

# FOR SALE

745 GRANBY STREET  
Norfolk, VA 23510



S.L. NUSBAUM  
REALTY CO.



**BEN LEON**

Vice President

O. 757.640.2272

C. 757.469.2365

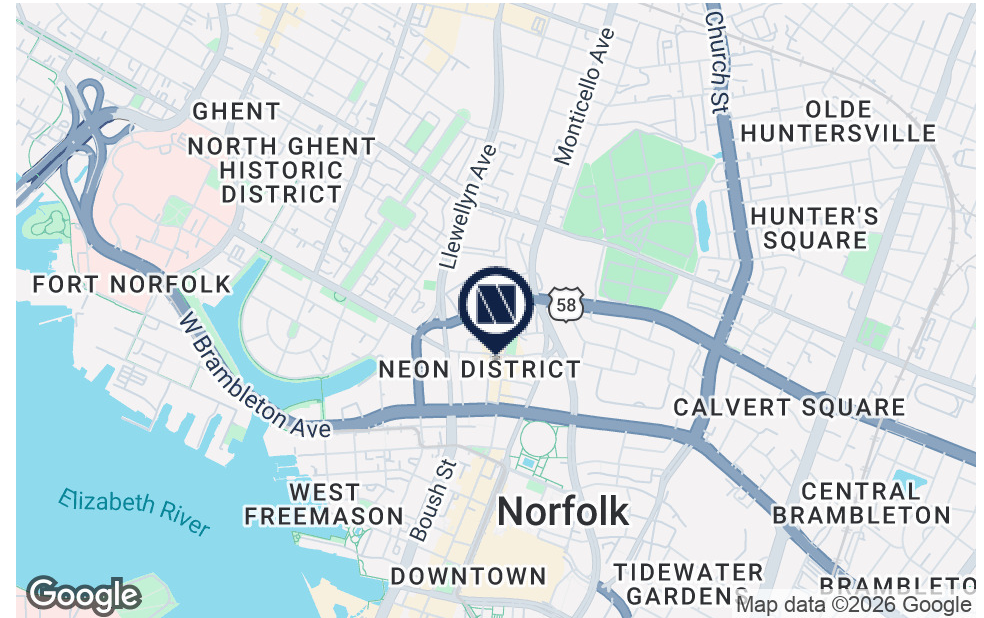
bleon@slnusbaum.com

# EXECUTIVE SUMMARY

745 GRANBY STREET  
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## OFFERING SUMMARY

Sale Price:	\$2,540,000
Building Size:	39,037 SF 1st Floor: 26,037 SF 2nd Floor: 13,000 SF
Lot Size:	1.103 Acres
Price / SF:	\$65.07
Year Built:	1917
Zoning:	D-AD (Downtown Arts and Cultural District)

Norfolk Enterprise Zones

Norfolk Technology Zones

Norfolk Tourism Zones

## PROPERTY OVERVIEW

Positioned in the heart of Norfolk's vibrant NEON Arts District and just seconds from Downtown Norfolk, this property presents a rare opportunity for an owner-occupant, investor, or for redevelopment. With over one acre of land, and great visibility to Granby Street, the site offers significant potential for a variety of uses, including office, retail, hospitality, or multifamily. Properties of this size and location rarely become available, making this a truly unique opportunity in one of Norfolk's most sought after districts.

## PROPERTY HIGHLIGHTS

- 1.103 acre site
- Great visibility
- Flexible D-AD zoning
- Ample parking
- New surrounding developments

# PROPERTY AERIAL

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# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

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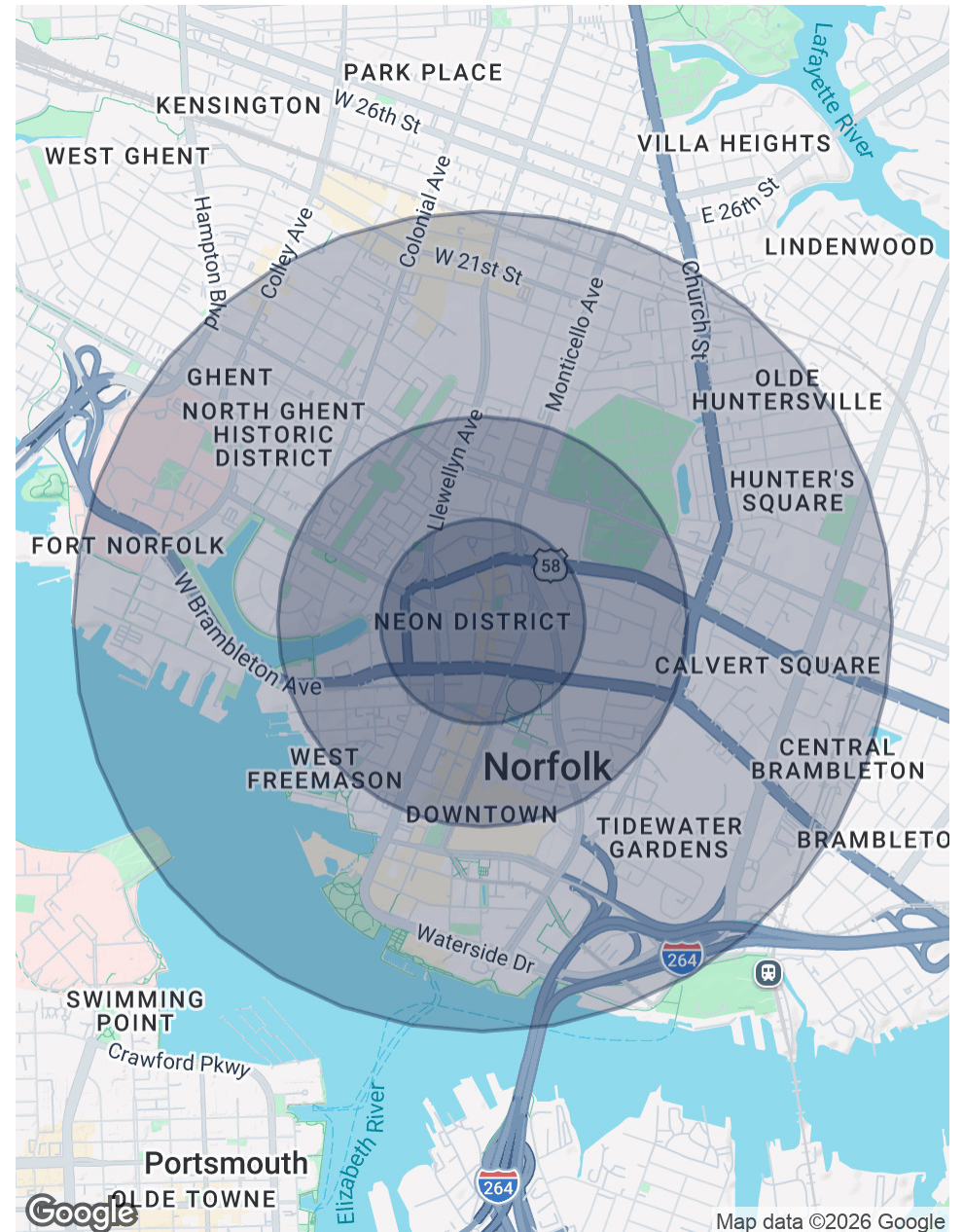
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,651	6,149	21,128
Average Age	34.0	35.1	33.8
Average Age (Male)	31.1	30.0	30.6
Average Age (Female)	35.7	36.3	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	920	3,199	10,322
# Of Persons Per HH	1.8	1.9	2.0
Average HH Income	\$97,325	\$97,461	\$93,111
Average House Value	\$425,405	\$446,228	\$409,808

2023 American Community Survey (ACS)



# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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