

# FOR LEASE

## FORMER SCHOOL BUILDING

422 Shirley Ave | Norfolk, VA 23517



**S.L. NUSBAUM**  
REALTY CO.



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**S.L. NUSBAUM REALTY CO.** | 440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

# PROPERTY SUMMARY

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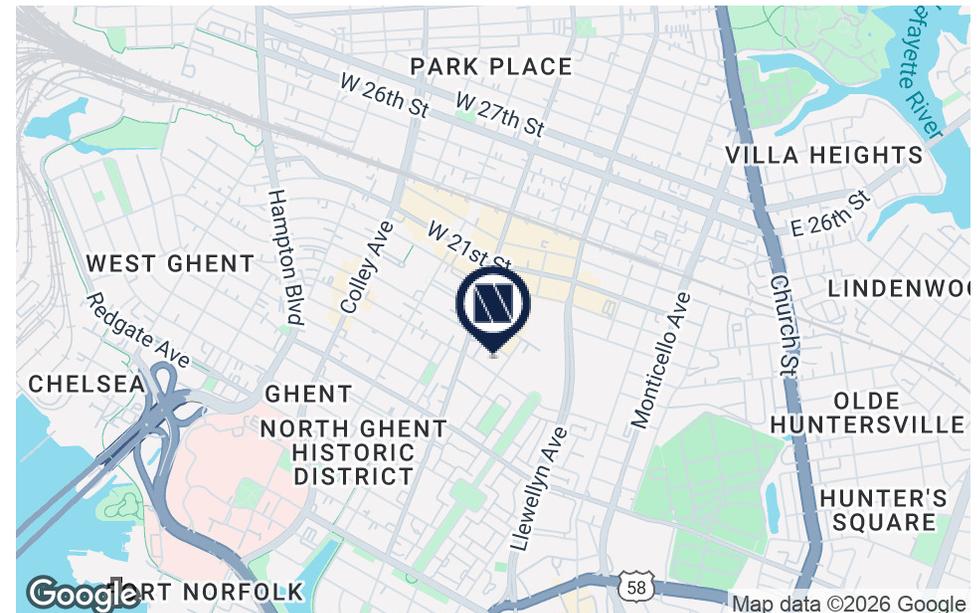


## PROPERTY DESCRIPTION

Discover a unique leasing opportunity in the heart of Norfolk's desirable Ghent area. This 6,448 SF indoor facility, formerly used as a school, offers flexible space ideal for educational, childcare, community, nonprofit, or creative uses. The building is directly attached to Temple Beth El and benefits from a welcoming neighborhood environment with excellent visibility.

## PROPERTY HIGHLIGHTS

- 6,448 SF of interior space with a functional layout suited for classrooms, offices, or program areas
- Expansive 4,700 SF outdoor courtyard, perfect for recreational activities, outdoor learning, events, or secure play areas
- Previously operated as a school, offering an existing framework for similar uses
- Prime location across from Maury High School, providing strong community presence and consistent foot/vehicle traffic



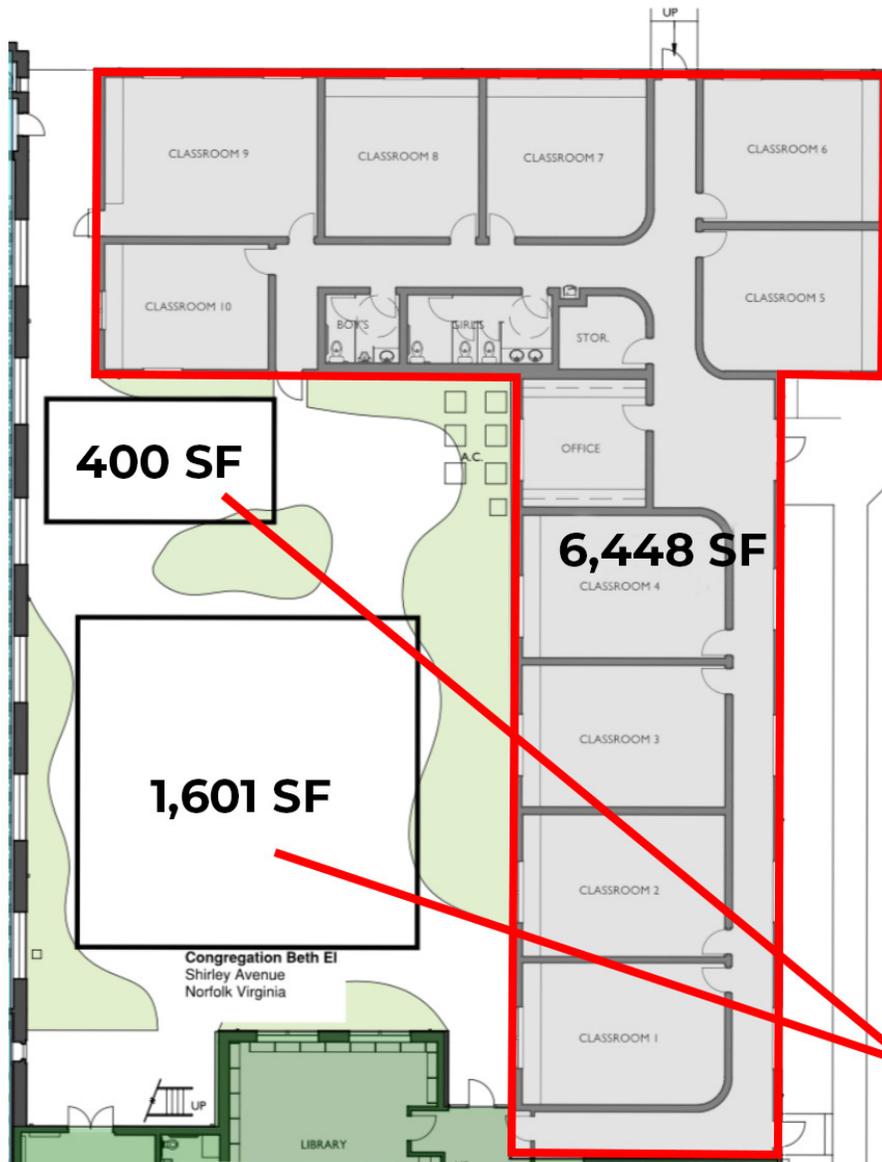
# SITE PLAN

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**ENTIRE COURTYARD ± 4,700 SF  
OPEN ZONES MAKE UP ± 2,000 SF**



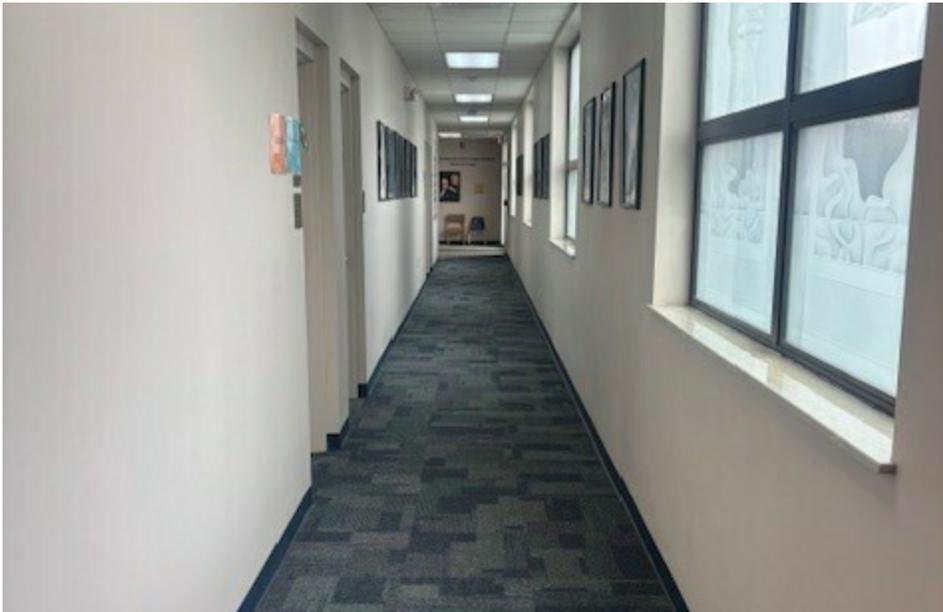
# ADDITIONAL PHOTOS

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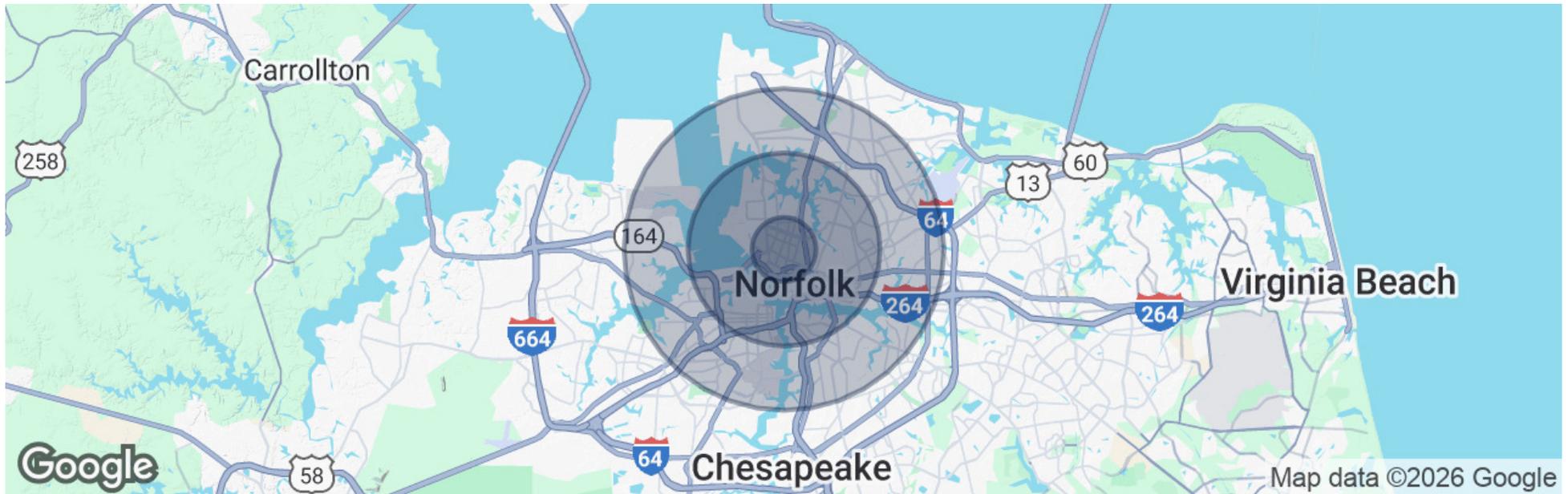
# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,672	104,112	254,725
Average Age	38	37	38
Average Age (Male)	37	36	36
Average Age (Female)	39	38	39

## HOUSEHOLDS & INCOME

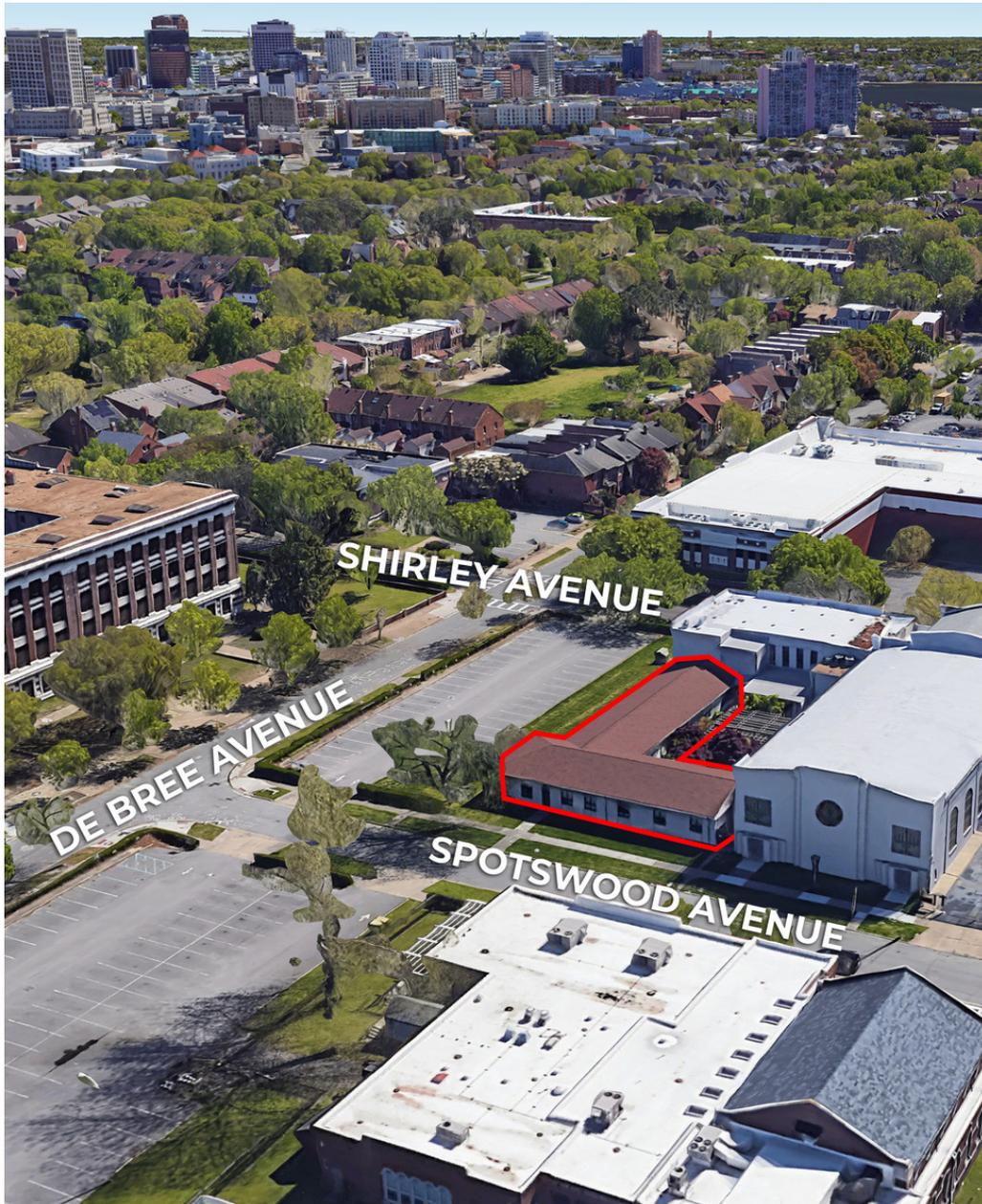
	1 MILE	3 MILES	5 MILES
Total Households	10,771	43,942	104,191
# Of Persons Per HH	2	2.4	2.4
Average HH Income	\$93,263	\$89,045	\$82,980
Average House Value	\$477,130	\$369,763	\$316,968

Demographics data derived from AlphaMap

# CONTACT INFORMATION

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