

Military Circle Mall Retail Land Norfolk, Virginia

Address: 5859 E. Virginia Beach Blvd., Norfolk, Virginia

Size: 2.84 acres

Description: Prime Commercial real estate property fronting Virginia Beach Blvd. and Military Circle Mall offering direct access to the signalized main entrance at Glenrock Road.

Price: \$85,000 an acre per year

Zoning: C-3

Area-Tenancy: Sear's, JCPenney, Walmart Supercenter, Target, Home Depot, Lowes, Macy's Ross Dress for Less, Office Depot, Farm Fresh, Food Lion

Traffic Counts: Virginia Beach Blvd. (Hwy. 58): 28,000 AADT (2010)

Demographic Summary

	<i>1 Miles</i>	<i>2 Miles</i>	<i>3 Miles</i>
2021 Estimated Population	6,063	35,687	95,795
2021 Est. Median HH Income	\$66,331	\$62,824	\$65,067
2021 Est. Total Employees	12,303	39,773	66,348

Retail Advisors, Inc., Yorktown, VA, 757.898.7890



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N. Military Hwy.

J.A.N.A.F.
SHOPPING YARD



Virginia Beach Blvd.

Site



M.B.23. PG.90

PROPOSED RAY

7

AREA
123832 SQ.FT.
2.8428 AC.

AREA
031 SQ.F
1.3022 AC

Hardee's Restaurant
50 seats
F.F. = 16.50

MILITARY CIRCLE MALL RING ROAD

REVISIONS	DATE	NO.	REQUESTED BY	DESCRIPTION

Preliminary
Of
Multi-Use Restaurant Development
Norfolk, Virginia
for
Boddie Noel Enterprises, Inc.

Date	Scale	0	25	50	75
00/00/00	1"=20'				



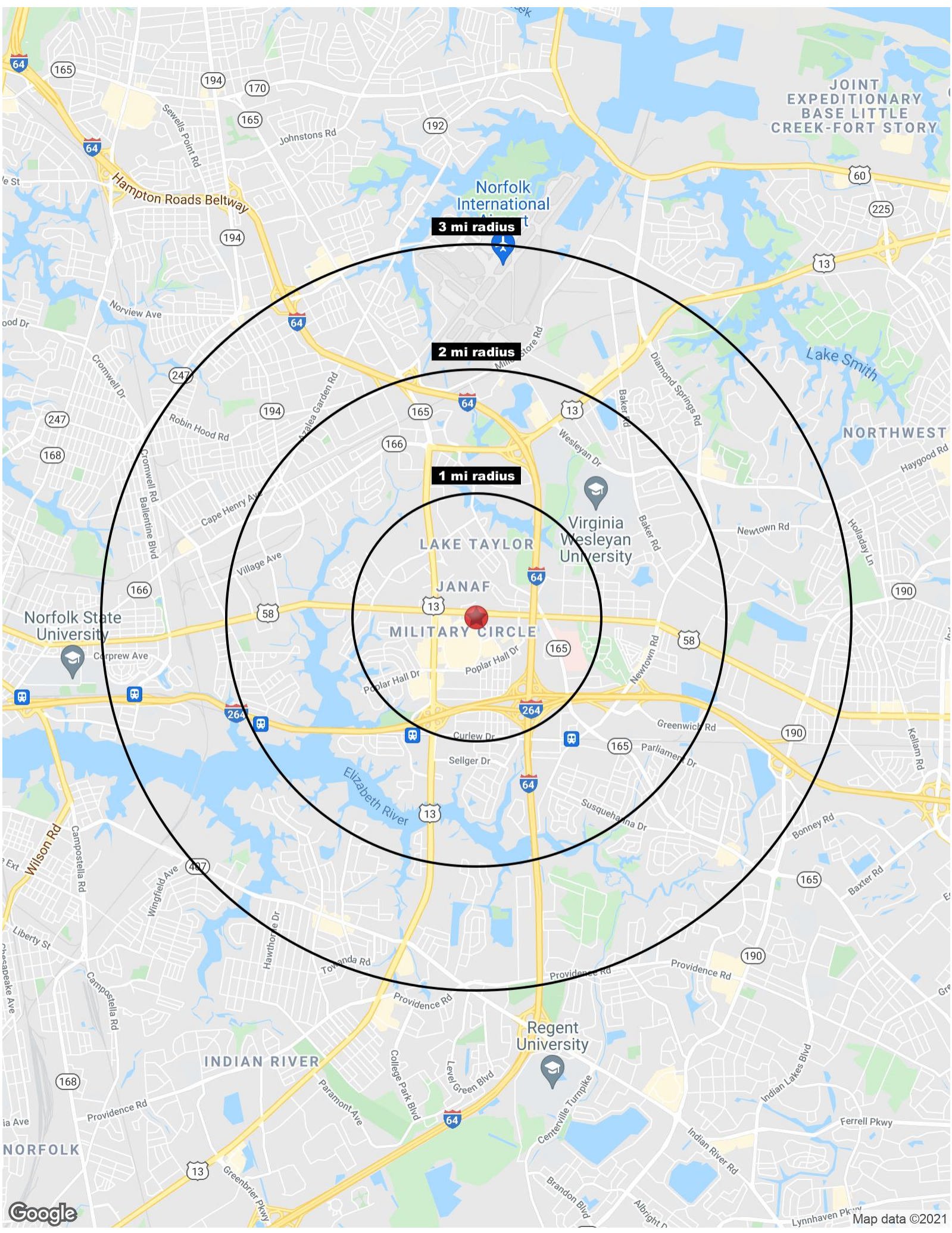
Project	Phase/Task	Drawn By	Checked By	Drawing Name
64220	000/0000	MCH	SBH	04/220/50703-21-03.bwd

Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Advisors, Inc.
Lat/Lon: 36.855/-76.2038

5859 E Virginia Beach Blvd Norfolk, VA 23502	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	6,063	35,687	95,795
2026 Projected Population	5,998	35,227	95,368
2010 Census Population	6,371	35,632	91,947
2000 Census Population	6,857	36,473	90,825
Projected Annual Growth 2021 to 2026	-0.2%	-0.3%	-
Historical Annual Growth 2000 to 2021	-0.6%	-0.1%	0.3%
2021 Median Age	36.3	34.9	35.9
Households			
2021 Estimated Households	2,431	13,925	37,793
2026 Projected Households	2,458	14,178	38,897
2010 Census Households	2,442	13,309	34,648
2000 Census Households	2,426	13,302	33,579
Projected Annual Growth 2021 to 2026	0.2%	0.4%	0.6%
Historical Annual Growth 2000 to 2021	-	0.2%	0.6%
Race and Ethnicity			
2021 Estimated White	38.7%	40.3%	46.3%
2021 Estimated Black or African American	46.8%	47.5%	41.0%
2021 Estimated Asian or Pacific Islander	6.4%	4.3%	5.4%
2021 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2021 Estimated Other Races	7.8%	7.5%	6.8%
2021 Estimated Hispanic	9.0%	8.3%	7.6%
Income			
2021 Estimated Average Household Income	\$82,772	\$75,515	\$83,441
2021 Estimated Median Household Income	\$66,331	\$62,824	\$65,067
2021 Estimated Per Capita Income	\$33,440	\$29,704	\$33,097
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.5%	4.1%	3.5%
2021 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.3%	7.4%
2021 Estimated High School Graduate	26.3%	27.3%	26.3%
2021 Estimated Some College	28.3%	28.7%	26.7%
2021 Estimated Associates Degree Only	11.4%	11.2%	10.3%
2021 Estimated Bachelors Degree Only	16.8%	14.8%	16.2%
2021 Estimated Graduate Degree	7.3%	7.7%	9.5%
Business			
2021 Estimated Total Businesses	868	2,512	4,974
2021 Estimated Total Employees	12,303	39,773	66,348
2021 Estimated Employee Population per Business	14.2	15.8	13.3
2021 Estimated Residential Population per Business	7.0	14.2	19.3



JOINT
EXPEDITIONARY
BASE LITTLE
CREEK-FORT STORY

Norfolk
International
3 mi radius

2 mi radius

1 mi radius

LAKE TAYLOR

JANAF

MILITARY CIRCLE

Virginia
Wesleyan
University

Norfolk State
University

Regent
University