

FOR LEASE

FORMER SCHOOL BUILDING

422 Shirley Ave | Norfolk, VA 23517



S.L. NUSBAUM
REALTY CO.



LINDSAY BANGEL

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PROUD PARTNER

XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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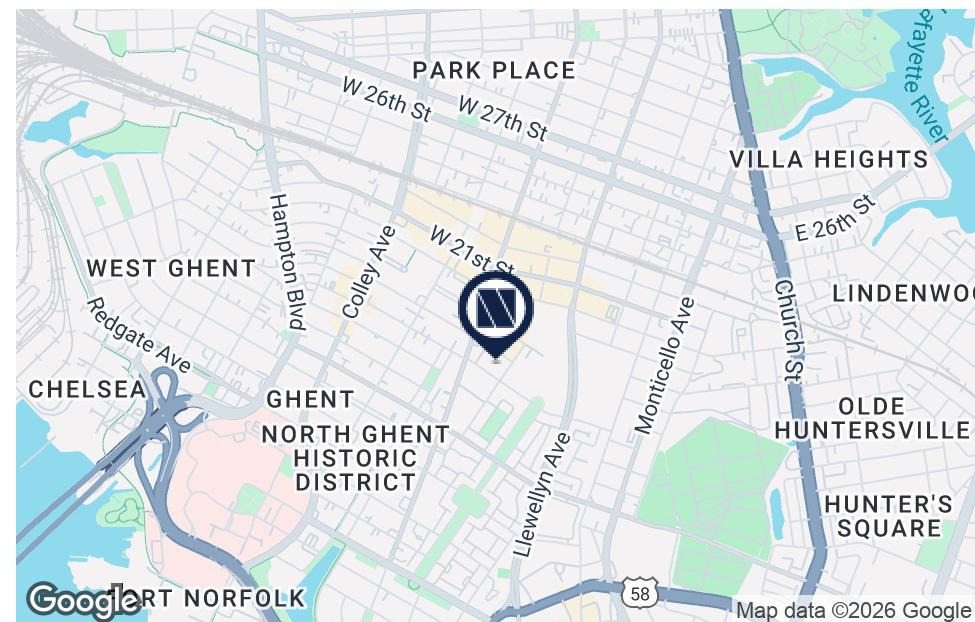


PROPERTY DESCRIPTION

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



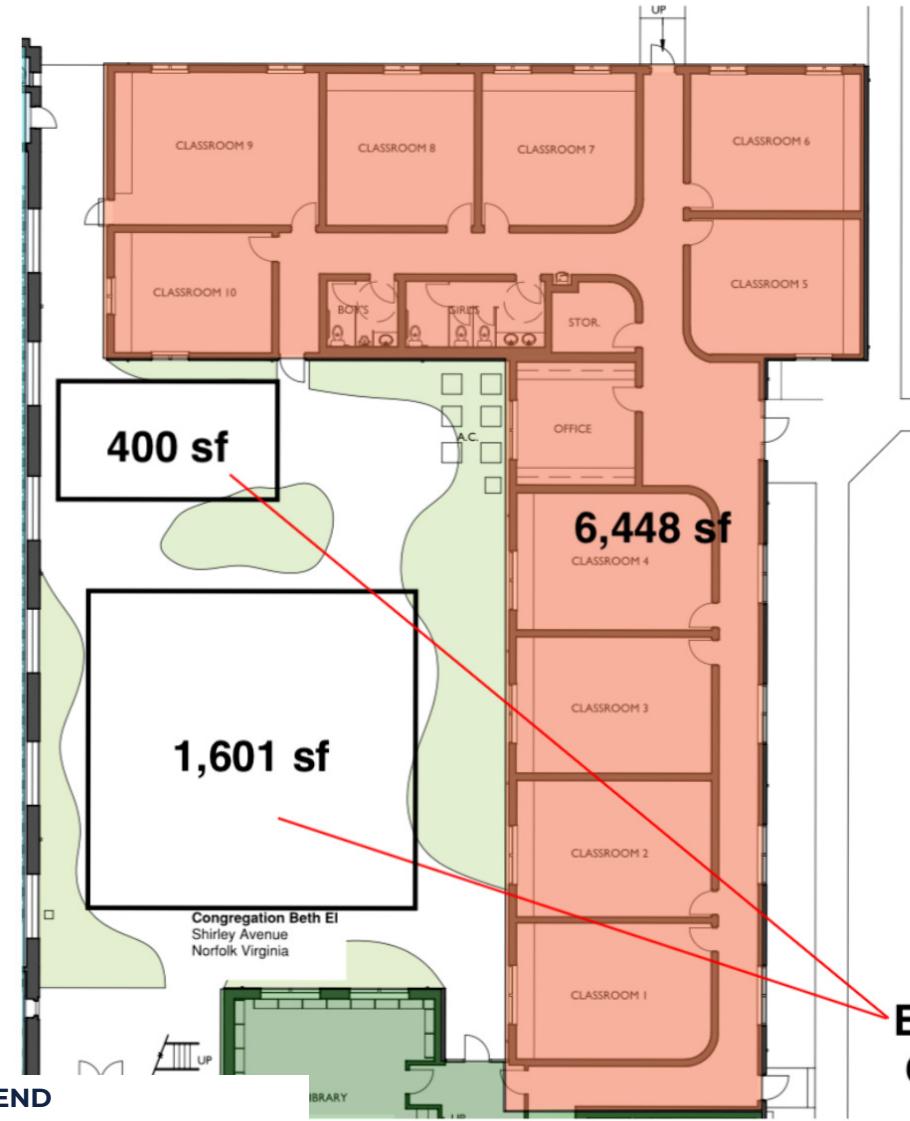
SITE PLAN

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→ Entire Courtyard ~4,700 sf.
Open zones make up ~2,000 sf

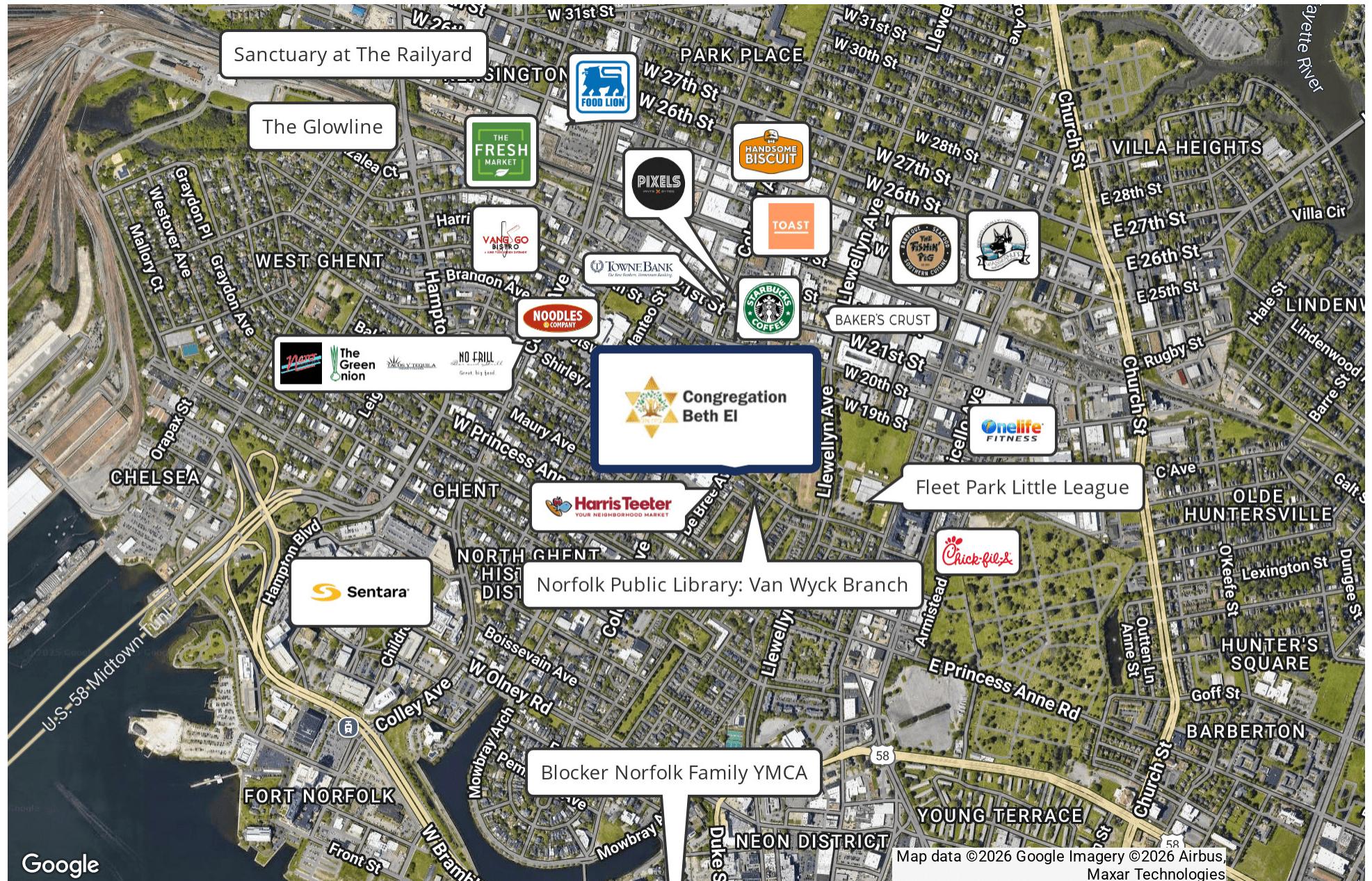
AREA RETAIL

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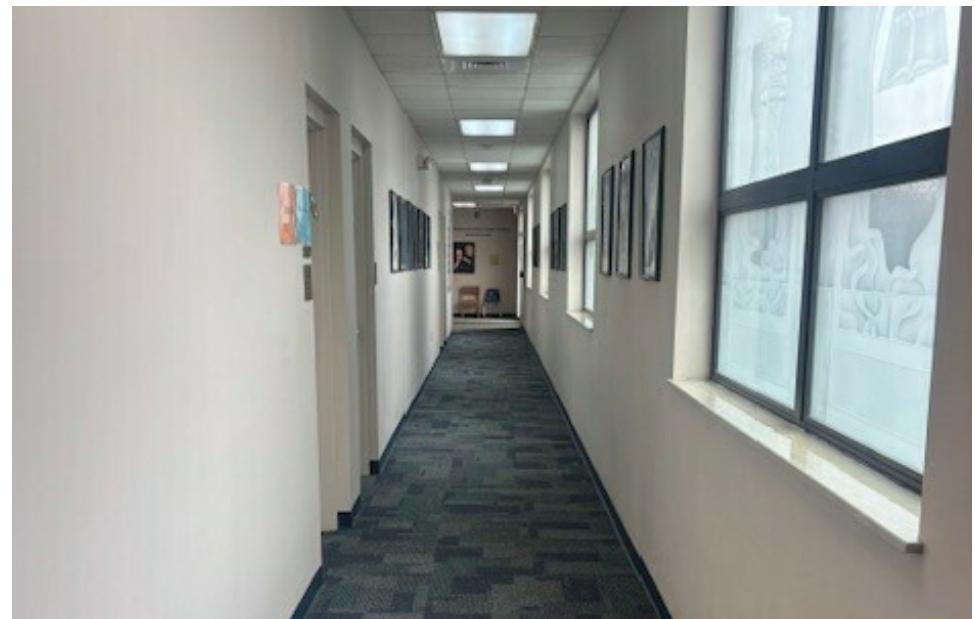
ADDITIONAL PHOTOS

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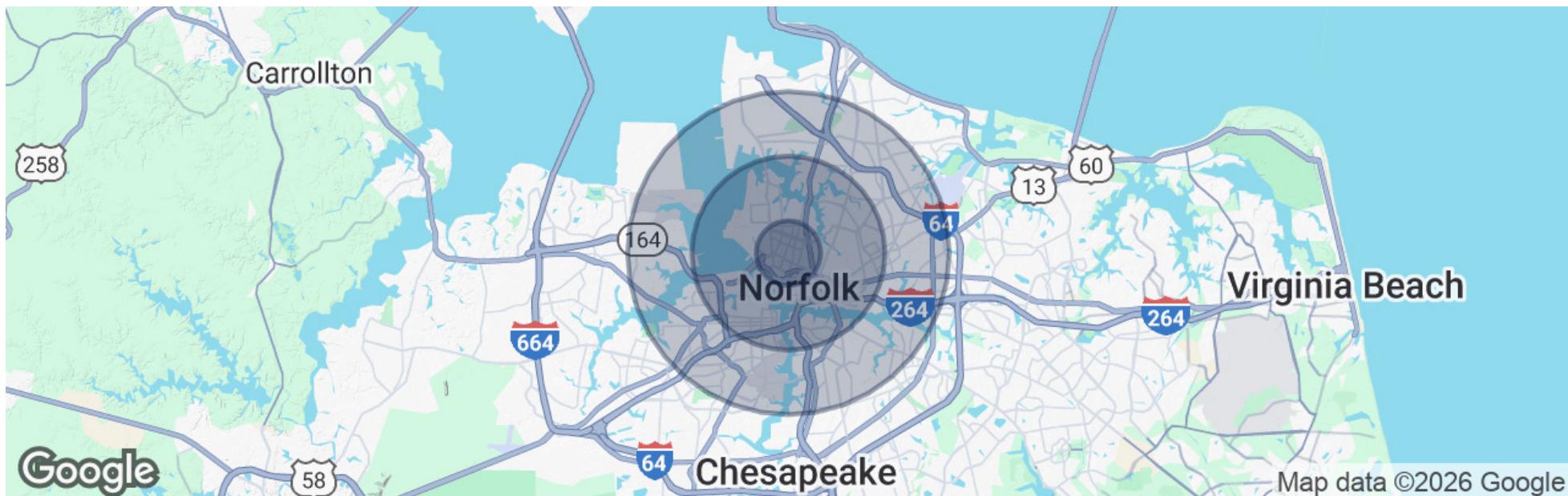
DEMOGRAPHICS MAP & REPORT

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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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