



WARDS CORNER RETAIL FOR GROUND LEASE

**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 22,723 VPD (2023)



Area Tenancy

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



**ASKING
PRICE**

Call Broker

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 GROUND
LEASE**



Contact Us
757-898-7890

Visit Our Website
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. This approximately 1,275 sqft. free-standing retail building features abundant parking!



Demographic Summary

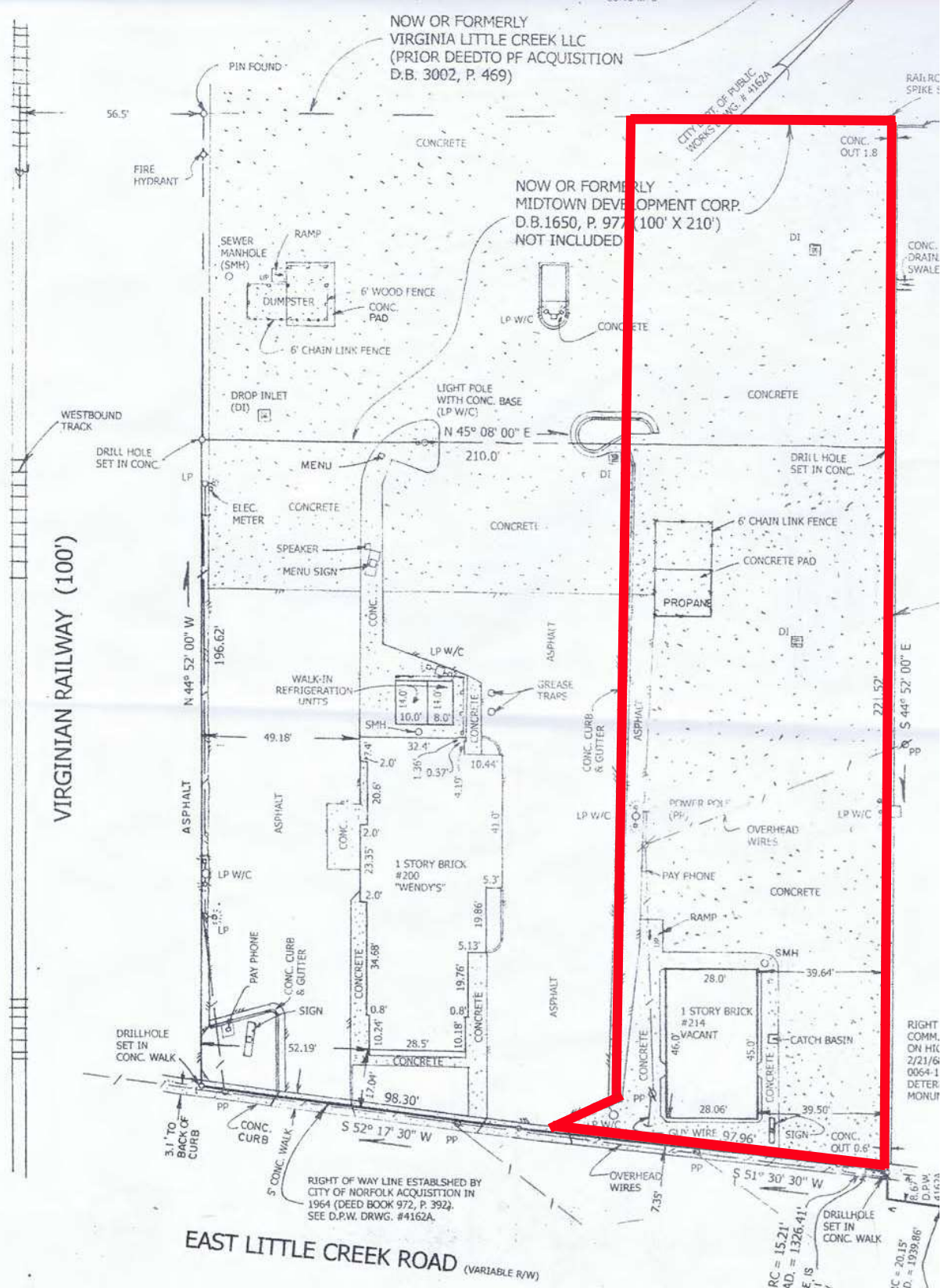
	1 mile	2 miles	3 miles
2024 Estimated Population:	11,489	46,626	116,321
2024 Est. Median HH Income:	\$53,006	\$67,998	\$69,754
2024 Est. Total Employees:	2,732	10,926	28,723



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PHYSICAL SURVEY OF PROPERTY SHOWN IN DEED BOOK 878, P. 98 (CHES.) EXCEPT THAT STRIP OF LAND CONVEYED TO THE CITY OF NORFOLK IN DEED BOOK 972, P. 392, NORFOLK, VIRGINIA

FOR: JOAN W. DALIS

SCALE: 1" = 30'



DATE: SEPTEMBER 30, 2003

RIGHT OF WAY / COMM. OF VA. / ON HIGHWAY / REVISED 12/19 / PROJECT 1277-4 / DETERMINED BY / MONUMENTS FC / RIGHT OF WAY / PLANS LAST REV / PROJECT 0064-1 / DIMENSIONS BE / 1968 R/W LINE

16A-2



Times Square of the South
Wards Corner, Norfolk VA

May 2024



214 E Little Creek Road

Wards Corner, Norfolk VA

May 2024

Retail Address

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 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
Population			
2024 Estimated Population	11,489	46,626	116,321
2029 Projected Population	10,629	43,276	108,796
2020 Census Population	11,676	47,595	120,033
2010 Census Population	12,263	47,559	117,459
Projected Annual Growth 2024 to 2029	-1.5%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2024	-0.5%	-0.1%	-
2024 Median Age	37.0	35.1	34.3
Households			
2024 Estimated Households	5,376	19,641	47,386
2029 Projected Households	4,919	18,000	43,792
2020 Census Households	5,645	20,448	49,175
2010 Census Households	5,609	19,639	46,625
Projected Annual Growth 2024 to 2029	-1.7%	-1.7%	-1.5%
Historical Annual Growth 2010 to 2024	-0.3%	-	0.1%
Race and Ethnicity			
2024 Estimated White	46.0%	48.2%	48.7%
2024 Estimated Black or African American	39.1%	36.8%	36.1%
2024 Estimated Asian or Pacific Islander	4.3%	3.9%	4.3%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2024 Estimated Other Races	10.2%	10.7%	10.4%
2024 Estimated Hispanic	9.6%	10.6%	10.1%
Income			
2024 Estimated Average Household Income	\$73,926	\$93,099	\$93,157
2024 Estimated Median Household Income	\$53,006	\$67,998	\$69,754
2024 Estimated Per Capita Income	\$34,601	\$40,182	\$39,083
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.3%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	9.7%	7.8%	7.0%
2024 Estimated High School Graduate	30.5%	25.4%	26.2%
2024 Estimated Some College	22.5%	22.9%	23.1%
2024 Estimated Associates Degree Only	7.7%	7.7%	7.3%
2024 Estimated Bachelors Degree Only	16.8%	19.7%	20.0%
2024 Estimated Graduate Degree	10.3%	13.2%	13.5%
Business			
2024 Estimated Total Businesses	325	1,246	3,016
2024 Estimated Total Employees	2,732	10,926	28,723
2024 Estimated Employee Population per Business	8.4	8.8	9.5
2024 Estimated Residential Population per Business	35.3	37.4	38.6

