



YOUR NAME HERE

**DOLLAR
TREE**

RETAIL PROPERTY FOR LEASE

7635 GRANBY STREET

NORFOLK, VA 23505



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	4,500 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	61,450 SF
Zoning:	C-3

AVAILABLE SPACES

Wards Corner	4,500 SF
Shoppes	

PROPERTY OVERVIEW

4,500 SF available for lease with excellent visibility on Granby Street (30,000 VPD)

Landlord will provide vanilla shell with code compliant plumbing, electrical and HVAC.

CoTenants include: Dollar Tree, Wells Fargo, Auto Zone, Boost Mobile, Granby Tobacco Shop, Beltone, Kins Wok, Avail Vapor, Health Food, The Pancake House and Papa John's Pizza.

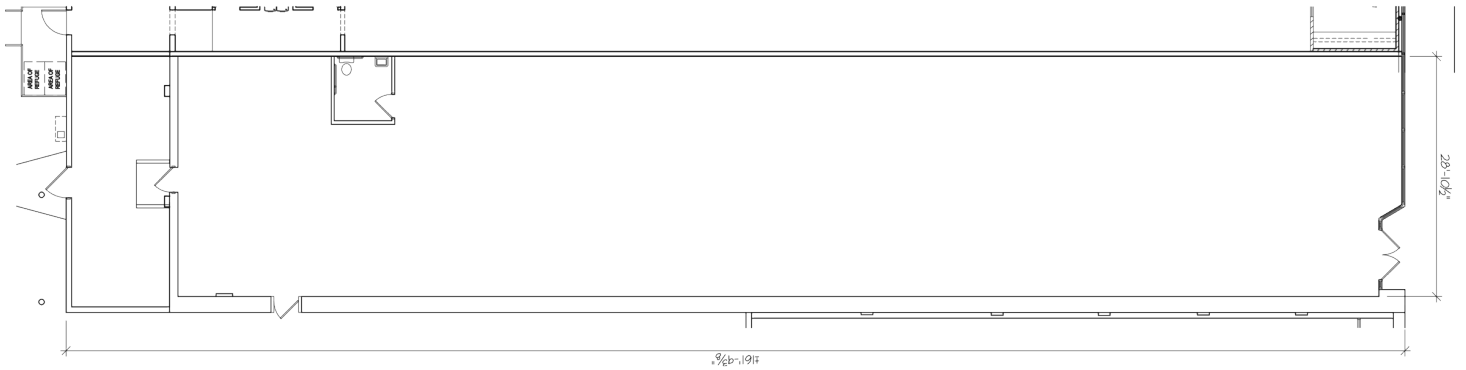
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	5,613	18,628	45,113
Total Population:	13,446	49,801	123,906
Average HH Income:	\$53,865	\$62,516	\$60,175

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FLOOR PLAN



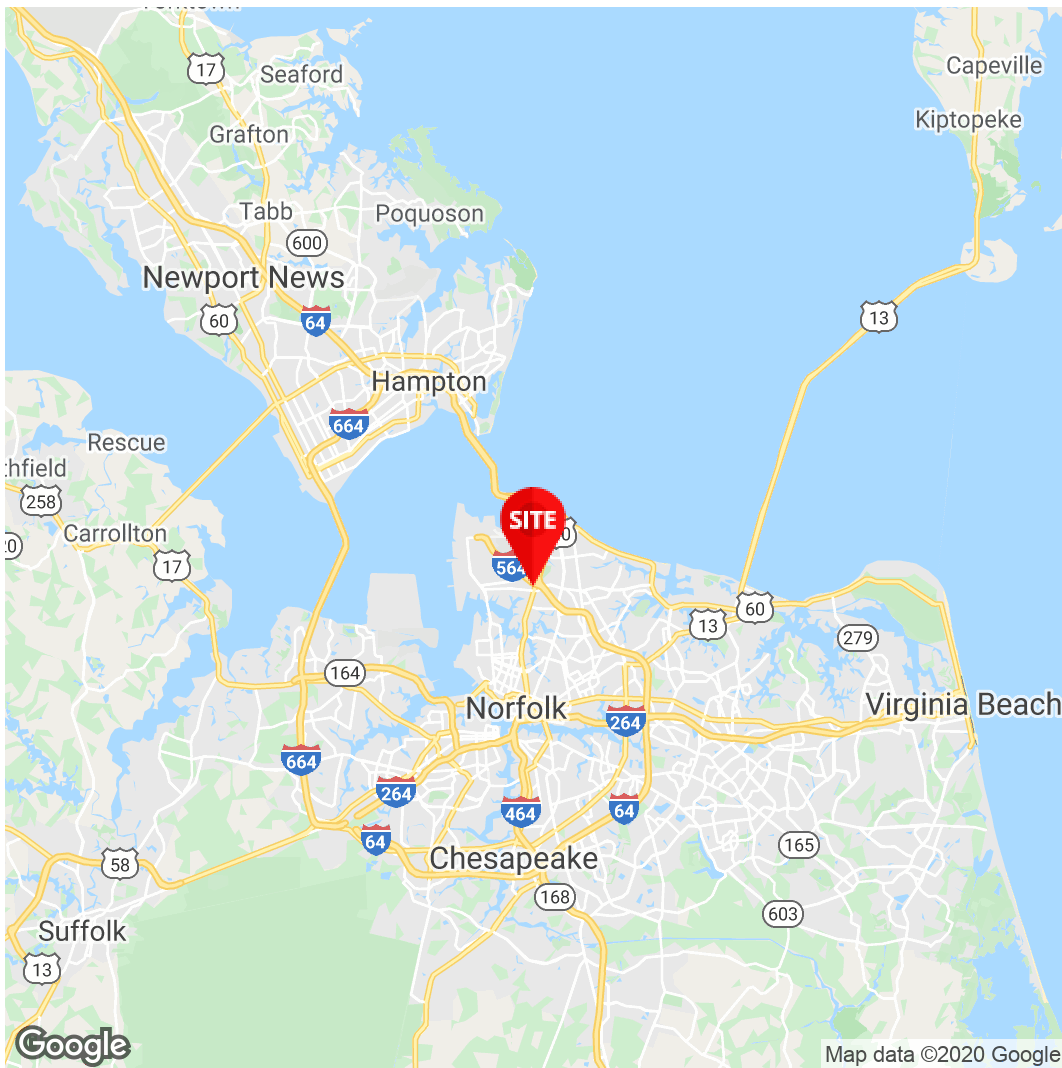
1 AVAILABLE SHELL SPACE

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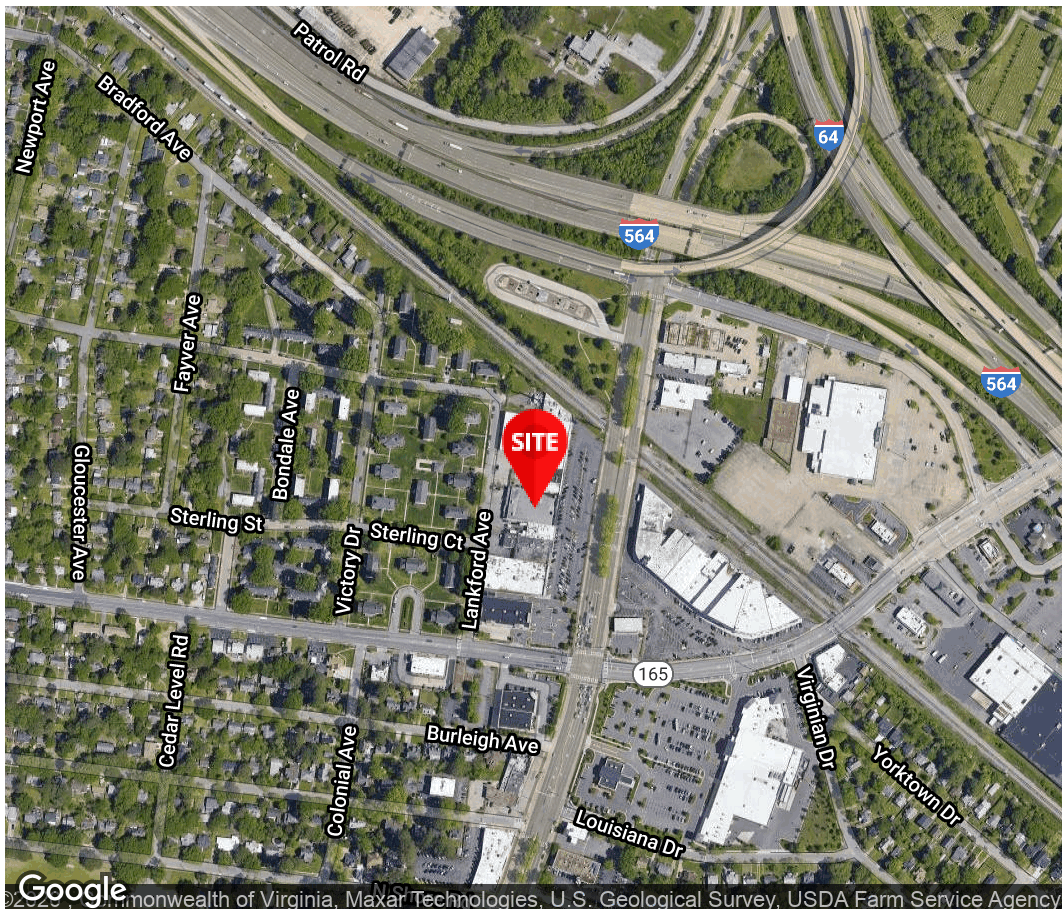
RETAILER MAP





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