



RETAIL PROPERTY FOR LEASE

GRANBY STREET SHOPPES

7401 GRANBY STREET, NORFOLK, VA 23505



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	100 SF
Lease Rate:	Negotiable
Lot Size:	0.7 Acres
Building Size:	15,110 SF
Zoning:	C-C: Community Commercial
Market:	Wards Corner

PROPERTY OVERVIEW

Granby Street Shoppes is a recently renovated and 100% leased Sentara anchored strip center located on heavily trafficked Granby Street (29,000 VPD) in Wards Corner, one of Norfolk's busiest retail corridors. Surrounded by middle income neighborhoods, Granby Street Shoppes benefits from convenient access to I-64 and optimum visibility and signage along Granby Street.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	6,488	47,145	80,923
Total Population:	13,769	123,239	228,024
Average HH Income:	\$58,791	\$63,223	\$64,904

LOCAL AREA



E LITTLE CREEK RD

138,000 VPD



VACANT



VACANT



W LITTLE CREEK RD

24,000 VPD



GRANBY ST

29,000 VPD



SITE



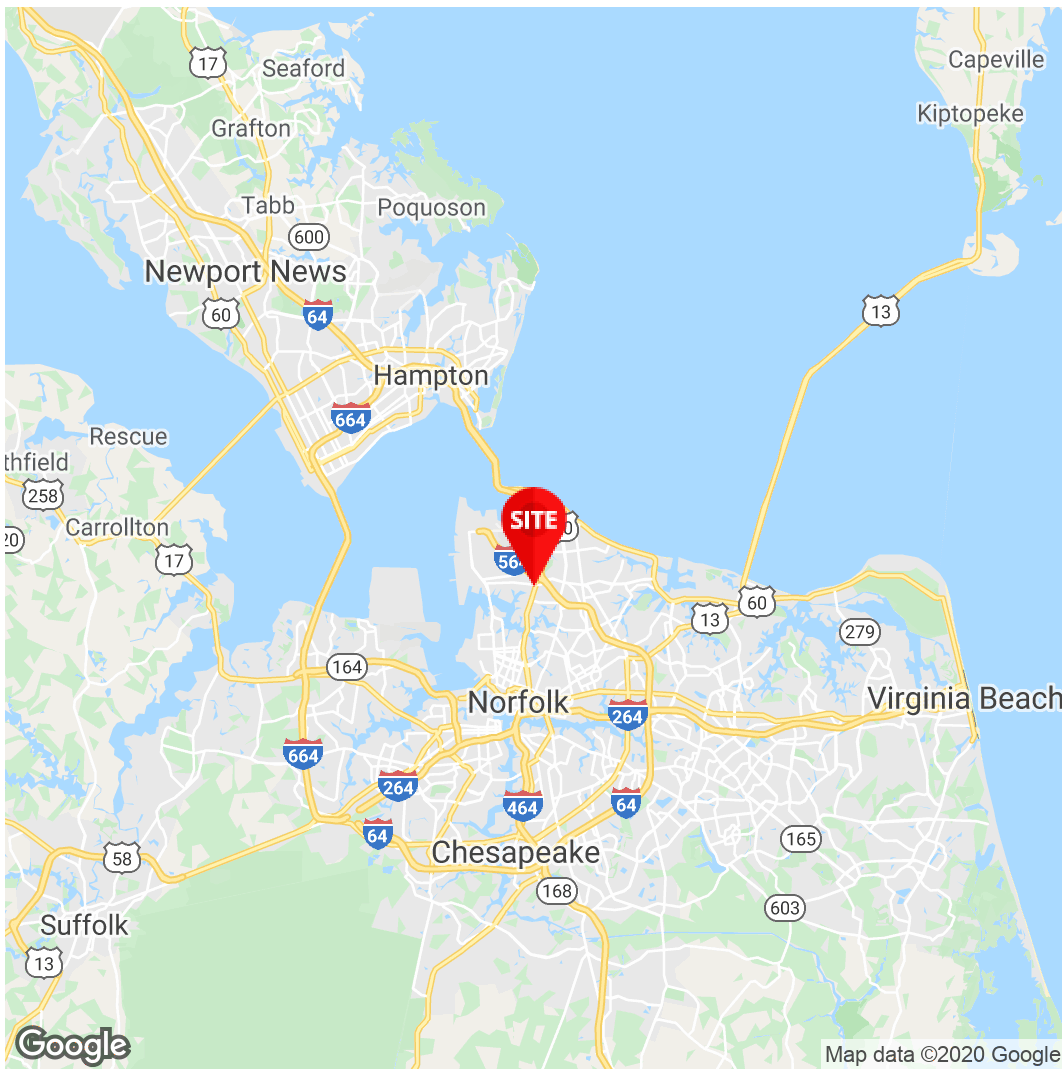
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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	13,745	120,941	221,709
Households	6,492	46,413	78,446
Families	3,214	27,571	45,384
Average Household Size	2.12	2.45	2.41
Owner Occupied Housing Units	2,171	21,540	35,078
Renter Occupied Housing Units	4,321	24,873	43,368
Median Age	33.6	30.3	29.4
2018 Summary			
Population	13,769	123,239	228,024
Households	6,488	47,145	80,923
Families	3,154	27,694	46,059
Average Household Size	2.12	2.44	2.41
Owner Occupied Housing Units	1,959	20,066	32,832
Renter Occupied Housing Units	4,529	27,079	48,090
Median Age	34.7	31.9	30.2
Median Household Income	\$40,255	\$45,626	\$46,286
Average Household Income	\$58,791	\$63,223	\$64,904
2023 Summary			
Population	13,809	124,443	230,945
Households	6,499	47,551	82,100
Families	3,134	27,792	46,395
Average Household Size	2.12	2.45	2.41
Owner Occupied Housing Units	2,011	20,749	34,157
Renter Occupied Housing Units	4,488	26,802	47,943
Median Age	35.4	32.7	31.0
Median Household Income	\$45,250	\$51,346	\$52,438
Average Household Income	\$69,722	\$73,871	\$76,909
Trends: 2018-2023 Annual Rate			
Population	0.06%	0.19%	0.25%
Households	0.03%	0.17%	0.29%
Families	-0.13%	0.07%	0.15%
Owner Households	0.53%	0.67%	0.79%
Median Household Income	2.37%	2.39%	2.53%



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