

Available For Sale or Lease

OFFICE/RETAIL - FREESTANDING

923 Glenrock Road, Norfolk, VA 23502

MILITARY CIRCLE
(NEAR COSTCO)

± 10,500 SQ. FT.
FREESTANDING
BUILDING



LARGE SITE: ± 1.37 ACRES

FOR SALE: \$1,500,000 | **LEASE RATE:** \$9.75/SF, NNN | **Available:** within 30 days

- Highly-visible freestanding masonry building with excellent signage and easy access from both directions of Glenrock Road
- 200' of frontage on Glenrock Road and 300' of depth (1.372 acres)
- Two restrooms and full kitchen/bar
- **Abundant Parking:** 86 parking spaces free & on-site (better than 8:1 ratio).
- Entire building is air conditioned & heated (heat pumps: 8 zones)
- Wet Sprinkler System
- 800 amp, 240 volt electric service and natural gas
- Zoned C-R (Regional Commercial): allows most retail, service, office, restaurant, and medical uses.
- Excellent central Norfolk location near I-264, the intersection of Virginia Beach Boulevard and Military Highway, Costco, JANAF and Military Circle Shopping Centers.



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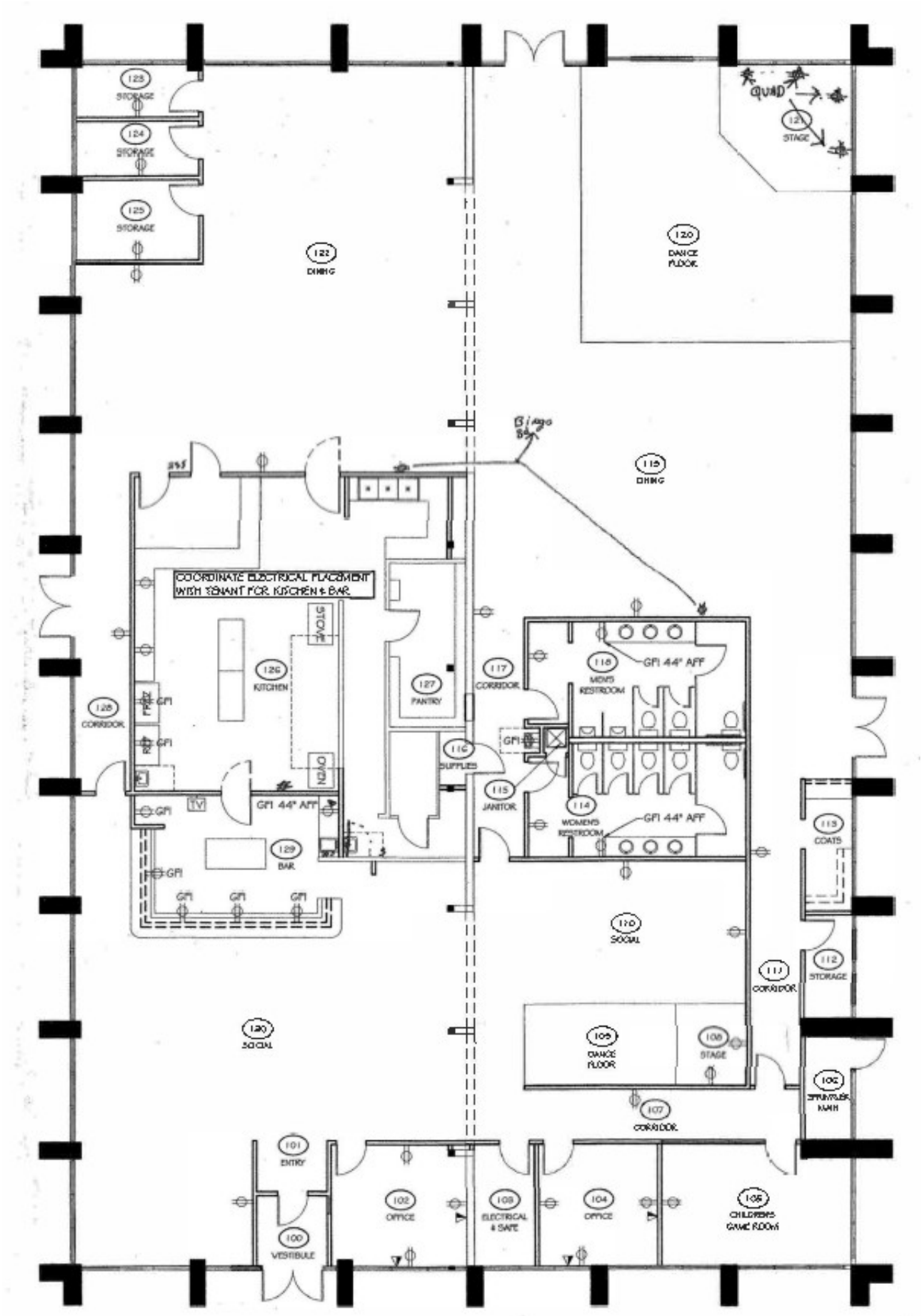
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923 Glenrock Road

E Virginia Beach Blvd

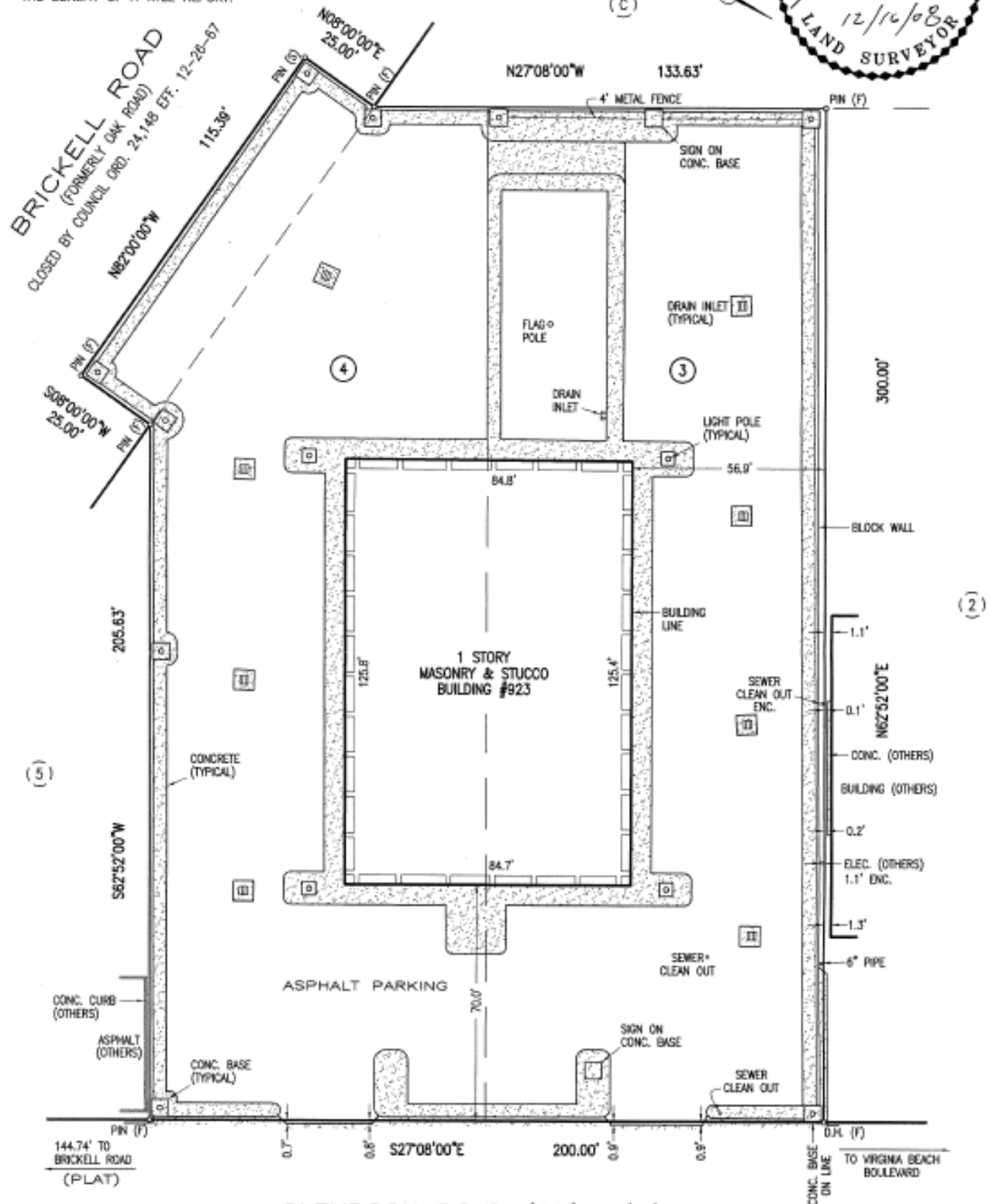
N Military Hwy



THIS IS TO CERTIFY THAT ON DECEMBER 11, 2008, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

THE RESIDENCE SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "C"
FIRM MAP CITY OF NORFOLK COMMUNITY NO. 510104
MAP REVISION: APRIL 17, 1984 PANEL NO. 00030

THIS SURVEY PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT.



GLENROCK ROAD (55' R/W)

PHYSICAL SURVEY

OF

923 GLENROCK ROAD, NORFOLK, VIRGINIA
LOTS 3 & 4, BLOCK 1 & A PORTION OF BRICKELL ROAD

AREA OF SURVEY = 1.3717 AC.