

FOR
LEASE

6,000 SF ON GROUND FLOOR



MICHAEL P. ZARPAS

President

757.286.1783

mzarpas@globalreinc.com

119 E. Princess Anne Road | Norfolk, VA 23510

GLOBAL
REAL ESTATE INVESTMENT

SUMMARY

Location	119 E. Princess Anne Road Norfolk, Virginia 23510
Square Feet	6,000 SF on Ground Floor
Lease Rate	\$25.00 PSF
NNN	\$3.00 PSF
Traffic Count	18,000 AADT (Monticello Ave) 6,400 AADT (Princess Anne Rd)

POPULATION

1 MILE	3 MILE	5 MILE
23,541	112,063	255,695

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$82,366	\$78,209	\$77,052

NUMBER OF HOUSEHOLDS

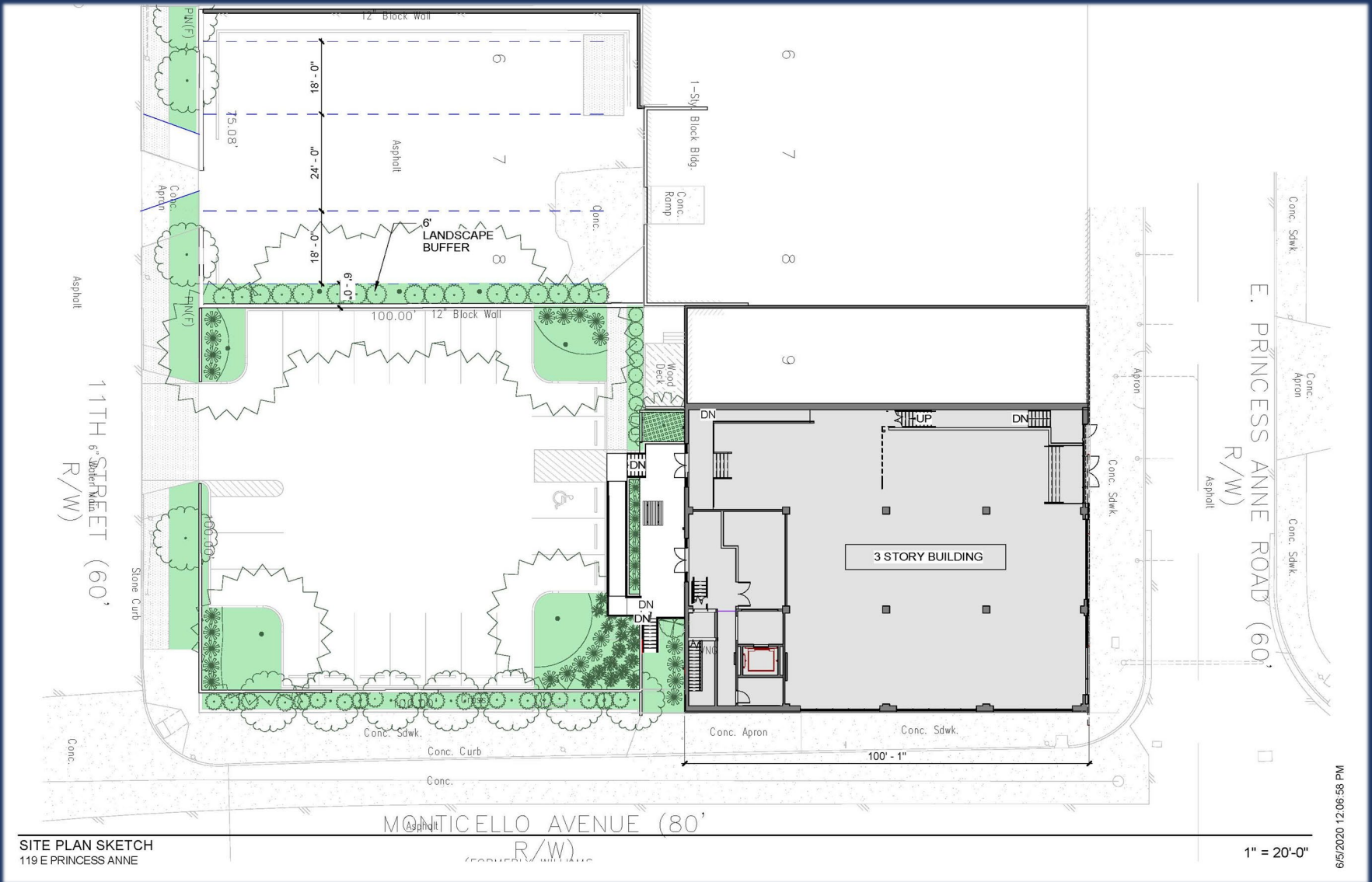
1 MILE	3 MILE	5 MILE
11,902	46,240	102,878

HIGHLIGHTS

- 6,000 SF ground floor retail space available in a 22,500 SF three-story building
- Located on the corner of Monticello Avenue and Princess Anne Road at a signalized intersection
- Ample parking available
- Bus stop directly across Monticello Avenue
- 18'4" ceiling height. 16'2" clear height to the beams
- Zoned G-1 (Granby/Monticello Corridor Mixed Use) and Enterprise Zone



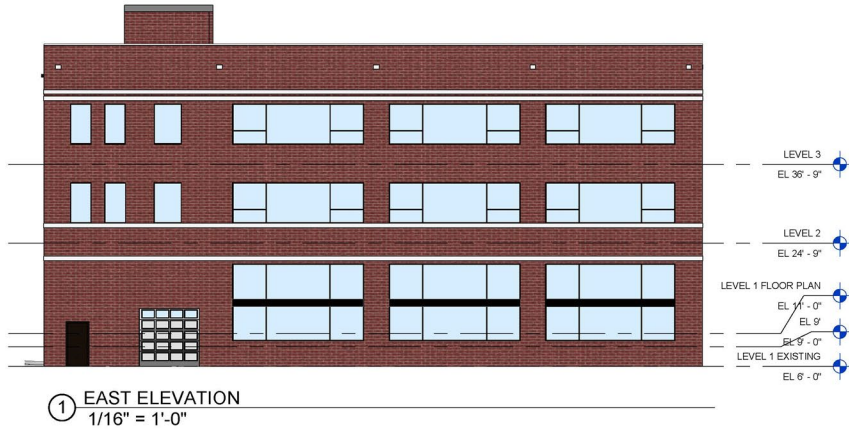
SITE PLAN



SITE PLAN SKETCH
119 E PRINCESS ANNE

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ELEVATIONS



① EAST ELEVATION
1/16" = 1'-0"



② NORTH ELEVATION
1/16" = 1'-0"

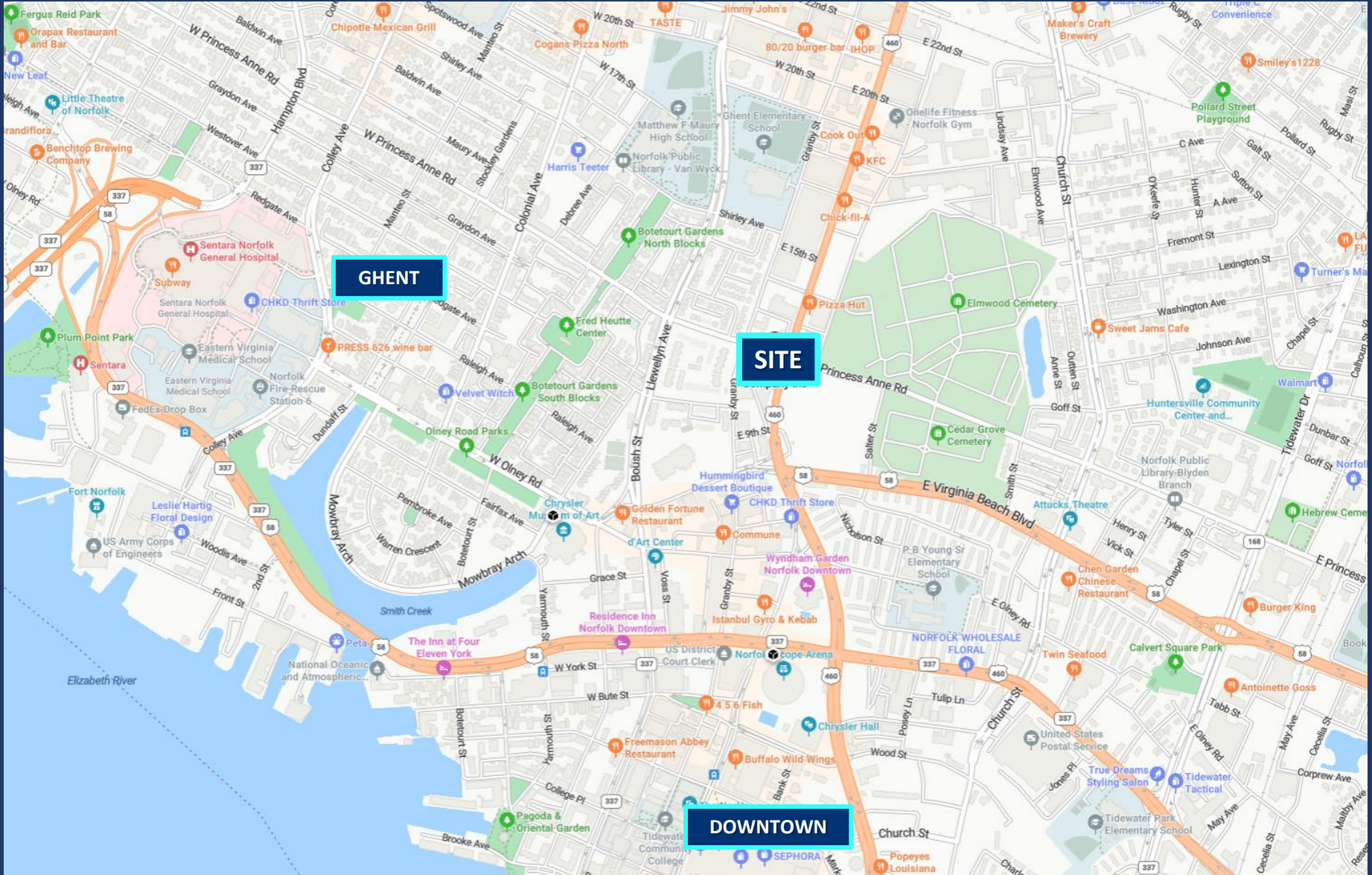


③ SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS
119 E PRINCESS ANNE

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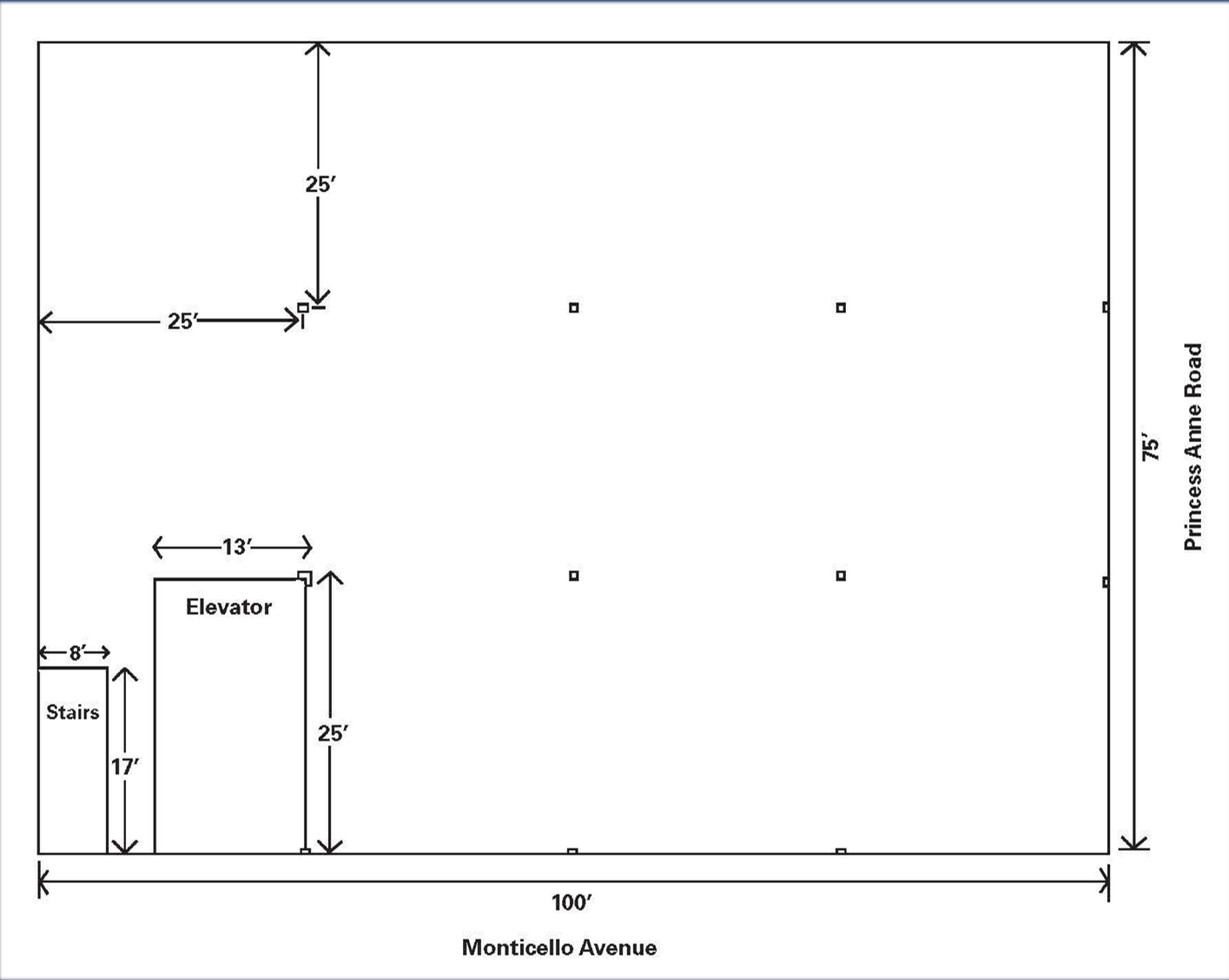
LOCATOR MAP



AERIAL



FLOOR PLAN



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GLOBAL REAL ESTATE INVESTMENT, INC.

www.globalreinc.com

P.O. Box 65041, Virginia Beach, VA 23467

