



S.L. NUSBAUM  
REALTY CO.

FOR SALE/LEASE

OFFICE/RETAIL IN  
DOWNTOWN NORFOLK



251 GRANBY STREET  
NORFOLK, VA 23510

**BEN LEON**  
ASSOCIATE  
O. 757.640.2272  
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BLEON@SLNUSBAUM.COM

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
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# PROPERTY SUMMARY

251 GRANBY STREET  
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## OFFERING SUMMARY

Sale Price:	\$1,990,000
Lease Rate:	\$18.00 SF/yr (Full Service, Net of Janitorial and Phone/Cable/Internet)
Building Size:	11,000 SF
Available SF:	2,782 - 5,564 SF
Year Built:	1902
Zoning:	D-MU, Coastal Resilience Overlay, Downtown Historic District

## PROPERTY OVERVIEW

Class A office space located in the center of Downtown Norfolk featuring a newly renovated lobby and common areas. Perfect for a plethora of high-end office users. Dozens of restaurants nearby. Excellent visibility on Granby Street, as well as easy access to all major highways. Individual key-coded security access.

SPACES	LEASE RATE	SPACE SIZE	AVAILABLE
First Floor	\$18.00 SF/yr	2,782 SF	Immediately
Second Floor	\$18.00 SF/yr	1,650 SF	Leased
Third Floor	\$18.00 SF/yr	2,782 SF	Leased
Fourth Floor	\$18.00 SF/yr	2,782 SF	Immediately

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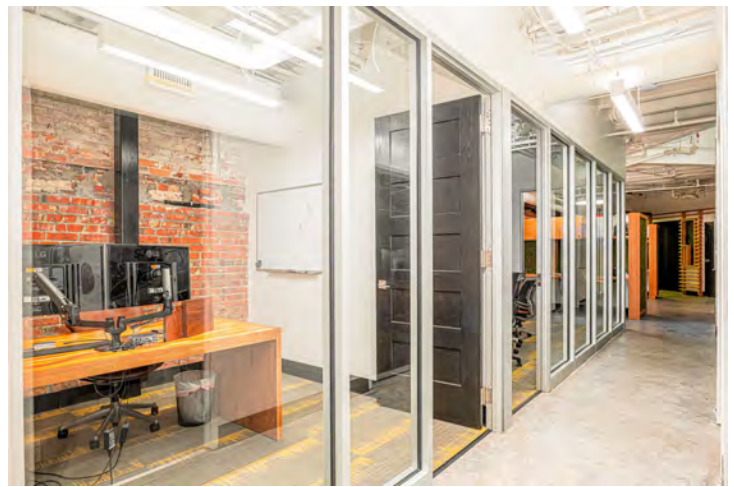
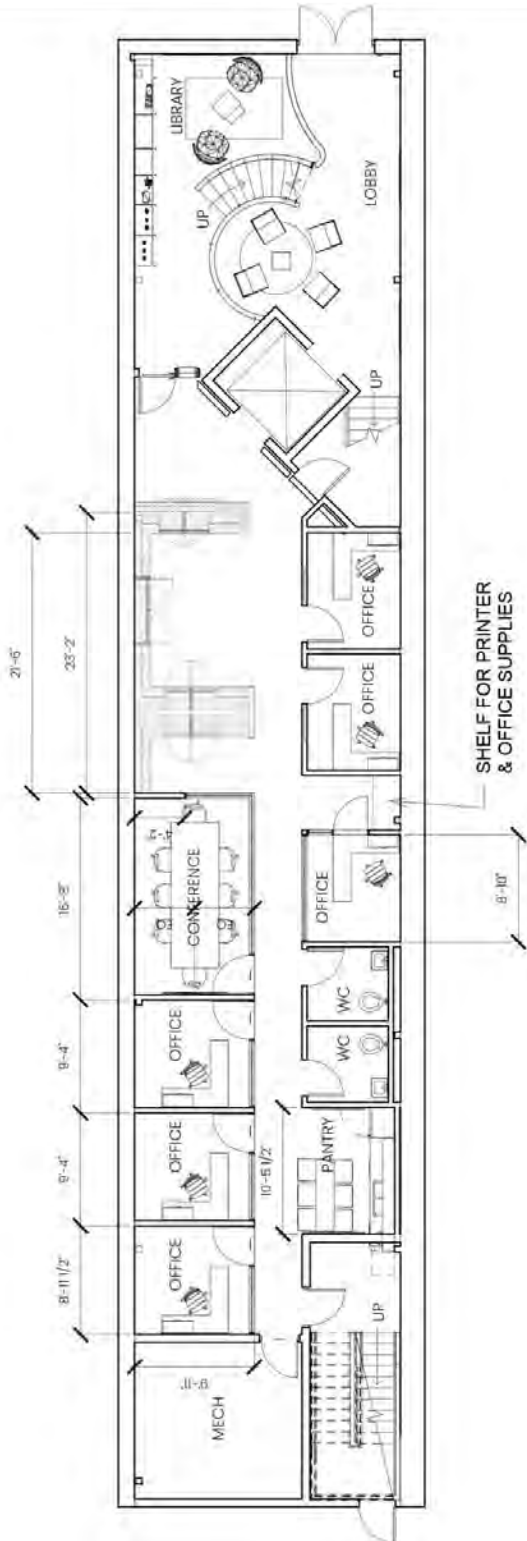
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# FIRST FLOOR

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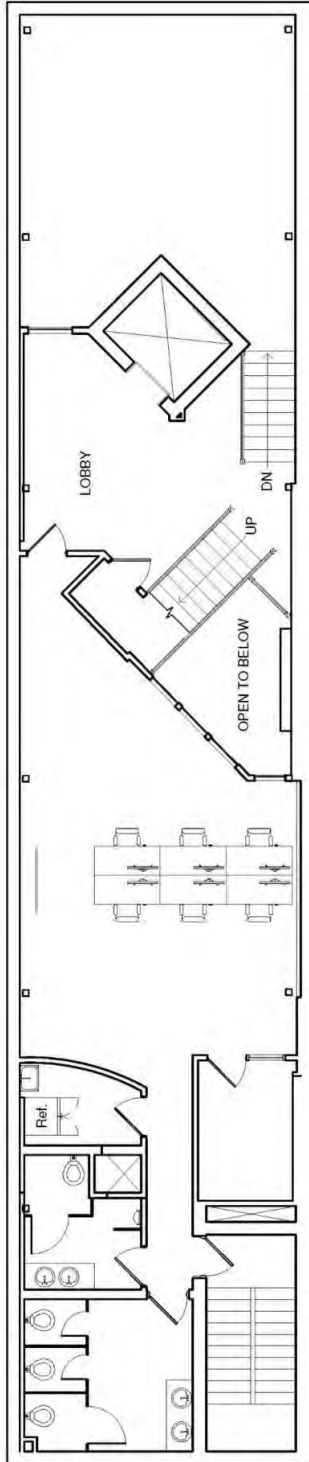
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# SECOND FLOOR

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# THIRD FLOOR

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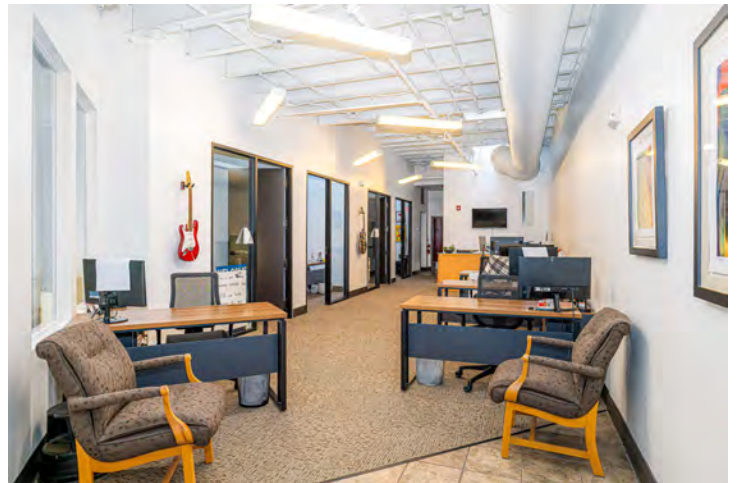
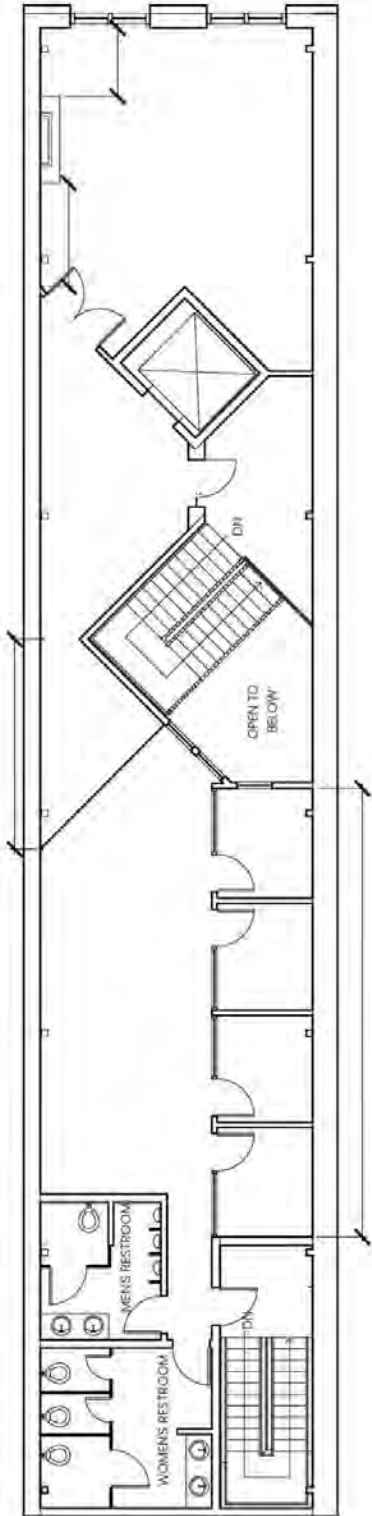
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# FOURTH FLOOR

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# RETAILER MAP

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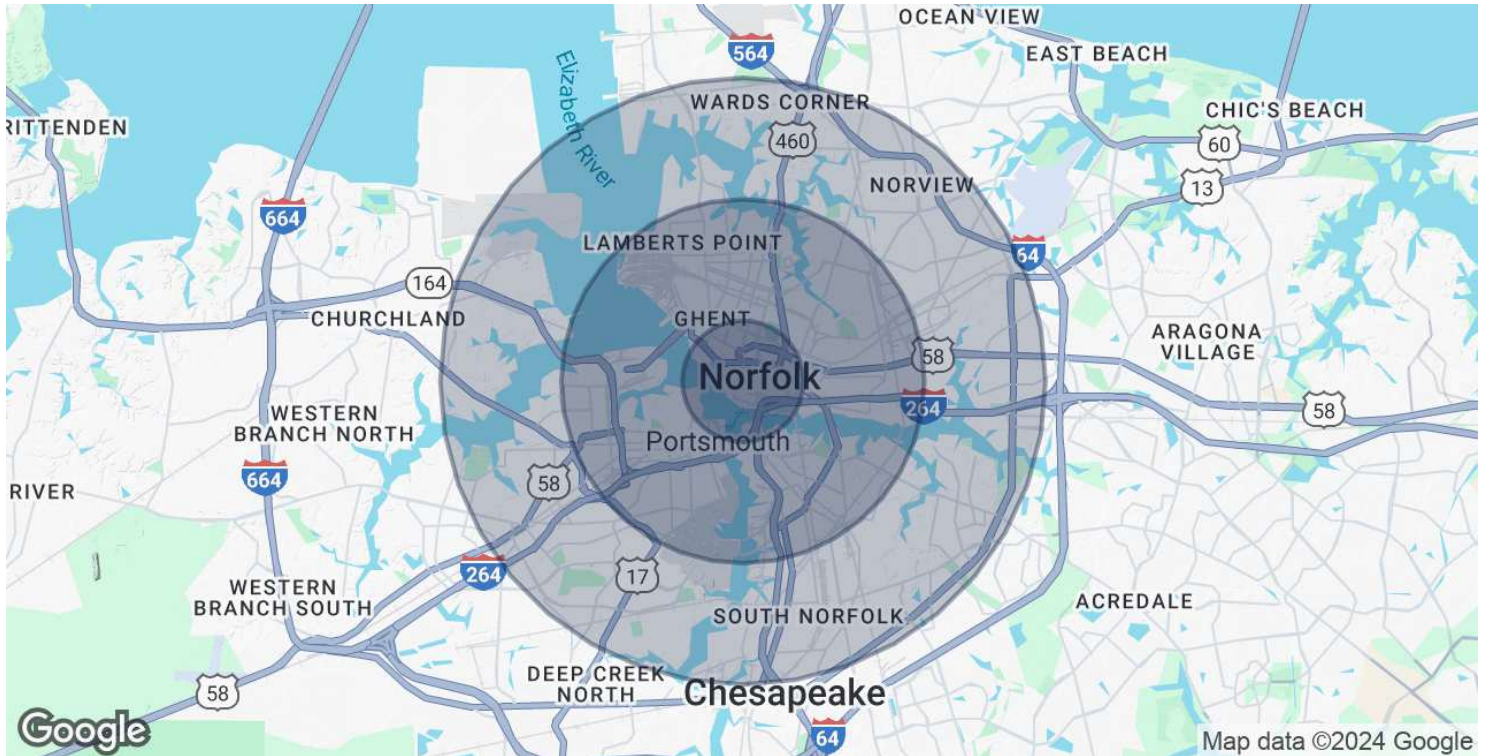
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,721	116,692	272,430
Average Age	29.5	30.2	32.0
Average Age (Male)	26.6	27.9	29.8
Average Age (Female)	32.6	32.2	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,764	41,751	101,252
# Of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$76,181	\$54,105	\$56,744
Average House Value	\$348,235	\$266,028	\$246,187

2020 American Community Survey (ACS)

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# CONTACT US



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