

For Sale

CBRE

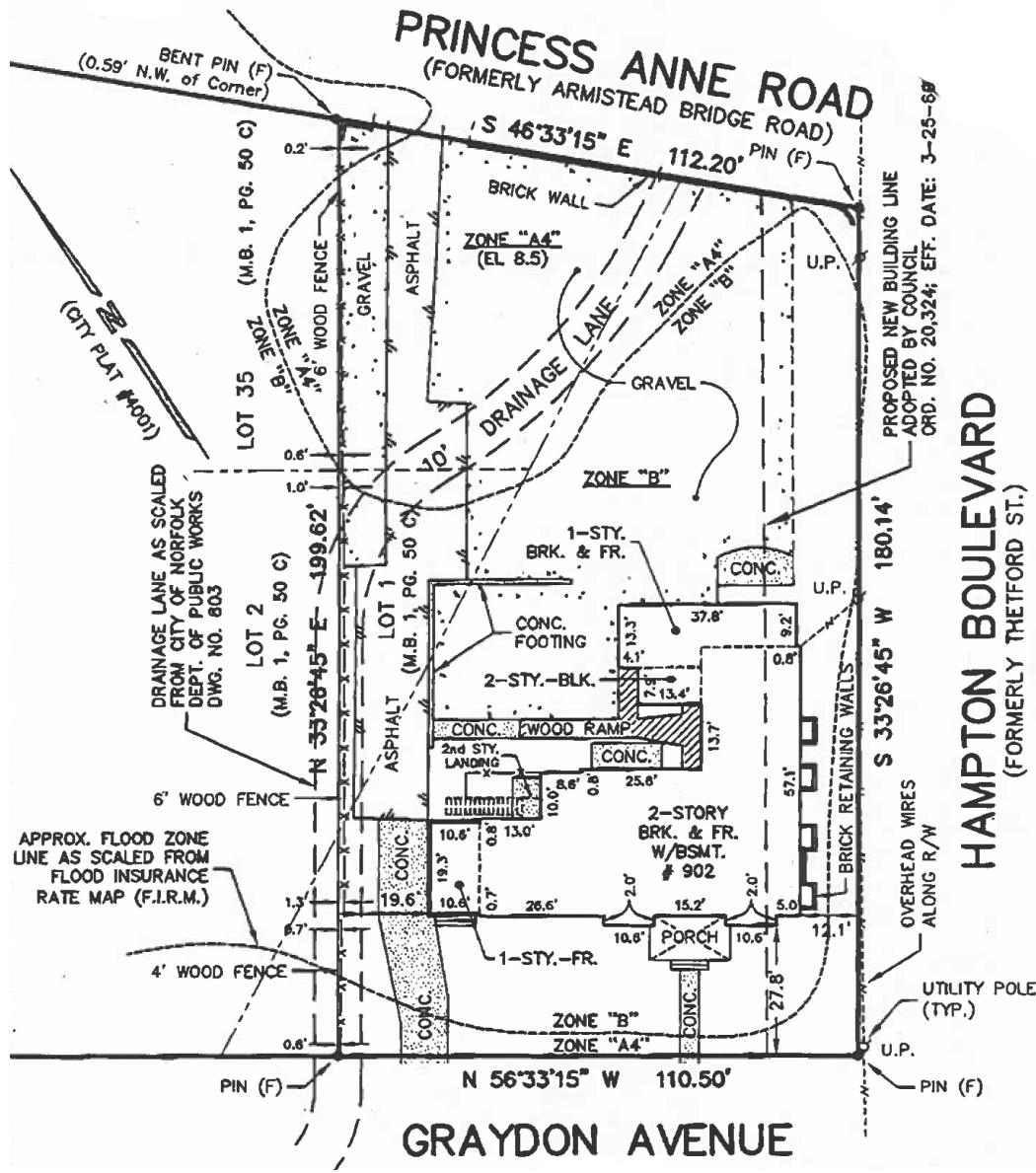
902 Graydon Avenue

Office or Redevelopment Opportunity

Norfolk, Virginia 23507
www.cbre.com/norfolk



Property Survey



Demographics

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	20,472	106,218	250,902
2020-2024 Annual Population Growth Rate	0.71%	0.11%	-0.10%
Household Income			
Average Household Income	\$110,020	\$93,277	\$87,193
Median Household Income	\$75,451	\$62,229	\$62,235
Housing Value			
Median Home Price	\$525,429	\$354,198	\$308,370
Average Home Price	\$573,440	\$434,886	\$382,454

6,541

Office Building Square Footage

0.50

Land Area (AC)

C-C

Zoning

\$900K

Asking Rate (\$137.59 PSF)

Property Overview

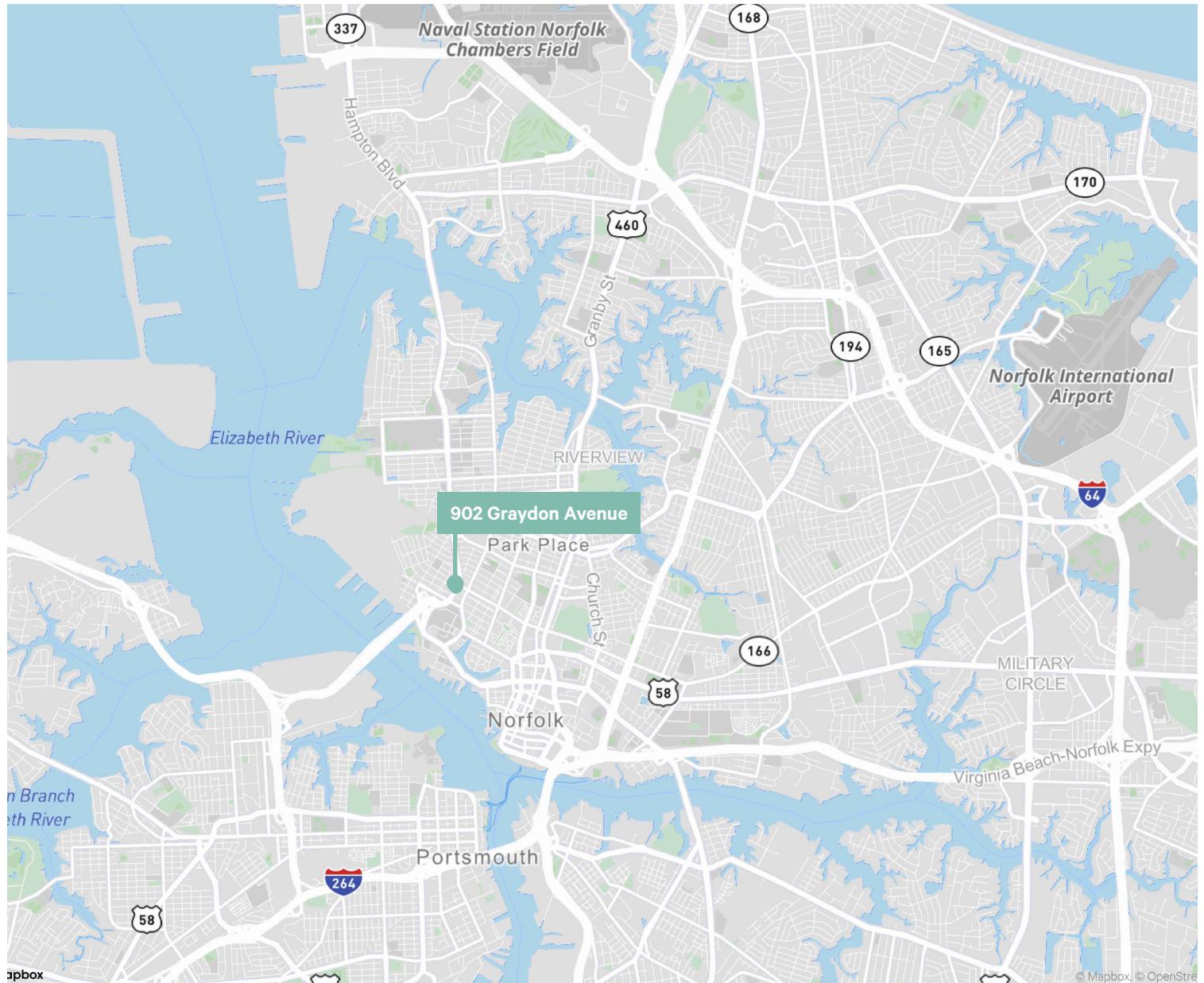
This property presents a rare opportunity to own property on Hampton Boulevard in the Ghent / West Ghent submarket in Norfolk, Virginia. This property benefits from a very central and visible location in direct view of an enormous amount of daily traffic and it's close proximity to the Interstate system, the midtown tunnel, CHKD, Sentara Norfolk General Hospital, Downtown Norfolk, Old Dominion University, the Rail Yard Retail, and the Norfolk Naval Base.

The property lends itself to a host of uses, including retrofit of the existing building to newer office or retail use, redevelopment to general or medical office, single or multi family housing, bank branch, Day Care, school, etc.

Property Highlights

- ±6,541 SF freestanding two story building with large parking lot
- Former Doctors office
- Zoned C-C (Community Commercial) General Commercial Use / Coastal Resilience Overlay District
- Located in Historic Ghent/West Ghent
- Strong redevelopment opportunity
- Excellent visibility along Hampton Boulevard Avenue with 30,000 ADT
- Within walking distance to many restaurants, grocers, coffee shops, breweries, banks, etc.





Contact Us

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