



RETAIL PROPERTY FOR SALE OR LEASE

4141 GRANBY STREET

NORFOLK, VA 23504



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NORFOLK, VA 23504

PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	\$16.00 - 21.00 SF/yr (NNN)
Building Size:	5,229 SF
Insurance:	\$0.26 psf
Real Estate Taxes:	\$1.31 psf
CAM:	TBD

AVAILABLE SPACES SF

4141 Granby Street	1,400 - 5,229 SF
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PROPERTY OVERVIEW

Built in 1948, this 5,229 square foot modern style office building is located on .41 acre parcel with 30 exclusive parking spaces. The brick facade building has received several upgrade modifications throughout the years.

PROPERTY HIGHLIGHTS

- Building is subdivisible: 1,400 SF - 5,229 SF
- Newly renovated facade
- Over 250 new residential apartments within walking distance

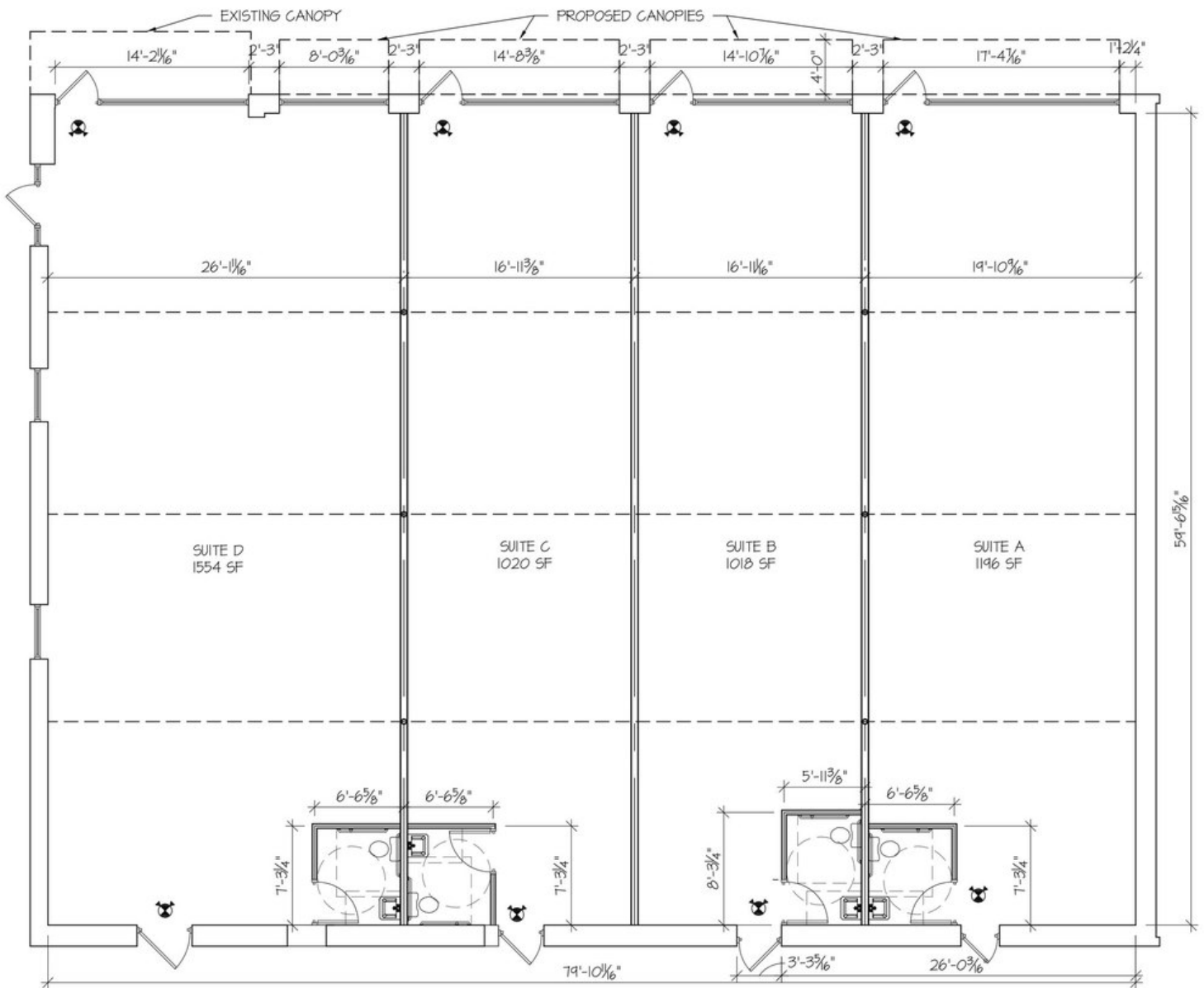
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	5,279	24,033	49,759
Total Population:	14,503	62,620	133,417
Average HH Income:	\$69,751	\$65,974	\$61,871

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SITE PLAN



LOCAL RETAIL

DEPAUL
HOSPITAL

GRANBY STREET

SITE

CRACKERS LITTLE
BAR BISTRO



FRENCH BAKERY
& DELICATESSEN

MJ'S
TAVERN

CHARLIE'S
AMERICAN CAFE



ONE ELEVEN ART
GALLERY & STUDIOS

CONSULATE HEALTH
CARE OF NORFOLK



GRANBY STREET

LAFAYETTE PARK





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