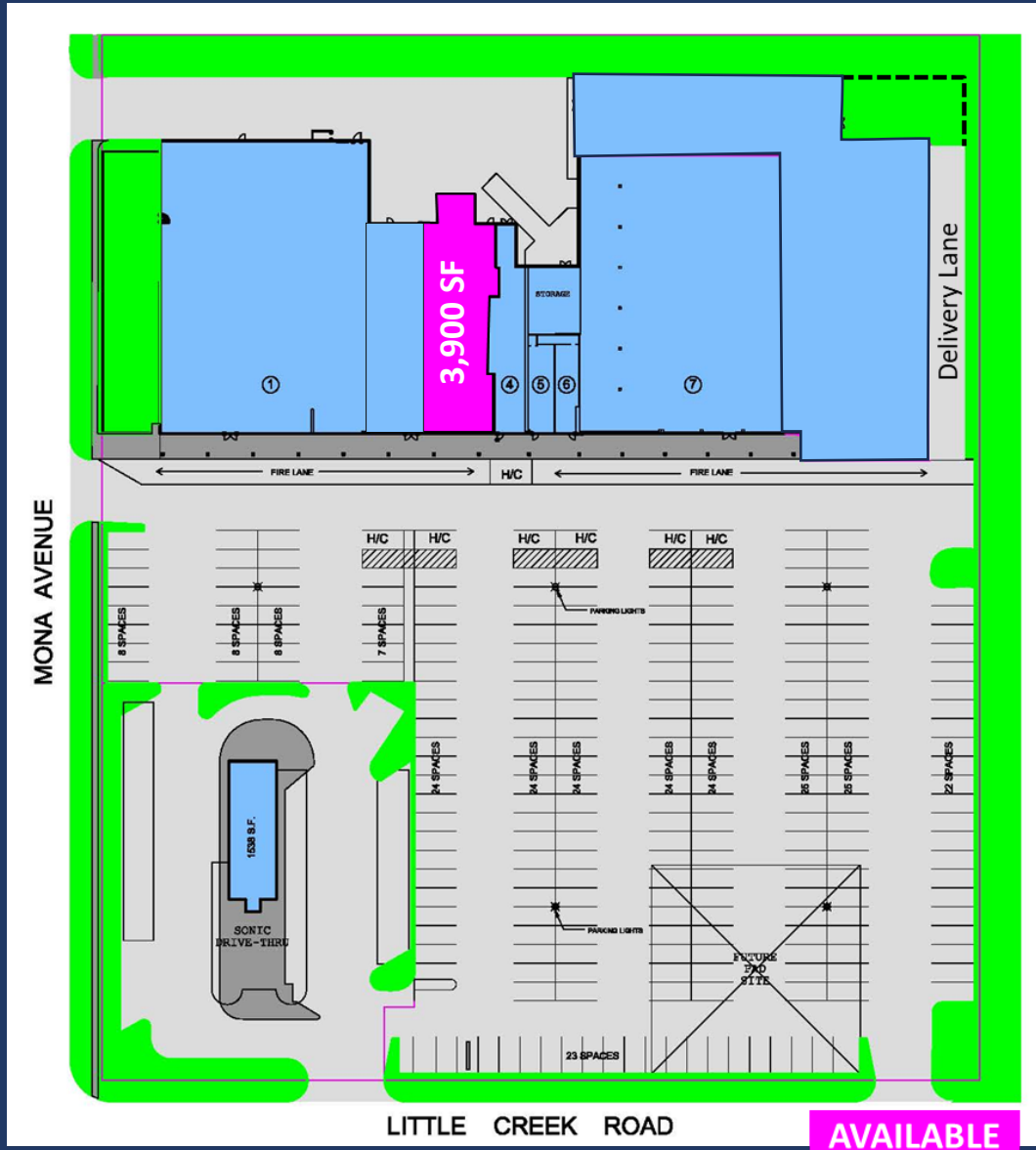


# AERIAL



E. Little Creek Road – 25,000 VPD

# SITE PLAN



AVAILABLE

**MICHAEL P. ZARPAS, OWNER/BROKER**

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**GLOBAL REAL ESTATE INVESTMENT, INC.**

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