



# Retail Advisors

*Assembling the Retail World*

## CLASS A RETAIL FOR LEASE

**5671 Raby Road,  
Norfolk, VA 23502**

### Property Features:



#### **Excellent Location**

Located in the JANAF corridor, with direct access and visibility to Military Highway.



#### **Traffic Counts**

N. Military Hwy. 56,127 VPD (2023)



#### **Area Tenancy**

Lowe's Home Improvement, Target, Home Depot, Costco, Cinemark Theaters & more!



ASKING  
PRICE

## Call Broker

**This 3,723 sqft. class A  
retail space  
offers 16ft ceiling height, a  
spectacular floor to ceiling  
glass vestibule. Co-tenants  
with a brand new 10,000+  
sqft., state-of-the-art,  
multi-level laser tag facility,  
Mission Laser!**

## FOR LEASE



Contact Us  
**757-898-7890**

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





**5671 RABY ROAD,  
NORFOLK VA 23502**

Situated in the heart of Norfolk's regional retail trade area, JANAF, this **3,723 sqft. retail space** sits along Raby Road with visibility to Military Highway. Due to its proximity to 1-64 and 1-264, this corridor of Norfolk is home to Hampton Roads' most traveled highways.



**Demographic Summary**

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2024 Estimated Population:	8,437	33,366	98,745
2024 Est. Median HH Income:	\$68,269	\$71,571	\$75,046
2024 Est. Total Employees:	7,233	30,038	55,999

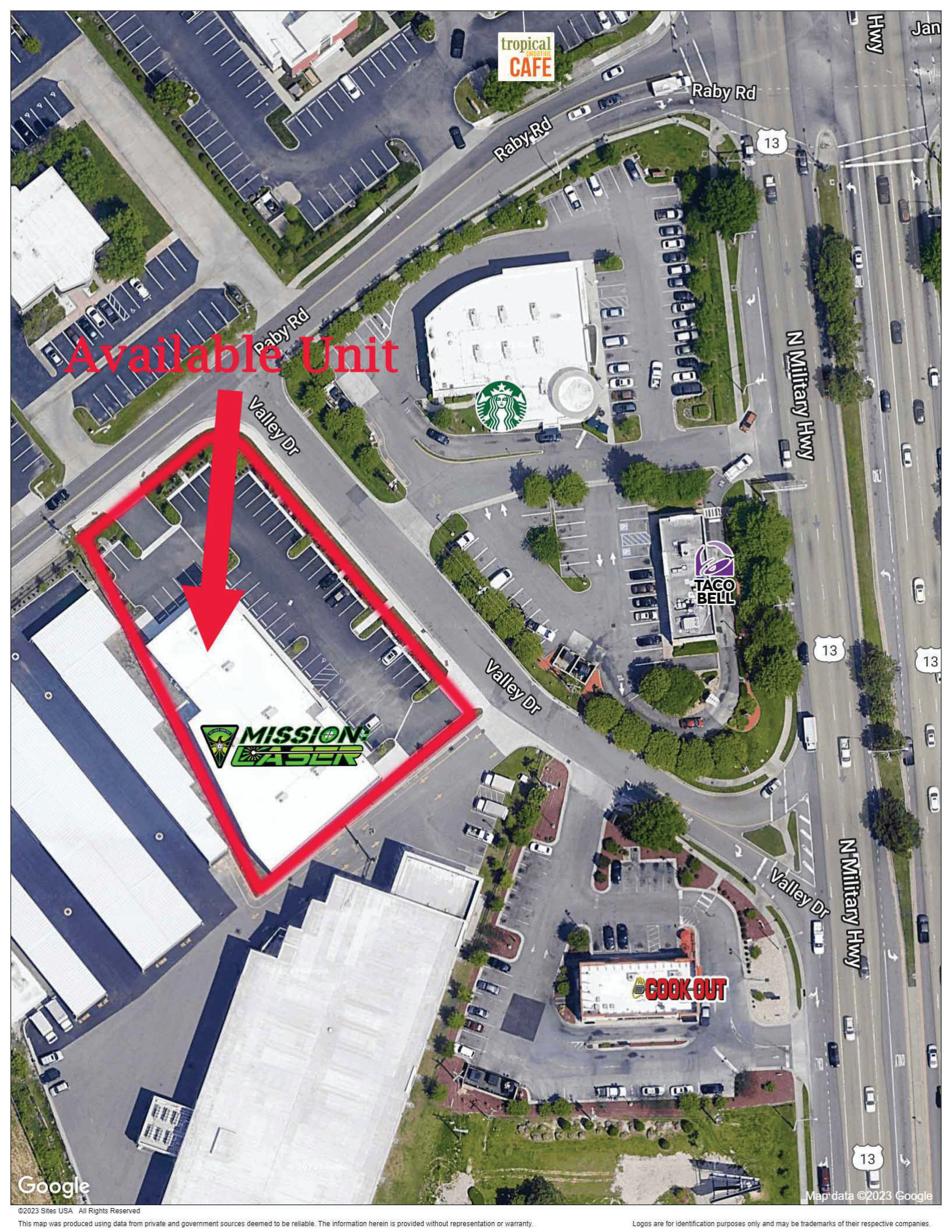


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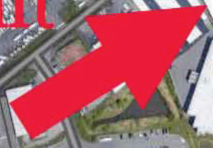
Available Unit







Available Unit



# Military Circle Mall Redevelopment



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



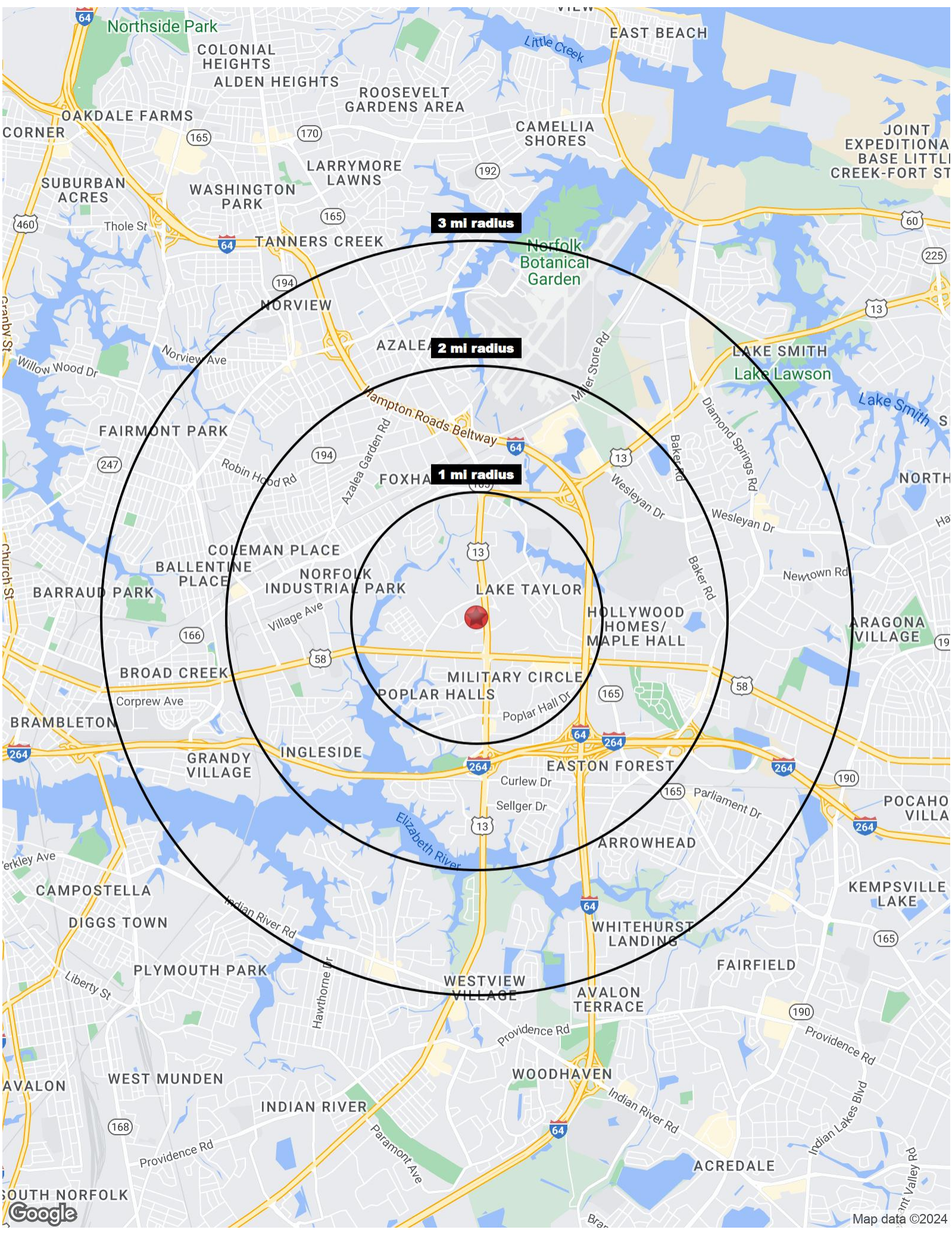
Retail Advisors, Inc.  
 Lat/Lon: 36.8602/-76.2115

5671 Raby Rd Norfolk, VA 23502	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	8,437	33,366	98,745
2029 Projected Population	7,688	31,898	94,994
2020 Census Population	9,250	34,985	102,541
2010 Census Population	8,209	34,339	97,146
Projected Annual Growth 2024 to 2029	-1.8%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2024	0.2%	-0.2%	0.1%
2024 Median Age	36.5	35.8	35.8
<b>Households</b>			
2024 Estimated Households	3,363	13,344	39,952
2029 Projected Households	3,117	12,999	39,039
2020 Census Households	3,560	13,533	40,094
2010 Census Households	3,095	12,758	36,551
Projected Annual Growth 2024 to 2029	-1.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.6%	0.3%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	46.4%	50.1%	53.2%
2024 Estimated Black or African American	38.7%	35.9%	31.6%
2024 Estimated Asian or Pacific Islander	6.0%	5.1%	5.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2024 Estimated Other Races	8.6%	8.5%	9.2%
2024 Estimated Hispanic	7.4%	7.5%	8.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$107,604	\$113,732	\$112,997
2024 Estimated Median Household Income	\$68,269	\$71,571	\$75,046
2024 Estimated Per Capita Income	\$43,458	\$45,794	\$45,941
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	7.2%	6.5%	5.3%
2024 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.5%	6.0%
2024 Estimated High School Graduate	27.7%	25.6%	25.1%
2024 Estimated Some College	19.5%	19.5%	19.9%
2024 Estimated Associates Degree Only	9.1%	8.0%	7.2%
2024 Estimated Bachelors Degree Only	18.5%	19.5%	21.3%
2024 Estimated Graduate Degree	11.5%	14.4%	15.2%
<b>Business</b>			
2024 Estimated Total Businesses	713	2,275	4,987
2024 Estimated Total Employees	7,233	30,038	55,999
2024 Estimated Employee Population per Business	10.1	13.2	11.2
2024 Estimated Residential Population per Business	11.8	14.7	19.8

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3 mi radius

2 mi radius

1 mi radius