

For Lease

Industrial Property

4,000 - 24,000 SF | Negotiable



2551 Almeda

2551 Almeda Avenue
Norfolk, Virginia 23513

Property Highlights

- New Construction
- 4,000 sqft to 24,000 sqft suites
- Completion 4th Quarter 2022

Property Description

New Construction - +/- 24,000 sqft warehouse/flex located in Norfolk Commence Park. Suites range from +/- 4,000 sqft to +/- 24,000 sqft. Basic buildout includes reception area, two offices, restroom, and warehouse area with overhead door.

OFFERING SUMMARY

Available SF	4,000 - 24,000 SF
Lease Rate	Negotiable
Lot Size	2.29 Acres
Building Size	24,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,588	\$55,824
3 Miles	99,840	\$54,386
5 Miles	291,570	\$57,964

For more information

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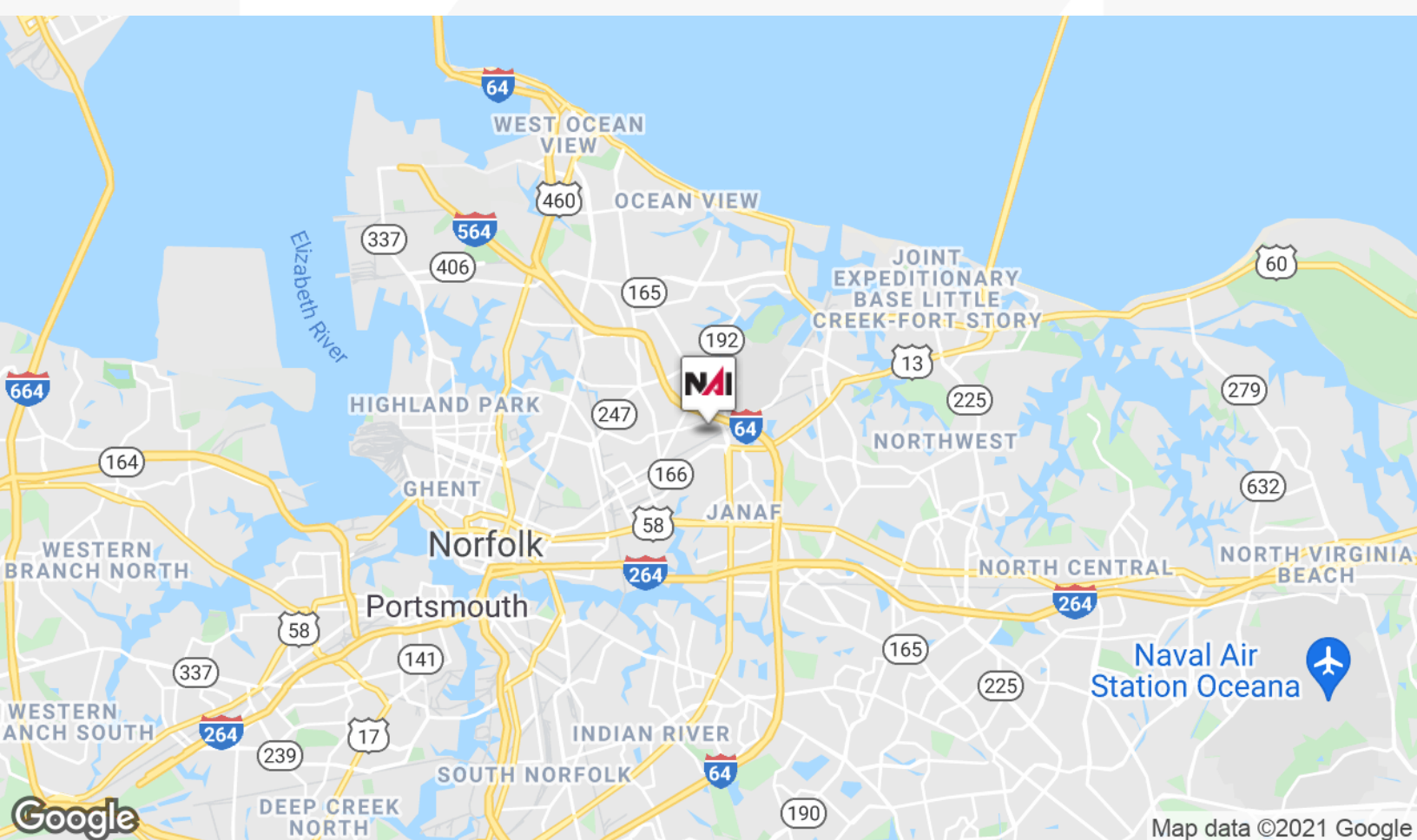
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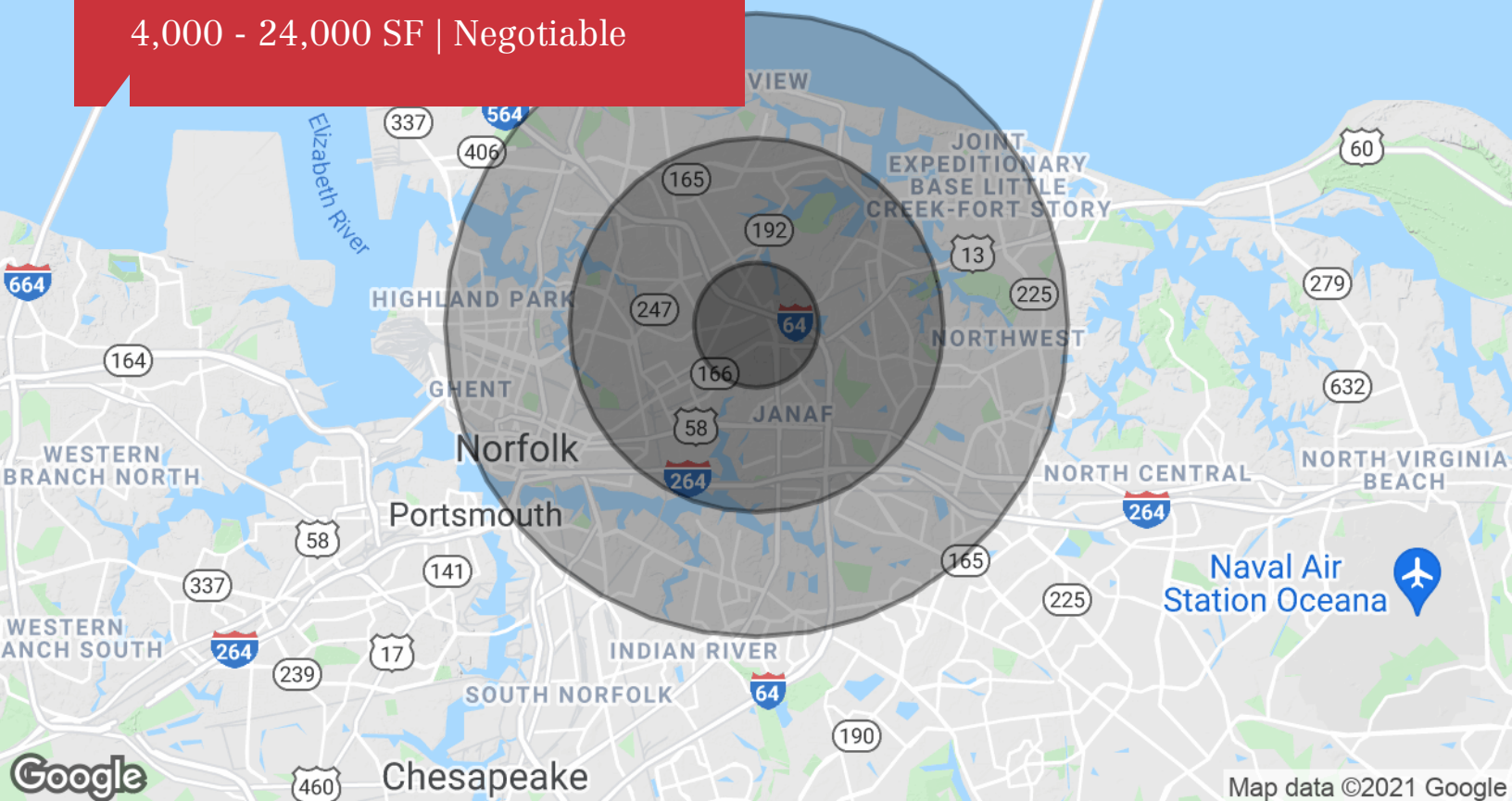
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,588	99,840	291,570
MEDIAN AGE	33.1	32.9	33.3
MEDIAN AGE (MALE)	31.1	31.2	31.6
MEDIAN AGE (FEMALE)	35.2	34.9	35.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,725	35,830	107,182
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$55,824	\$54,386	\$57,964
AVERAGE HOUSE VALUE	\$191,209	\$191,864	\$239,403

Race

	1 Mile	3 Miles	5 Miles
% WHITE	47.5%	41.3%	49.1%
% BLACK	42.0%	52.5%	45.5%
% ASIAN	8.0%	4.2%	3.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.2%	0.4%	0.3%
% OTHER	2.3%	1.5%	1.5%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.9%	5.7%	5.8%

* Demographic data derived from 2010 US Census