



# WARDS CORNER PROPERTY FOR SALE

**214 E. Little Creek Rd.,  
Norfolk VA 23505**

## Property Features:

### **Excellent Location**

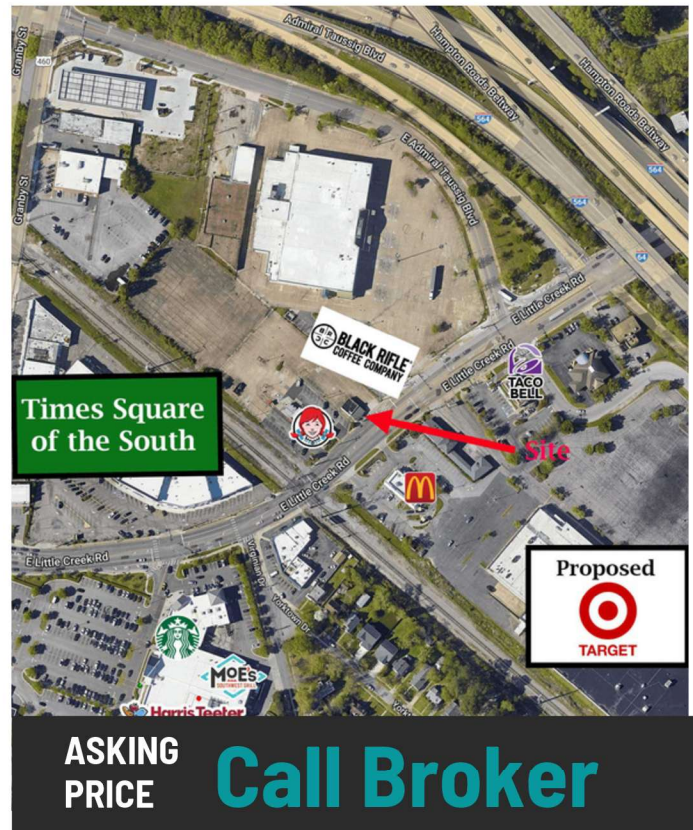
Direct and easy access and great visibility from E. Little Creek Road.

### **Traffic Counts**

E Little Creek Rd 23,653 VPD (2025)

### **Area Tenancy**

Times Square of the South, Harris Teeter, Black Rifle Coffee, Harris Teeter Fuel Station, Starbucks, Chipotle, a proposed Target & more!



**Existing Wendy's QSR Lease & a Free-Standing 1,275 sq ft (28 ft X 45 ½ ft) retail building situated in Wards Corner.**

**Wards Corner is currently undergoing major renovations.**

**<https://www.norfolk.gov/Documents/Center/View/54232/Adopted-Wards-Corner-UDA-Vision--Plan>**

# FOR SALE



Contact Us  
**757-898-7890**

Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**







## 214 EAST LITTLE CREEK ROAD, WARDS CORNER, NORFOLK VA

The Wards Corner business district offers the gateway to the Ghent Community and the world's largest Naval Base, Naval Station Norfolk, as well as the beautiful coastal water front of Ocean View Avenue. Featuring an approx. 1,275 sqft. free-standing retail building with abundant parking (ideal for redevelopment) & a free-standing operating Wendy's.



### Demographic Summary

	1 mile	2 miles	3 miles
2025 Estimated Population:	11,333	46,281	115,424
2025 Est. Median HH Income:	\$53,290	\$68,275	\$71,795
2025 Est. Total Employees:	2,916	10,748	27,044



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214 E Little Creek Road

Wards Corner, Norfolk VA

May 2024

Retail Address

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**Times Square of the South**  
Wards Corner, Norfolk VA

May 2024

Small, Unknown

## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.  
Lat/Lon: 36.9155/-76.2695

214 E Little Creek Rd Norfolk, VA 23505	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	11,333	46,281	115,424
2030 Projected Population	10,531	43,157	108,546
2020 Census Population	11,676	47,595	120,033
2010 Census Population	12,263	47,559	117,459
Projected Annual Growth 2025 to 2030	-1.4%	-1.3%	-1.2%
Historical Annual Growth 2010 to 2025	-0.5%	-0.2%	-0.1%
2025 Median Age	37.2	35.2	34.4
<b>Households</b>			
2025 Estimated Households	5,277	19,440	46,876
2030 Projected Households	4,871	17,970	43,695
2020 Census Households	5,645	20,448	49,175
2010 Census Households	5,609	19,639	46,625
Projected Annual Growth 2025 to 2030	-1.5%	-1.5%	-1.4%
Historical Annual Growth 2010 to 2025	-0.4%	-	-
<b>Race and Ethnicity</b>			
2025 Estimated White	45.9%	47.9%	48.2%
2025 Estimated Black or African American	39.3%	37.4%	36.9%
2025 Estimated Asian or Pacific Islander	4.2%	3.8%	4.2%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2025 Estimated Other Races	10.1%	10.4%	10.2%
2025 Estimated Hispanic	9.7%	10.4%	10.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$71,949	\$92,276	\$95,954
2025 Estimated Median Household Income	\$53,290	\$68,275	\$71,795
2025 Estimated Per Capita Income	\$33,520	\$39,767	\$40,164
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.0%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	8.3%	7.4%	7.1%
2025 Estimated High School Graduate	31.2%	25.7%	25.3%
2025 Estimated Some College	23.9%	23.1%	23.5%
2025 Estimated Associates Degree Only	8.2%	8.1%	7.6%
2025 Estimated Bachelors Degree Only	15.4%	19.7%	20.3%
2025 Estimated Graduate Degree	10.4%	13.1%	13.5%
<b>Business</b>			
2025 Estimated Total Businesses	339	1,283	3,025
2025 Estimated Total Employees	2,916	10,748	27,044
2025 Estimated Employee Population per Business	8.6	8.4	8.9
2025 Estimated Residential Population per Business	33.4	36.1	38.2

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