



Railyard at Lambert's Point

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Hampton Blvd at W. 25th St, Norfolk, VA

Retail Space Available

Premier shopping center, with ample patio areas & courtyard throughout the property. Prime visibility on heavily trafficked Hampton Blvd.

Railyard at Lambert's Point is a 120,000 SF up and coming retail site located within the west Ghent submarket in Norfolk, VA. The surrounding historical neighborhoods are home to some of the region's highest incomes and most educated individuals.

Property Summary

Property Description

The property is located south of Naval Station Norfolk, the world's largest naval base (64,357 active duty and civilian personnel on base) and Old Dominion University (20,000 students plus the Ted Constant Convocation Center, and new larger football stadium under construction), and north of the Sentara Regional Medical Complex (thousands of employees, a children's hospital, heart center and Eastern Virginia Medical School).

Area Information

Located in Norfolk's West Side, this new development will serve a trade area of 66,000 residents earning an average household income of \$85,000, 47% of whom have a Bachelor's degree or higher. It is surrounded by Universities, Medical facilities, military, numerous Arts venues, and other visitor attractions.

Property Address

Hampton Boulevard @ 24th, 25th & 26th Street, Norfolk, VA 23508. Signalized at 26th Street. Right in/right out on 24th & 25th Streets.

Property Size

120,000 sf; includes adaptive reuse of existing buildings

Parking

4.9 per 1,000 sf



Lease Rate

Refer to Agent

CAM, Taxes & Insurance

\$5.00 - \$6.00 psf



Zoning

C-2

Traffic Counts

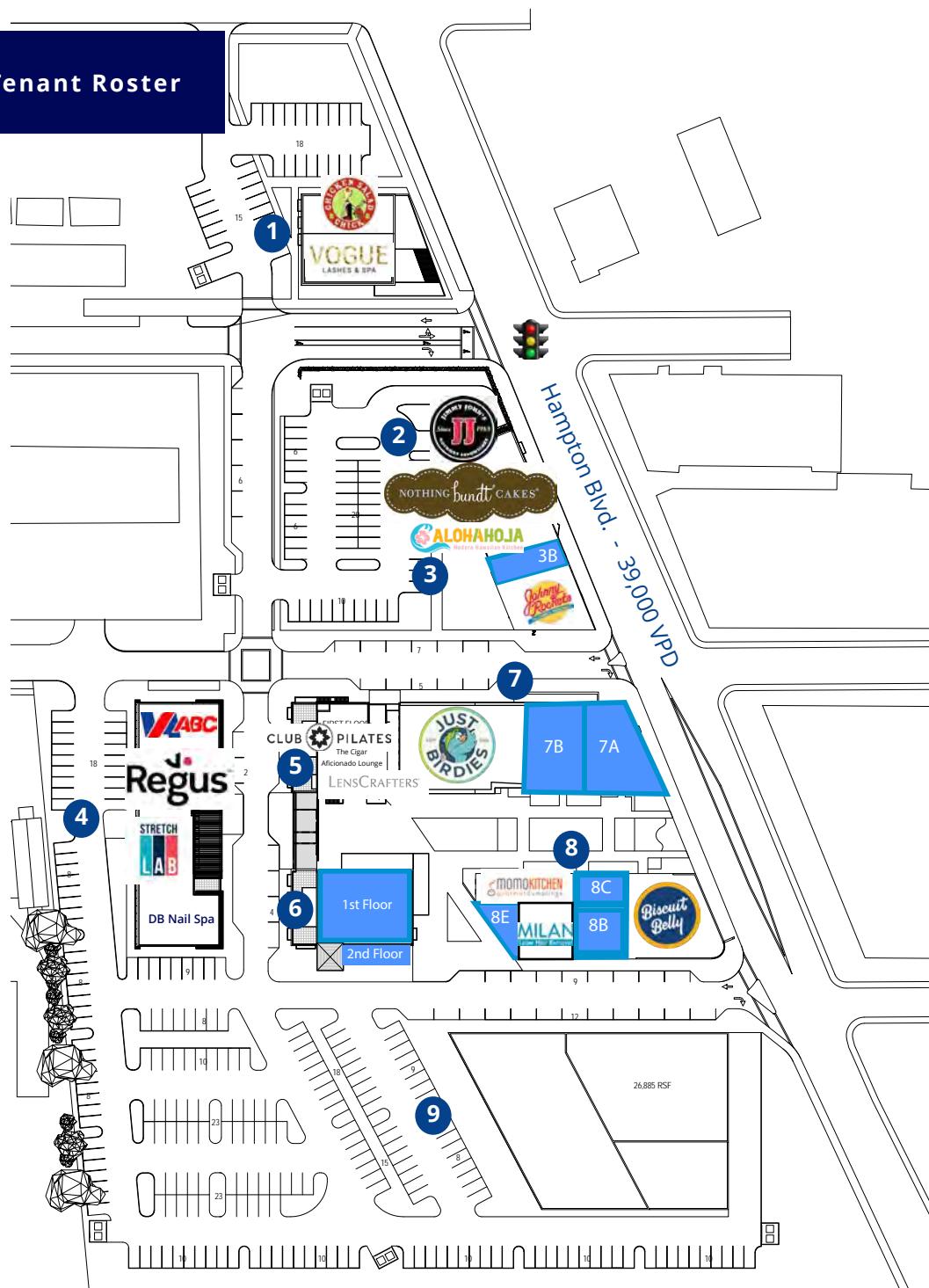
39,000 VPD - Hampton Blvd

Demographics	1 Mile	3 Miles	5 Miles
Population	18,182	90,973	238,201
Average HH Income	\$86,055	\$73,082	\$68,011
Daytime Population	32,747	134,162	281,678

Join these tenants:

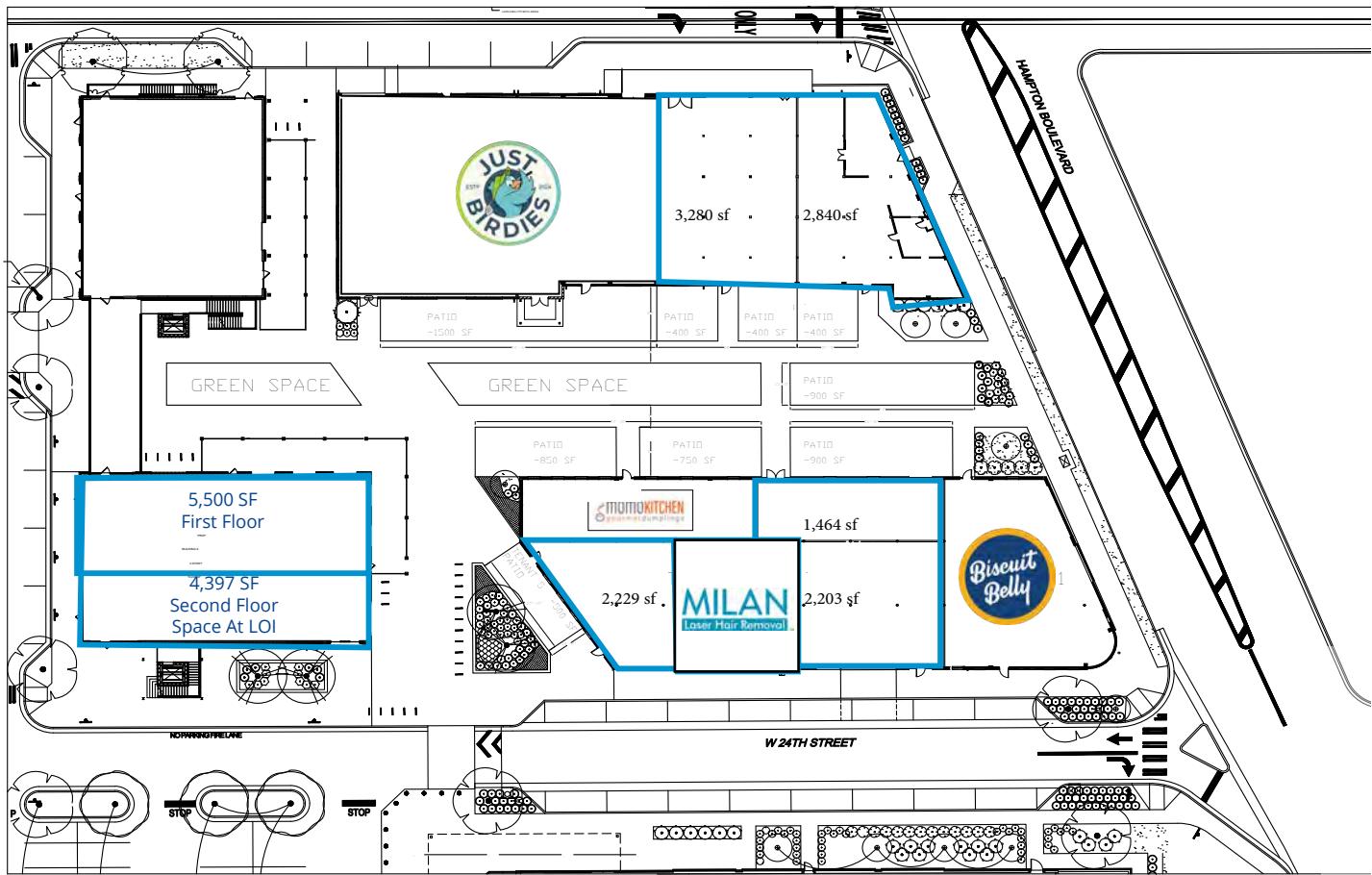


Site Plan & Tenant Roster



Building	Tenant	SF	Building	Tenant	SF
1A	Chicken Salad Chick	2,800	5 (2nd FL)	The Cigar Aficionado Lounge	2,885
1B	Vogue Lashes & Spa	2,665	6	Available	5,500
2A	Jimmy John's	1,618	6 (2nd FL)	Available (At LOI)	4,397
2B	Nothing Bundt Cakes	2,200	7A	Available	2,840
3A	Aloha Hola	1,400	7B	Available	3,280
3B	Available	1,455	7C/7D	Just Birdies	7,910
3C	Johnny Rockets	2,347	8A	Biscuit Belly	3,310
4A	VA ABC	4,500	8B	Available	2,203
4B	Stretch Lab	1,300	8C	Available	1,464
4C	DB Nail Spa	3,600	8D	Momo Kitchen	1,810
4 (2nd FL)	Regus	10,000	8E	Available	2,229
5	LensCrafters	2,450	8F	Milan Laser Hair Removal	1,500
5	Club Pilates	1,936			

Site Plan- Buildings 6, 7 & 8



Property Rendering



Property Photos





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