



FOR **SALE**

HISTORIC LANDMARK - ADAPTIVE REUSE

303 W. 34TH STREET | NORFOLK, VIRGINIA 23508



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Positioned near the vibrant Ghent Corridor, the property offers a strategic location in one of Norfolk's most desirable neighborhoods
- High walk-ability making it a highly attractive location for retail, office, or mixed-use commercial tenants who value foot traffic and local accessibility
- The property is situated in an area with an established commercial presence, including Sentara Norfolk General Hospital, the Children's Hospital of the King's Daughters (CHKD), and Eastern Virginia Medical School (EVMS)
- Steps away from numerous local amenities
- Zoned R-11 (Medium-Density Multi-Family): Allows for a variety of residential development options—including townhomes, duplexes, and low-rise multi-family buildings—making it attractive for builders and investors seeking infill opportunities in a growing urban neighborhood close to employment centers, schools, and amenities.

BUILDING SIZE:

31,645 SF ±

LOT SIZE:

.68 ACRES ±

YEAR BUILT:

1935

ZONING:

R11

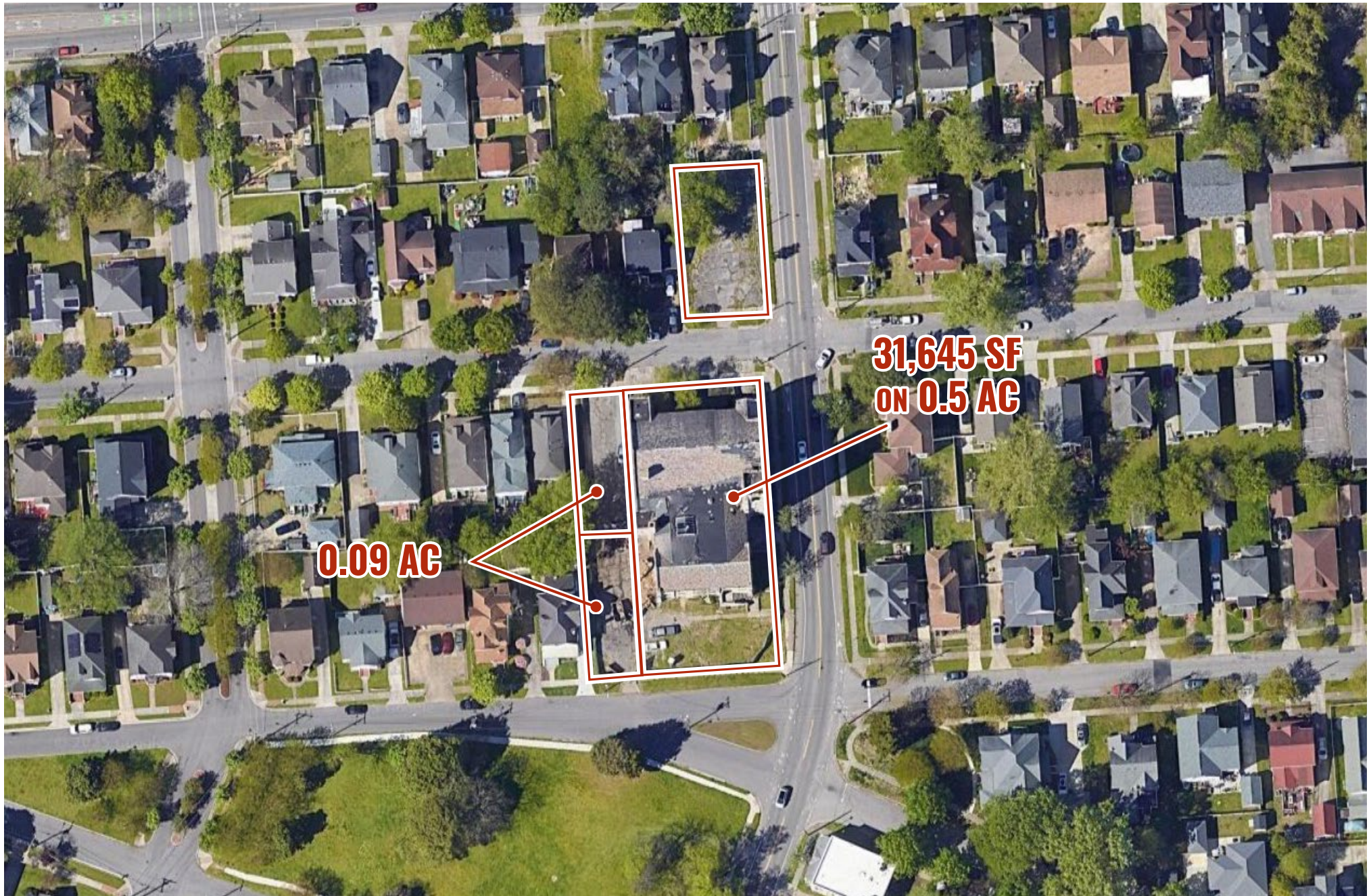
SALE PRICE:

\$1,200,000

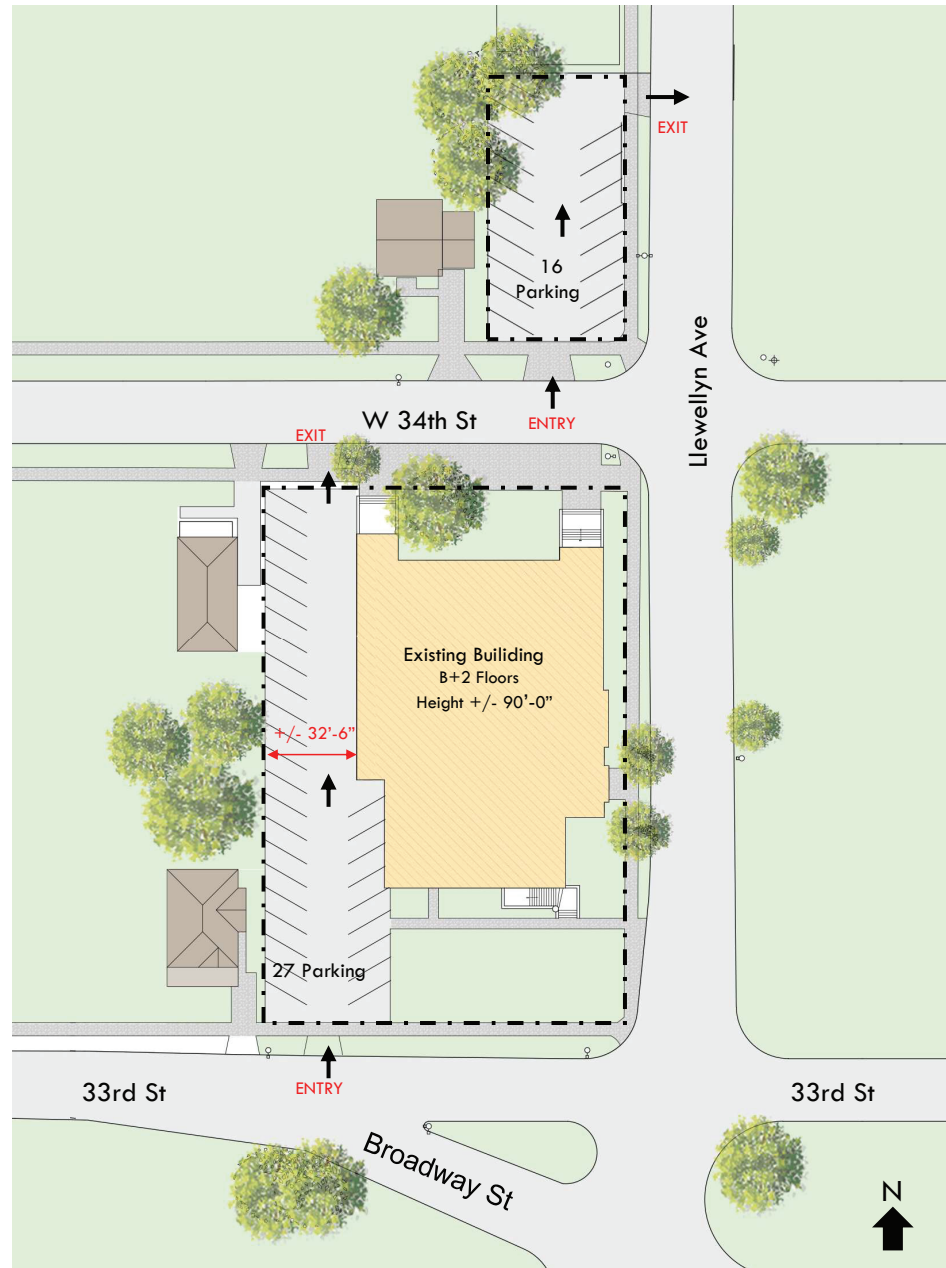


GOOGLE STREET VIEW

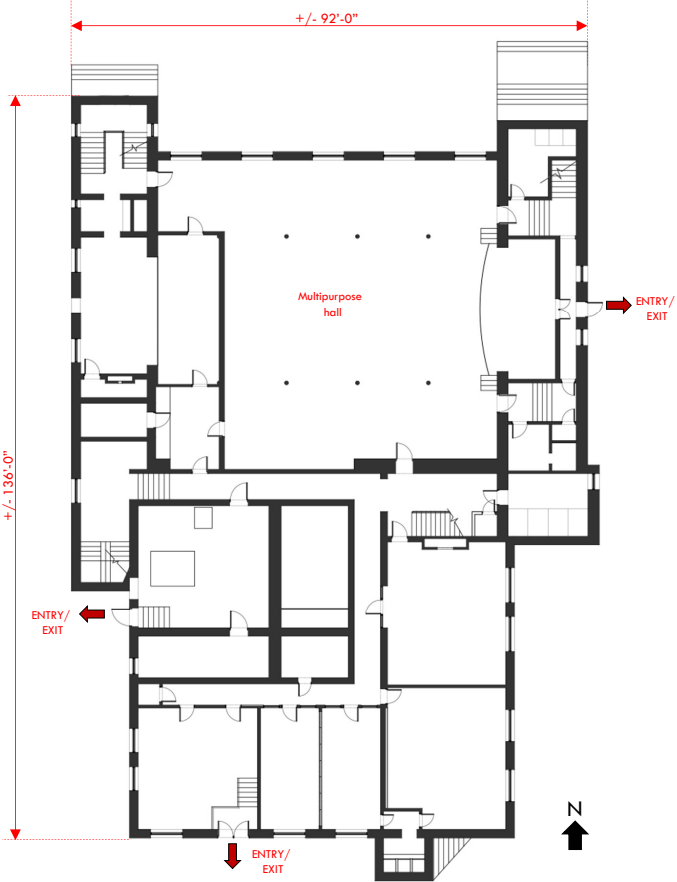
AERIAL



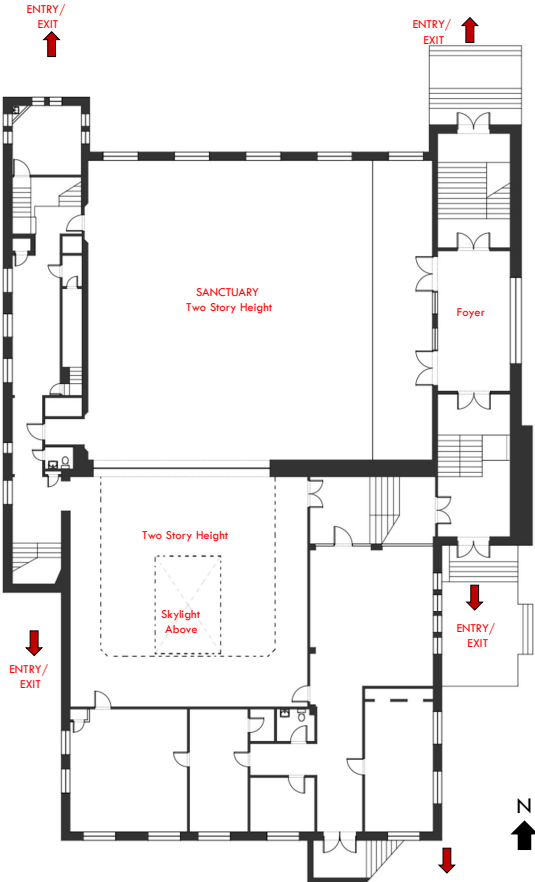
SITE PLAN



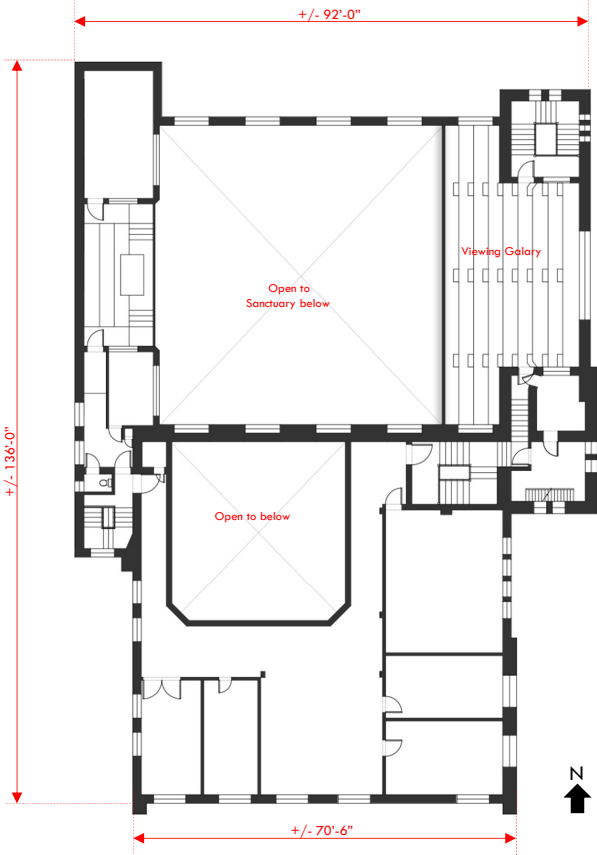
FLOOR PLANS



Basement Plan - Existing

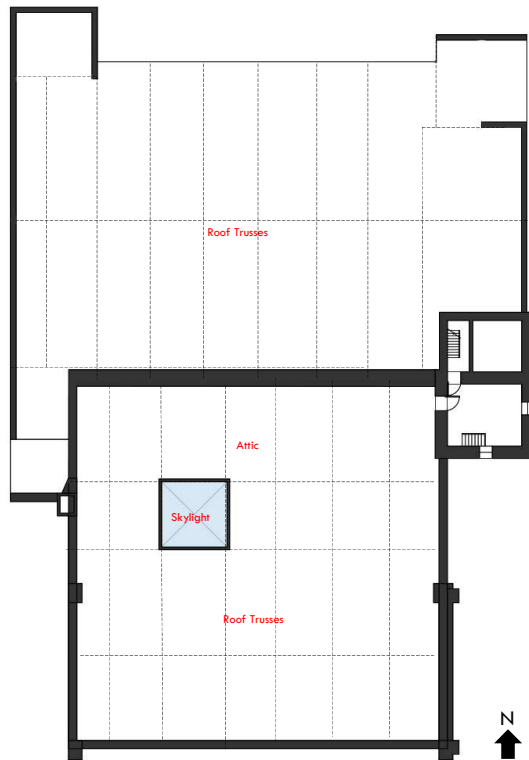


First Floor Plan - Existing

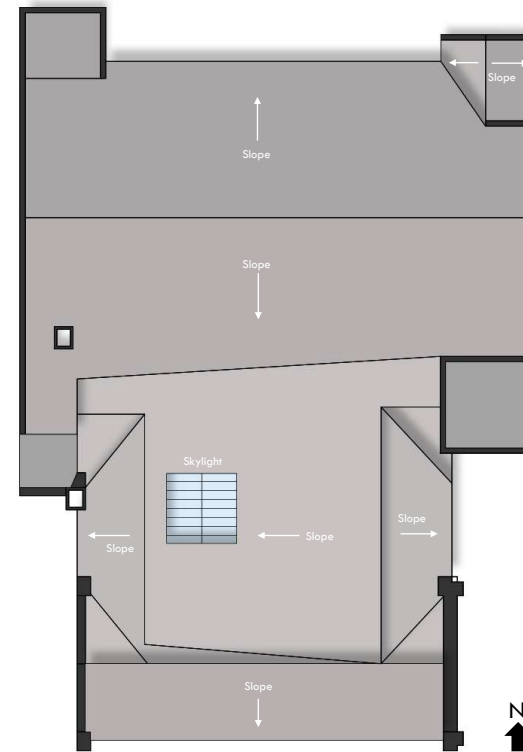


Second Floor Plan - Existing

FLOOR PLANS



Attic Plan - Existing



Roof Plan- Existing

ELEVATIONS



North Elevation from W 34th Street (Existing)



East Elevation from Llewellyn Ave (Existing)



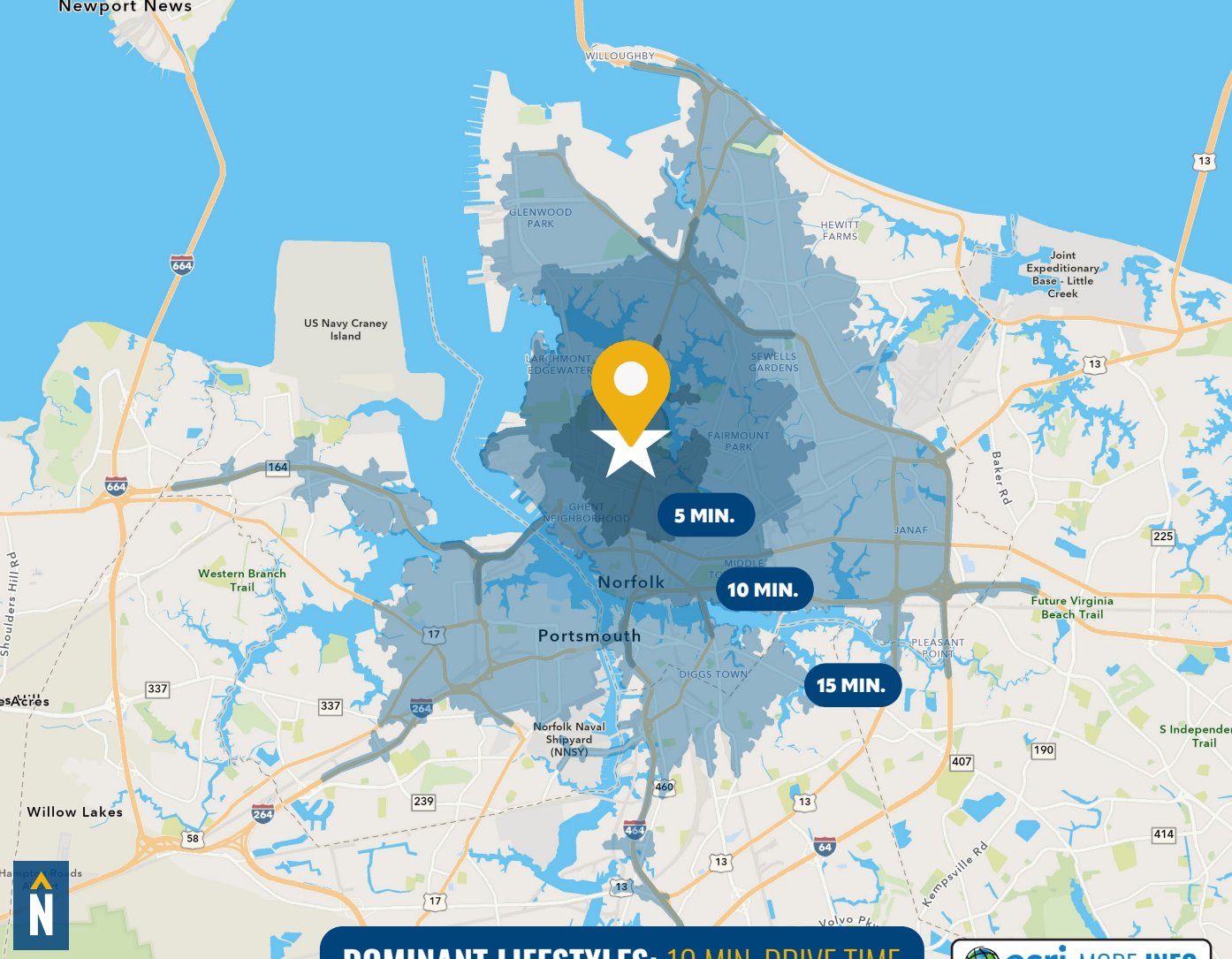
South Elevation from 33rd Street (Existing)



West Elevation (Existing)

MARKET AERIAL





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

18%

METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

9.7%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

8.5%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



12,530

45,153

108,955

DAYTIME POPULATION



31,526

139,565

304,749

AVERAGE HOUSEHOLD INCOME



\$91,867

\$99,514

\$87,045

NUMBER OF HOUSEHOLDS



12,279

43,601

100,622

MEDIAN AGE



32.2

33.3

34.2

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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