

office/retail FOR LEASE

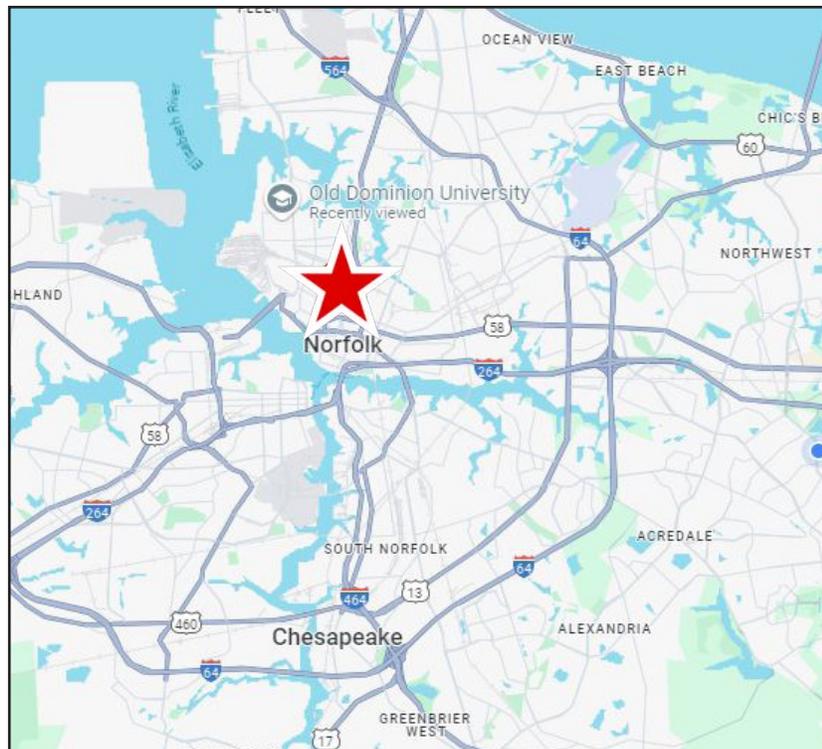


Fort Tar Lofts | 1001 Monticello Avenue, Norfolk, Virginia 23455

PROPERTY FEATURES:

- **±1,000-2,950 SF of first-floor retail/office space available!** Beautifully built-out, turn-key medical office with dedicated parking garage.
- **±12,950 SF retail/office/residential building** consisting of three studio apartments, eight 1BR/1BA, two 2BR/1BA & commercial space located at the corner of Monticello Avenue and Fort Tar Lane in the Norfolk Arts District of Norfolk!
- **Conveniently located across the street from Cedar Grove Parking Lot**
- **Less than 1 mile from I-264 on/off ramps, downtown Norfolk, and Tidewater Community College (Norfolk campus);** less than 2 miles from Norfolk State University & EVMS
- **High Traffic Counts!** Over 22,969 VPD along Monticello Avenue

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	24,904	112,020	254,957
Avg HH Income	\$107,885	\$103,836	\$101,684
Households	12,792	46,953	104,141

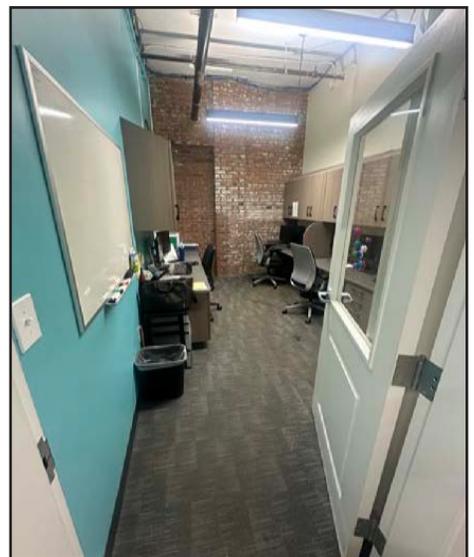
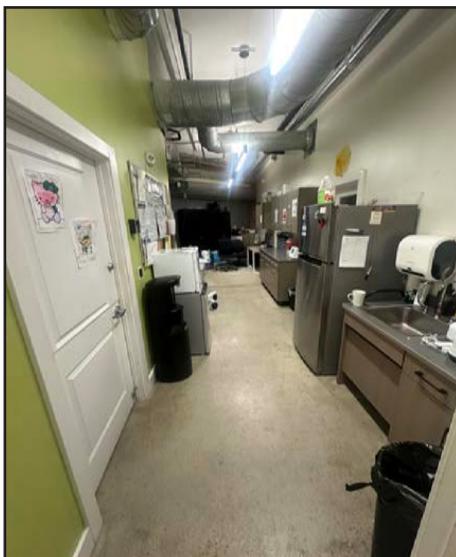
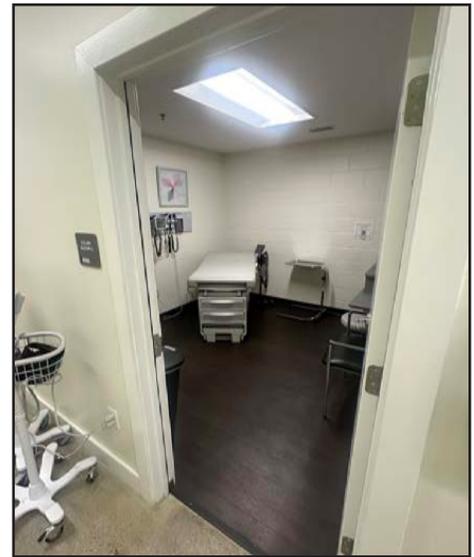
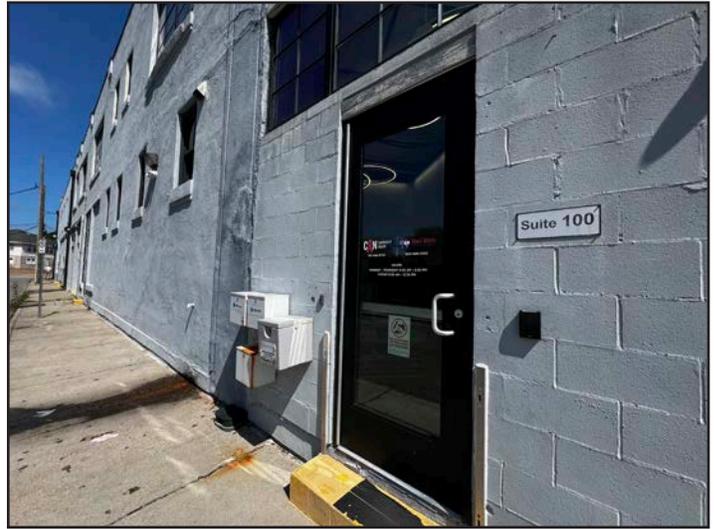


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EXTERIOR PHOTO



INTERIOR PHOTOS



BUILDING PLAN



SUITE 100

2,900 SF

1001 MONTICELLO AVE
NORFOLK, VIRGINIA

JANUARY 25, 2026

FRANCIS & REEVE + VA. BEACH, VA.

