



FREESTANDING RETAIL

7601 GRANBY STREET | NORFOLK, VIRGINIA 23505

FOR
LEASE

12,154 SF ±
ON 1.06 AC ±



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,154 SF ± freestanding retail (former Rite Aid) situated on 1.06 Ac ±
- High visibility location situated on a hard corner at the signalized intersection of Granby Street (Rt. 460) and W. Little Creek Road (Rt. 165)
- Ample on-site parking (50+ surface spaces)
- Ingress/egress on both Routes 460 and 165
- Easy access to I-64 and I-564
- Next to Wards Corner, Wards Corner Shoppes and catty corner from K&K Square (Harris Teeter)
- Minutes from Norfolk's Naval Station/Terminals, as well as the Norfolk International Airport

| | |
|----------------|------------------------------------------------------------------|
| BUILDING SIZE: | 12,154 SF ± |
| LOT SIZE: | 1.06 ACRES ± |
| PARKING: | 50+ SURFACE SPACES |
| TRAFFIC COUNT: | 24,000 AADT (GRANBY ST.) 21,000 AADT (W. LITTLE CREEK RD ST.) |
| ZONING: | C-R (REGIONAL COMMERCIAL) |
| RENTAL RATE: | \$185,000/YR., NNN |



GOOGLE STREET VIEW



460

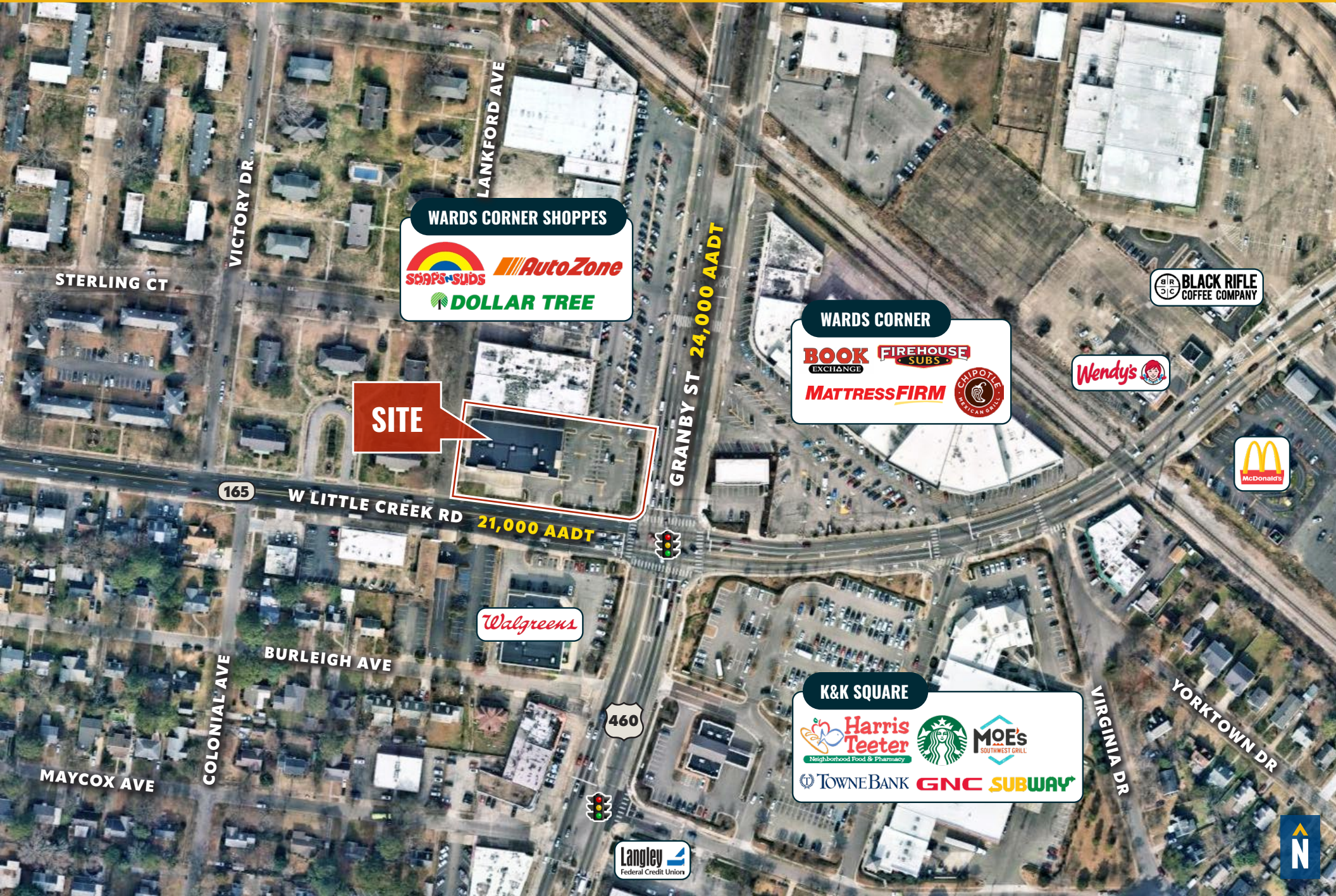
GRANBY ST
24,000 AADT

165

W LITTLE CREEK RD
21,000 AADT



LOCAL AERIAL



LOCAL AERIAL

WARDS CORNER SHOPPES



WARDS CORNER



SITE



K&K SQUARE



NORFOLK TRADE AREA



5 MILES



SITE

Ocean View Shopping Center

- Harris Teeter
- McDonald's
- Burger King
- Dollar General

Southern Shopping Center

- Planet Fitness
- Food Lion
- America's Best Wings
- Ruby Tuesday
- DTLR
- Bojangles

Little Creek Square

- Walmart
- Advance Auto Parts
- ALDI

Roosevelt Gardens Shopping Center

- Taylor's Sport Center
- Sonic
- Dunkin'
- Azalea Inn
- Dollar Tree

East Beach Marketplace

- Food Lion
- Family Dollar
- CVS
- Planet Fitness
- Starbucks
- QDOBA

K&K Square

- Harris Teeter
- Starbucks

Little Creek Marketplace

- Walmart
- Chickadee Pottery
- Old Time Pottery
- KOT
- Applebees
- tropical CAFE

Wedgewood Plaza

- Marshall's
- Food Lion
- Big Lots
- LIDL

AMF

LIDL



Food Lion

Royal Farms Wawa

Dollar General

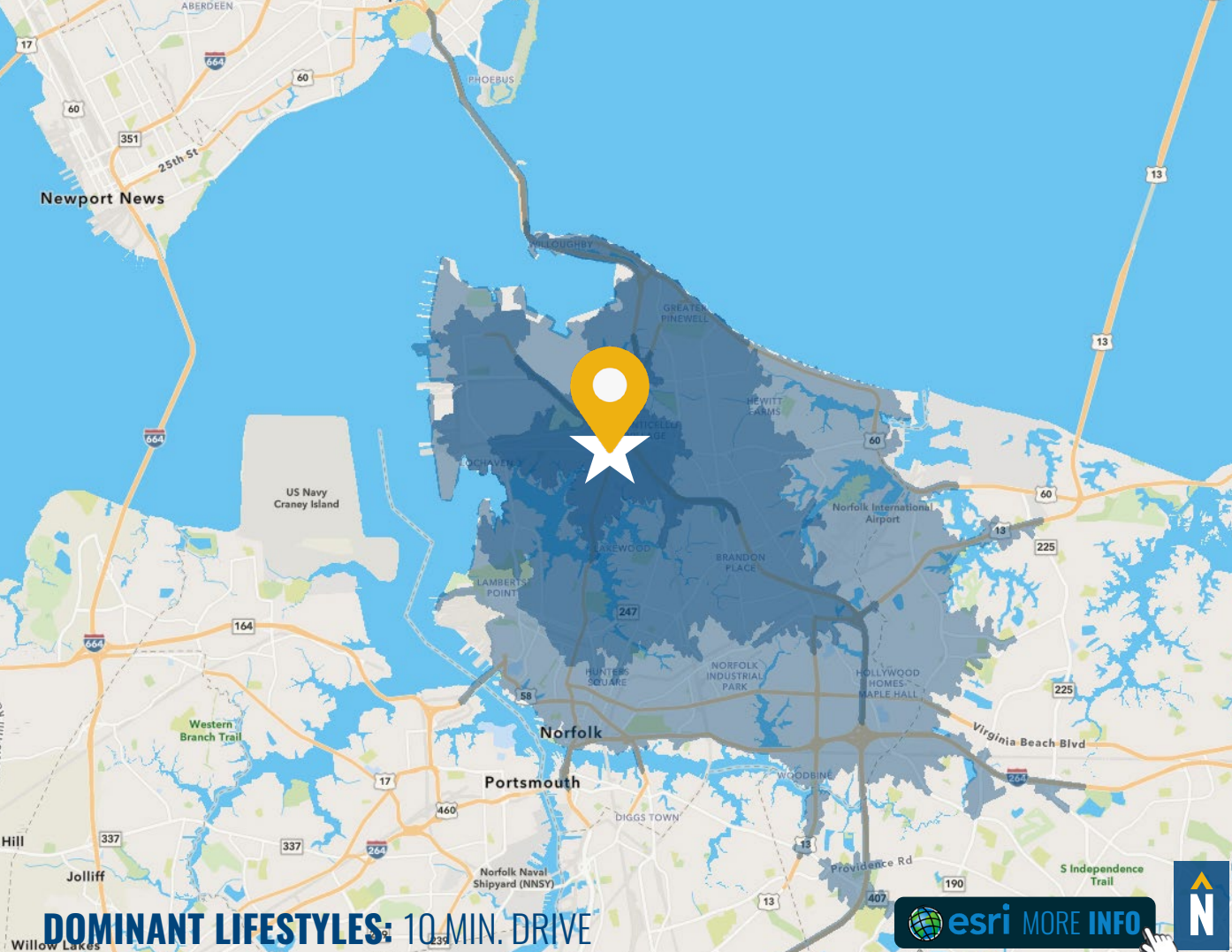
Food Lion

Wendy's

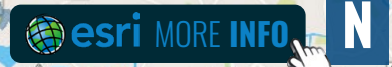
Dollar Tree

piggly wiggly





DOMINANT LIFESTYLES: 10 MIN. DRIVE



DEMOGRAPHICS

2024

DRIVE TIME:

| | | |
|--------|---------|---------|
| 5 MIN. | 10 MIN. | 15 MIN. |
|--------|---------|---------|

RESIDENTIAL POPULATION

| | | | |
|--|--------|---------|---------|
| | 22,598 | 140,222 | 250,383 |
|--|--------|---------|---------|

DAYTIME POPULATION

| | | | |
|--|--------|---------|---------|
| | 20,038 | 128,029 | 300,021 |
|--|--------|---------|---------|

AVERAGE HOUSEHOLD INCOME

| | | | |
|--|----------|----------|----------|
| | \$87,313 | \$88,502 | \$89,477 |
|--|----------|----------|----------|

NUMBER OF HOUSEHOLDS

| | | | |
|--|--------|--------|---------|
| | 10,488 | 58,180 | 104,280 |
|--|--------|--------|---------|

MEDIAN AGE

| | | | |
|--|------|------|------|
| | 34.3 | 33.3 | 33.3 |
|--|------|------|------|

17% PARKS AND REC

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

15% FRONT PORCHES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

9% BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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