

**FOR  
LEASE**



**4486 PLEASANT AVE. EAST BEACH**

**Lease Rate:  
\$16.50 SF/yr**

**PROPERTY OVERVIEW**

Locate your business in the heart one of Norfolk's most sought after neighborhoods. Unique opportunity to lease 1,633 SF of mostly-open 1st floor space, with amazing curb-appeal. Currently operated as a salon, would be excellent location for chiropractor, massage therapist, attorney, accountant, or yoga studio.

**DEMOGRAPHICS**

**1 MILE      3 MILES      5 MILES**

<b>Households:</b>	2,263	15,464	59,419
<b>Population:</b>	6,576	43,039	158,111
<b>Avg HH Income:</b>	\$71,747	\$63,220	\$60,469

**PROPERTY HIGHLIGHTS**

- **\*\*Do not disturb tenant\*\***
- Owner may be willing to subdivide
- Great office/retail space
- Within 6 miles of I-64
- Excellent demographics
- Owner may be willing to subdivide

**AVAILABLE SPACES**

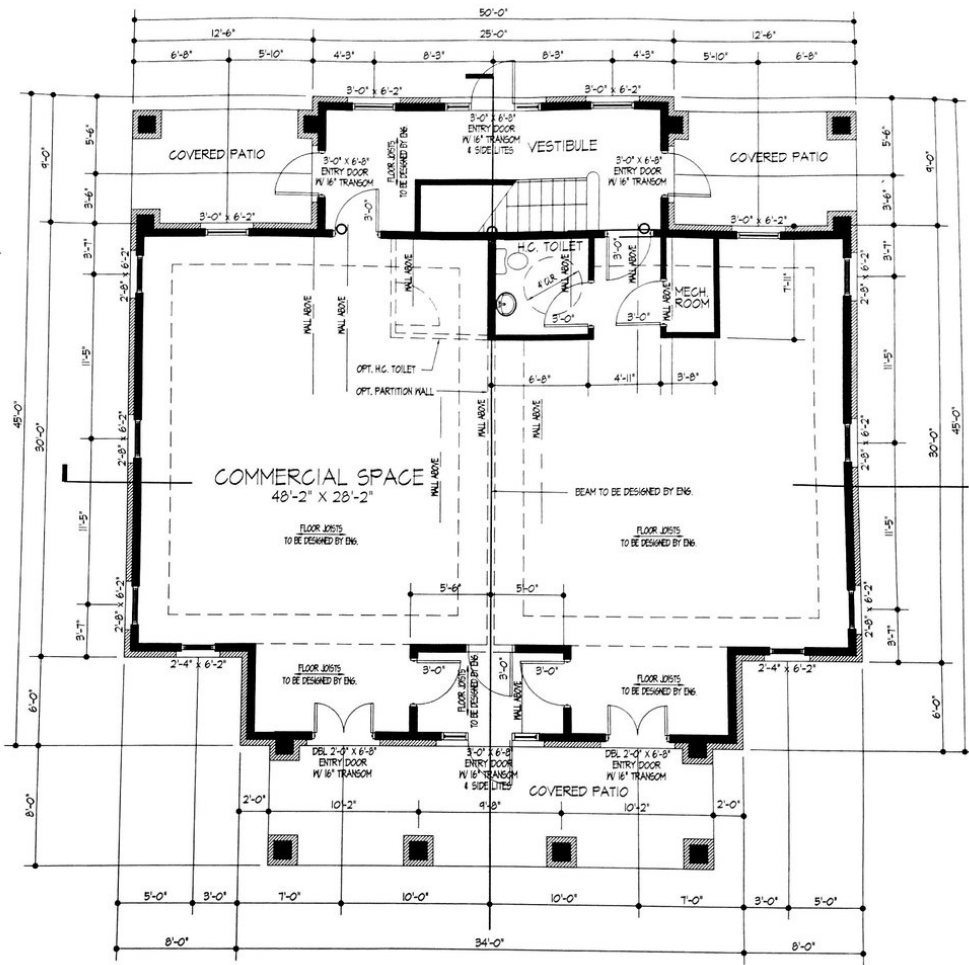
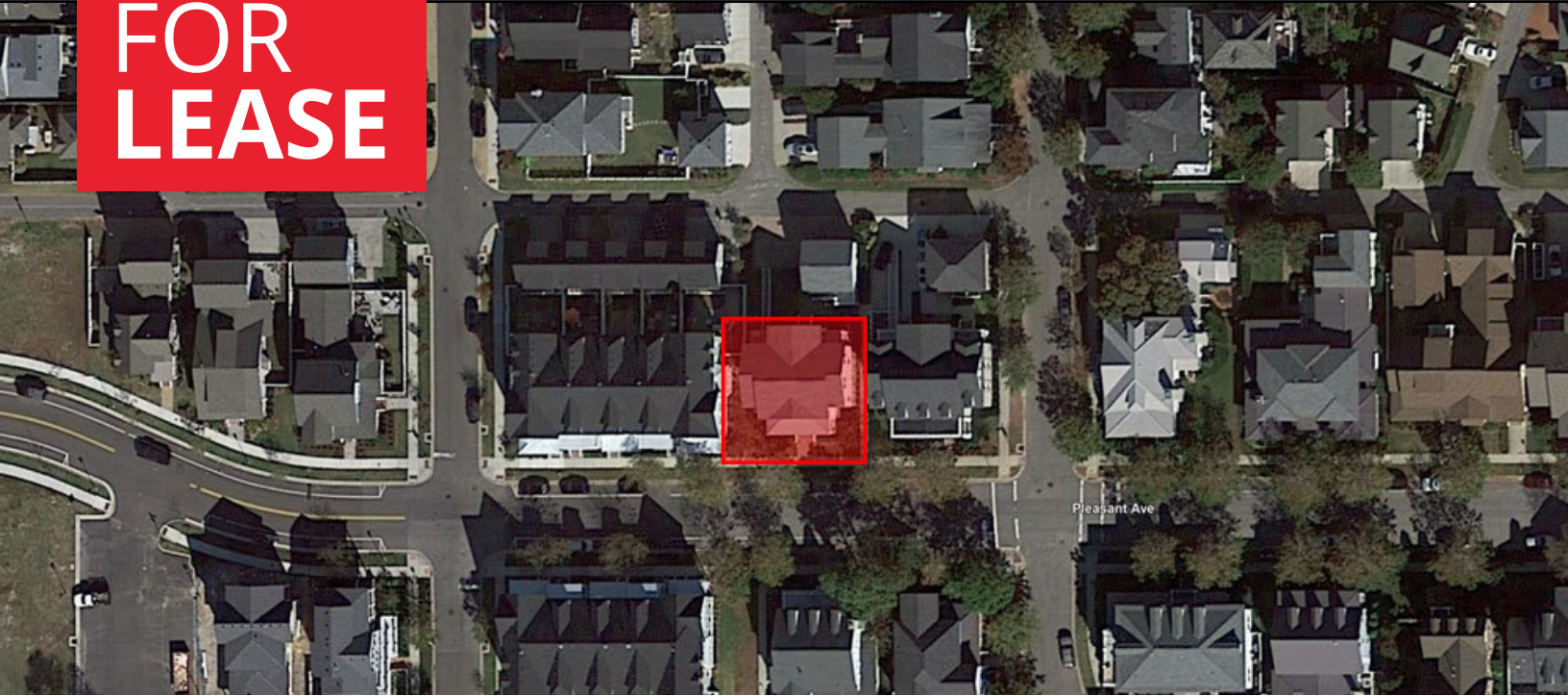
**First Floor Office or Retail      1,633 SF**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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