

FOR LEASE

DOWNTOWN RETAIL SPACE

420 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



LINDSAY BANGEL

Associate

O. 757.263.4847

lbangel@slnusbaum.com

MURRAY ROSENBACH

Senior Vice President

O. 757.640.2229

mrosenbach@slnusbaum.com

PROUD PARTNER

XTEAM
RETAIL ADVISORS

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

PROPERTY SUMMARY

420 MONTICELLO RETAIL

420 Monticello Ave | Norfolk, VA 23510



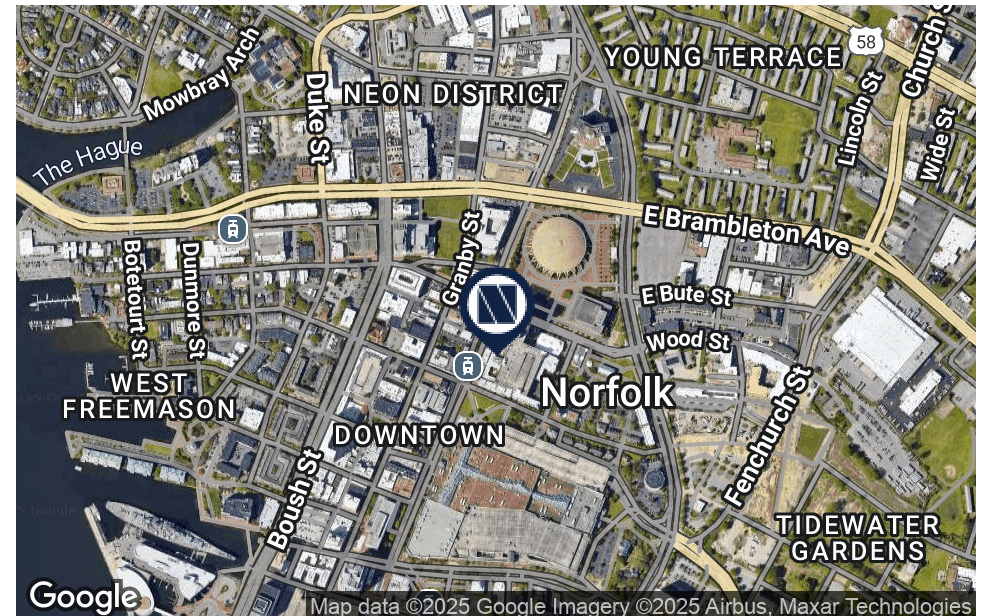
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PROPERTY DESCRIPTION

420 Monticello is a vibrant mixed-use development offering 50,000 SF of premium retail space, strategically located in the heart of Downtown Norfolk. This dynamic property provides unparalleled access to the Norfolk Tide Rail Line, ensuring seamless transportation for visitors and residents. It features 1,859 on-site parking spaces, catering to the convenience of visitors and tenants. Additionally, the center boasts 121 luxury apartments, designed to offer modern and comfortable living. With its blend of retail, residential, and transit-oriented amenities, 420 Monticello stands as a foundation of urban living in Norfolk, fostering a lively and connected community to the workforce of Downtown Norfolk.

SPACES	LEASE RATE	SPACE SIZE
Suite A	Contact Agent	2,773 SF
Suite 2 - Lobby	Contact Agent	4,945 SF
Suite 160	Contact Agent	1,194 SF
Suite 164	Contact Agent	4,195 SF



EXECUTIVE SUMMARY

420 MONTICELLO RETAIL
420 Monticello Ave | Norfolk, VA 23510



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VIRTUAL TOUR

[CLICK HERE FOR VIDEO TOUR \(RESTAURANT\)](#)

[CLICK HERE FOR VIDEO TOUR \(SALON SPACE\)](#)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,946	118,637	279,019
Total Households	6,980	42,366	103,410
Average HH Income	\$69,841	\$54,813	\$56,513

PROPERTY HIGHLIGHTS

- **Located within a 255,000 SF, Class A office tower with 50,000 SF of street-level retail space**
- 1,857 on-site parking spaces, including reserved spaces for take-out customers
- Neighboring tenants include: Buffalo Wild Wings, Saffron Indian Bistro, 7-Eleven, Sushi King and Twisted Crab!
- **Sits just below Monticello Station, a 121-unit luxury apartment community**
- Downtown Norfolk submarket has 2,682 apartment units with an additional 537 units under construction and a **vacancy rate of only 5.1%**
- **Immediately adjacent to Chrysler Hall, Scope Arena, and 931,000 SF MacArthur Center Mall**

SITE PLAN

420 MONTICELLO RETAIL

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CHARLOTTE STREET

BANK STREET

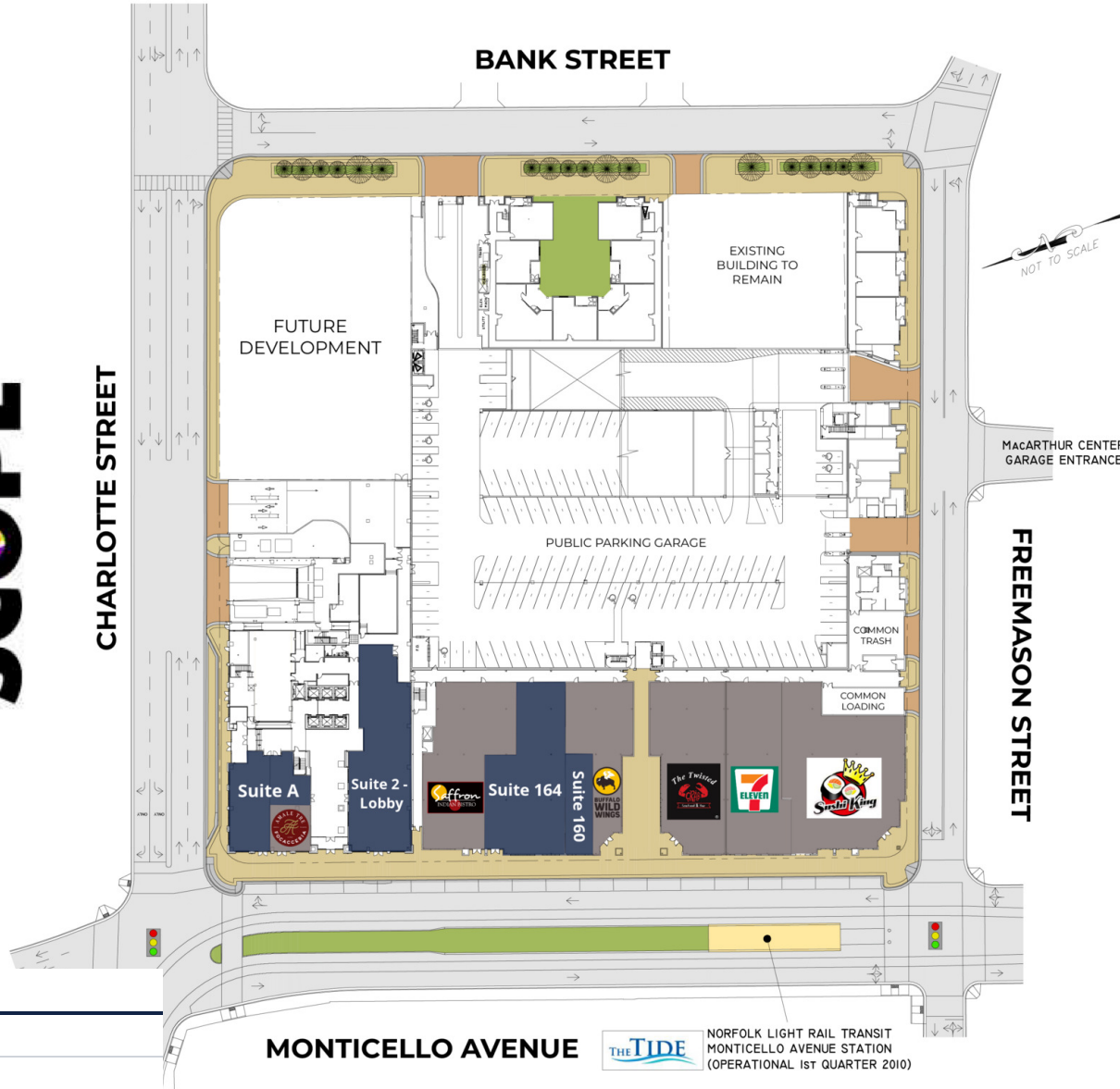
FREEMASON STREET

MONTICELLO AVENUE

MacArthur Center

LEGEND

- Available
- Unavailable



VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,194 - 4,945 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	SIZE	TYPE	DESCRIPTION
■ Suite A	2,773 SF	NNN	Fully-equipped restaurant space located in the ground floor lobby of 440 Monticello.
■ Suite 2 - Lobby	4,945 SF	NNN	Second generation bank.
■ Suite 160	1,194 SF	NNN	Former wine & tea retailer.
■ Suite 164	4,195 SF	NNN	Formerly occupied by Massage Envy. Great buildout for massage therapy, salon suites, medical, dental, or optometry.

SUITE A - SECOND GENERATION RESTAURANT

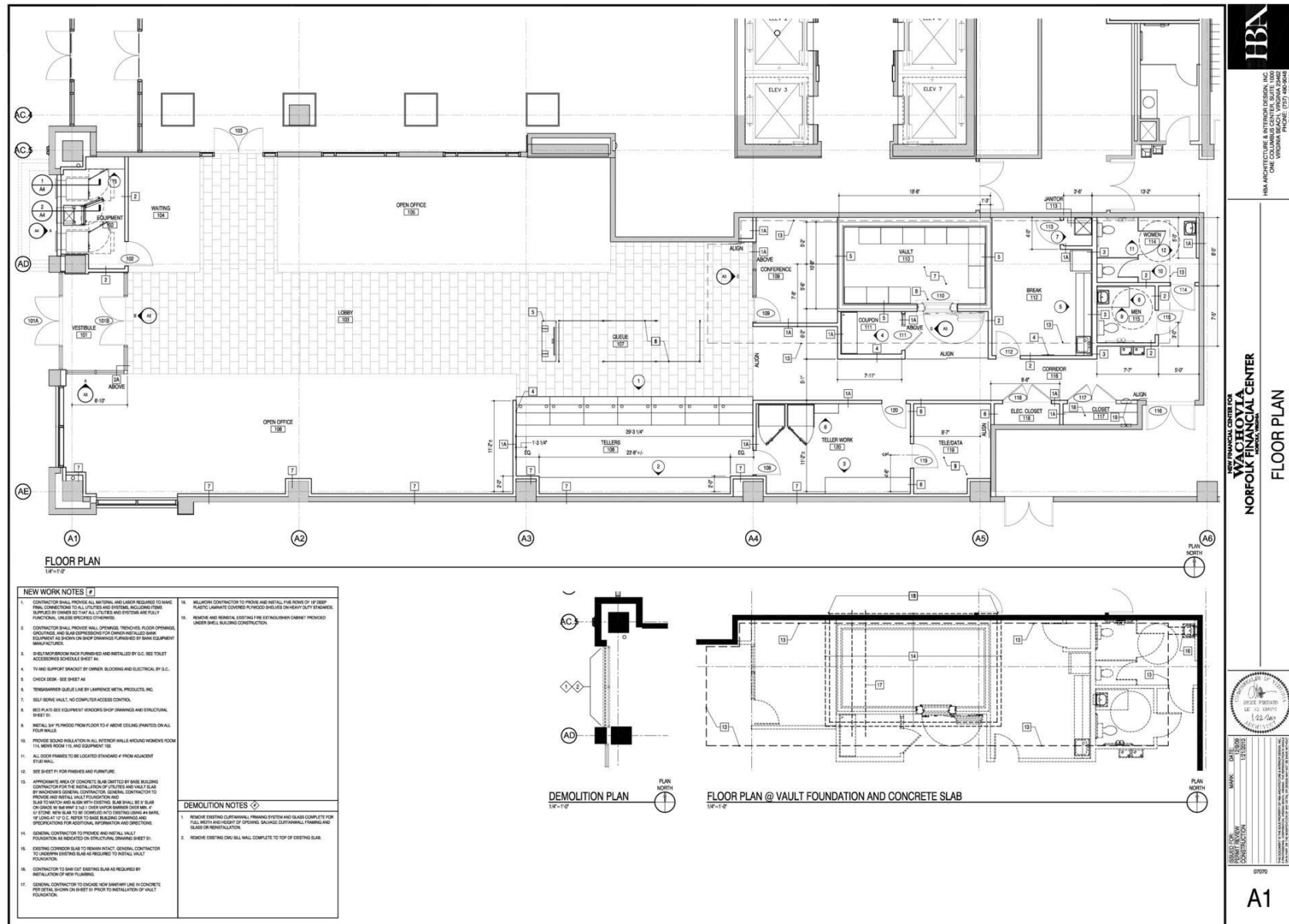
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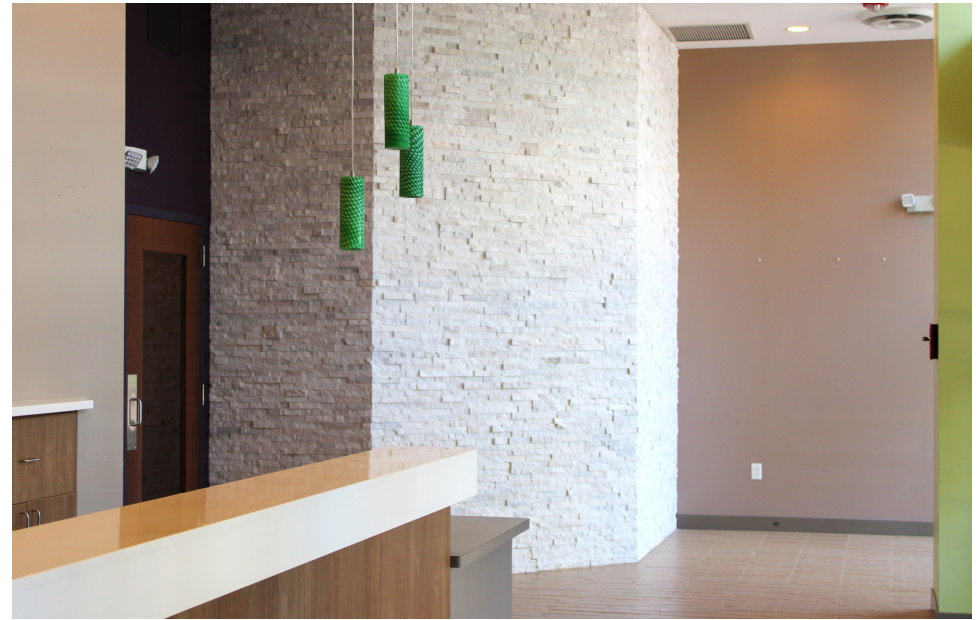
SUITE 164 - SECOND GENERATION SPA/SALON

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AREA RETAIL

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ADDITIONAL PHOTOS

420 MONTICELLO RETAIL

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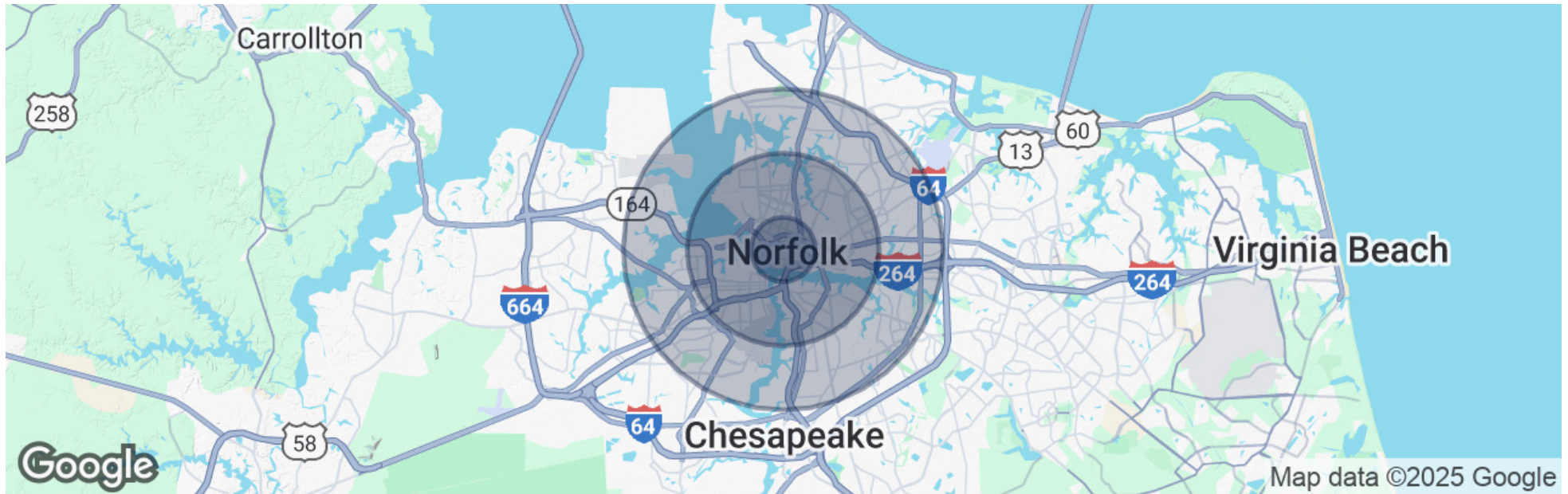


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,946	118,637	279,019
Average Age	28.0	30.4	32.0
Average Age (Male)	24.4	28.3	29.8
Average Age (Female)	31.1	32.3	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,980	42,366	103,410
# Of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$69,841	\$54,813	\$56,513
Average House Value	\$343,130	\$266,429	\$247,168

* Demographic data derived from 2020 ACS - US Census

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