

7442 Tidewater Dr.

1.8 Acres For Lease or Build to Suit



FOR LEASE | 7450-7456 Tidewater Drive | Norfolk, VA 23505

FEATURES

- 1.8 Acres for lease or build to suit
- Property will include a traffic signal
- Adjacent to Walmart Supercenter and Sam's Club

CONTACT US:

Ned Brooks

Senior Vice President
+1 757 228 1829
ned.brooks@colliers.com

Tyler Brooks

Assistant Vice President
+1 757 213 8110
tyler.brooks@colliers.com



Colliers International
150 West Main St | Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
F: +1 757 490 1200

PROPERTY SUMMARY

PROPERTY DESCRIPTION: The site is located immediately off I-64. The property has great visibility. The location is known as a major shopping hub for northwest Norfolk and is influenced by two major Navy bases, Naval Station Norfolk and the Little Creek Amphibious Base. This highly visible center is located next door to a very busy Super Walmart. The center is also in close proximity to Naval Station Norfolk.

ADDRESS: 7442-7444 Tidewater Drive, Norfolk, Virginia 23505

AVAILABILITY: +/- 1.8 Acres

ZONING: C-2

RENT: TBD

AREA BUSINESSES: Walmart, Food Lion, Peebles Department Store, Dollar Tree, GameStop, Hardee's, Athlete's Foot, Ruby Tuesday, Shoe Dept., Chartway Federal Credit Union, Rainbow Fashions, Dollar Bank, Subway and many more.

TRAFFIC COUNTS: 30,000 VPD: Tidewater Drive at I-64
27,000 VPD: Tidewater Drive

2018 Demographics

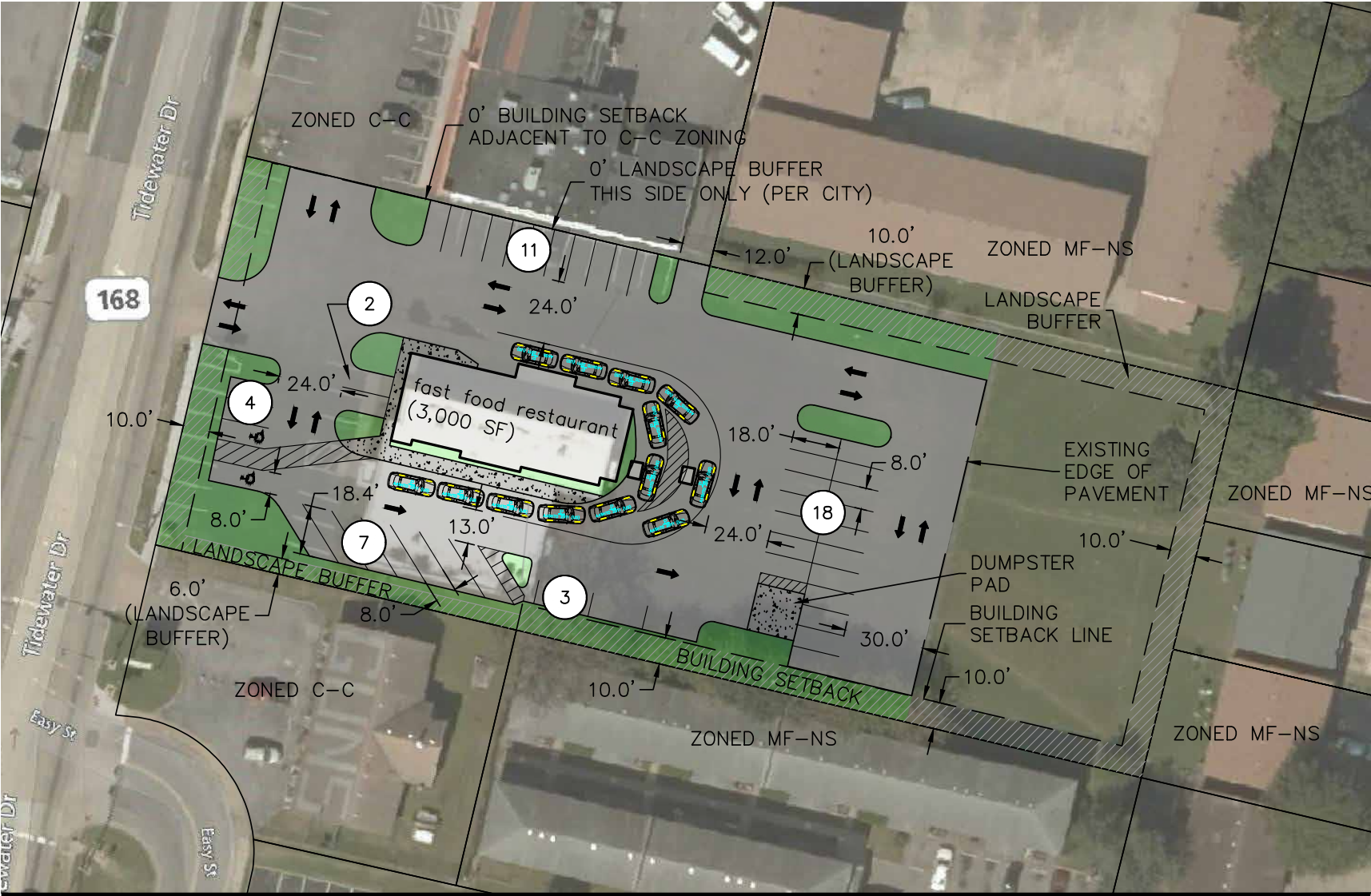
	1-Mile	3-Mile	5-Mile
Population	16,073	126,870	225,805
Average Household Income	\$51,008	\$63,271	\$65,366
Daytime Population	15,097	99,960	291,184





AUTOMOBILE REPAIR &
MAINTENANCE, MINOR
NORFOLK, VA

FAST FOOD OPTION



Draper Aden Associates
Engineering • Surveying • Environmental Services

109 South Lynnhaven Road,
Suite 101
Virginia Beach, VA 23452
757-300-2596

Richmond, VA
Blacksburg, VA
Charlottesville, VA

Hampton Roads, VA
Fayetteville, NC
Northern Virginia
Virginia Beach, VA

DESIGNED
DRAWN
CHECKED
DATE

BTC
BTC
DMM
7/27/18

project no.
18070140-010303

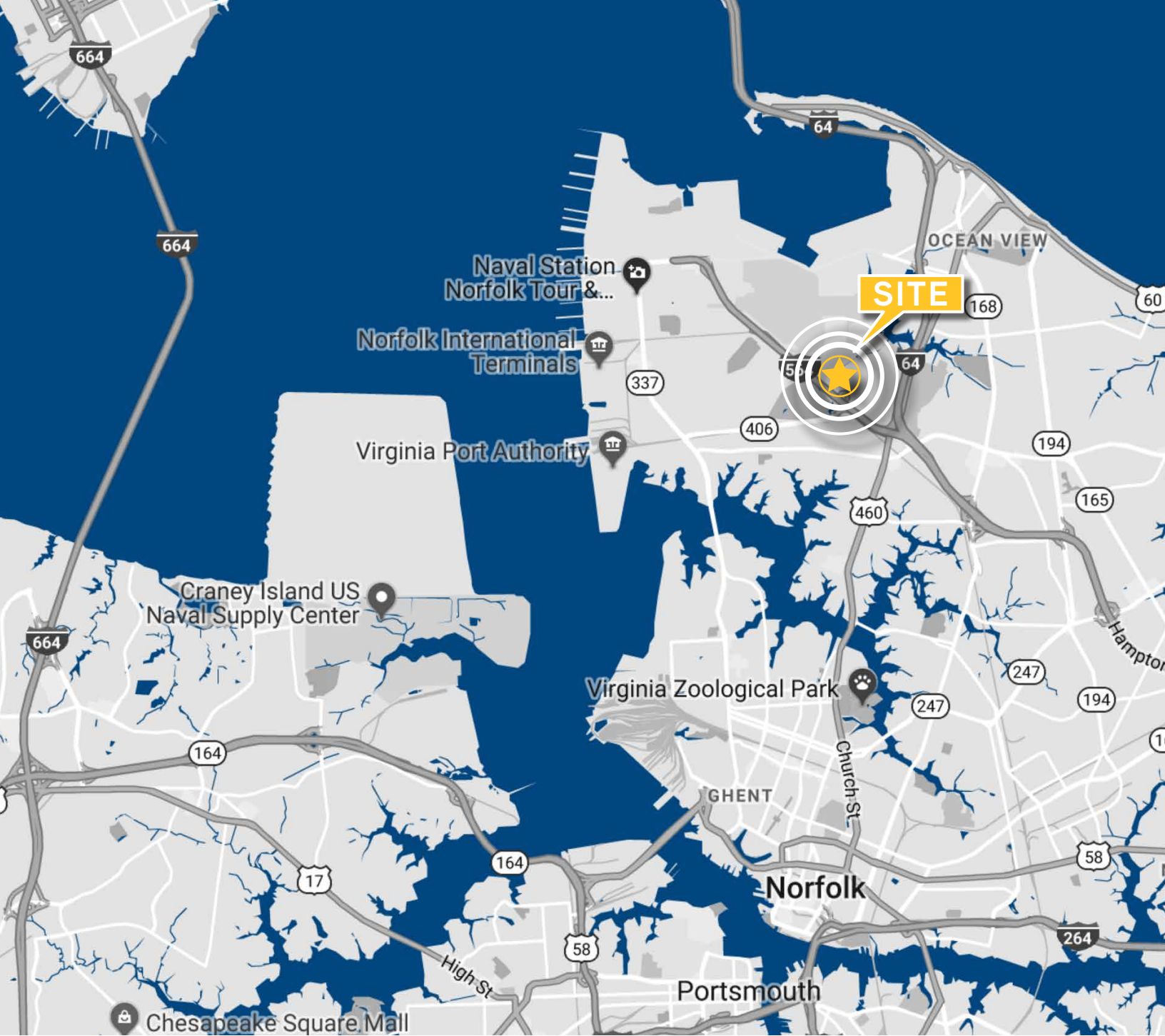
0 25 50
scale: 1 inch = 50ft.



**FAST FOOD RESTAURANT
NORFOLK, VA**







VIEW ONLINE 

www.colliers.com

Contact us:

Ned Brooks

Senior Vice President

+1 757 228 1829

ned.brooks@colliers.com

Tyler Brooks

Assistant Vice President

+1 757 213 8110

tyler.brooks@colliers.com

Colliers International | 150 West Main St | Suite 1100 | Norfolk, VA 23510

P: +1 757 490 3300 | F: +1 757 490 1200

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



Accelerating success.