![Retail Advisors logo](Retail Advisors — Assembling the Retail World)

GHOST KITCHEN
TIMES SQUARE OF THE SOUTH
WARDS CORNER
BUSINESS DISTRICT

ASKING PRICE **Call Broker**

Property Features:

Excellent Location
Situated on the Northeast corner of Granby Street and East Little Creek Road, the most prestigious intersection of Historic Norfolk.

Traffic Counts
E. Little Creek Rd. 21,517 VPD (2023)
Granby Street 22,379 VPD (2023)

Area Tenancy
Naval Base Norfolk (over 82,000 active duty, 112,000 family members & 39,000 civilians), Harris Teeter, Starbucks, Chipotle, Black Rifle Coffee, a proposed Target & more!

This approximately 2,290 sqft. Ghost Kitchen is eqipped with 2 walk-in coolers. Centerally located within Midtown Shopping Center with adjacent parking & direct access.

FOR LEASE

Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us

Retail Advisors
Assembling the Retail World

WARDS CORNER

TIMES SQUARE OF THE SOUTH
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 152,364 sq. ft. sq. ft. Urban Mixed Use Retail facility is situated on 4.6 acres.

Demographic Summary

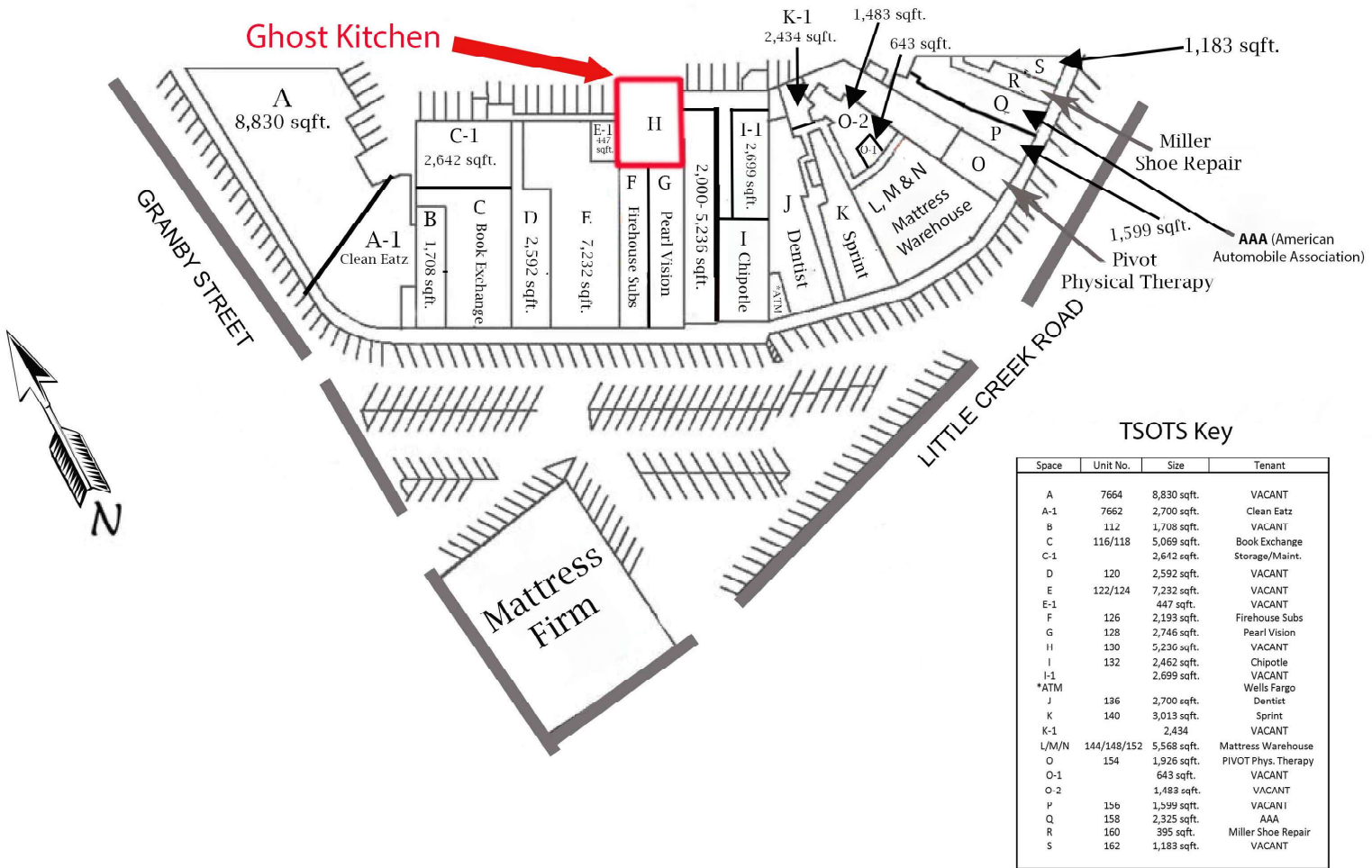|	1 mile	2 miles	3 miles
2024 Estimated Population:	13,032	45,333	116,947
2024 Est. Median HH Income:	$54,892	$68,637	$69,236
2024 Est. Total Employees:	2,812	10,616	28,813

This conceptual rendering is purely conceptual and is subject to change.

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Times Square of the South

Ghost Kitchen

A
8,830 sqft.

K-1
2,434 sqft.

1,483 sqft.

643 sqft.

1,183 sqft.

C-1
2,642 sqft.

E-1
447 sqft.

H

R
S

Q

P

O-2

Miller
Shoe Repair

I-1
2,699 sqft.

A-1
Clean Eatz

B
1,708 sqft.

C
Book Exchange

D
2,592 sqft.

E
7,232 sqft.

F
Firehouse Subs

G
Pearl Vision

2,000- 5,235 sqft.

I Chipotle

J Dentist

K Sprint

L, M & N
Mattress
Warehouse

O

O-1

1,599 sqft.

Pivot
Physical Therapy

AAA (American
Automobile Association)

*ATM

GRANBY STREET

LITTLE CREEK ROAD

Mattress
Firm

N

TSOTS Key

Space	Unit No.	Size	Tenant
A	7664	8,830 sqft.	VACANT
A-1	7662	2,700 sqft.	Clean Eatz
B	112	1,708 sqft.	VACANT
C	116/118	5,069 sqft.	Book Exchange
C-1		2,642 sqft.	Storage/Maint.
D	120	2,592 sqft.	VACANT
E	122/124	7,232 sqft.	VACANT
E-1		447 sqft.	VACANT
F	126	2,193 sqft.	Firehouse Subs
G	128	2,746 sqft.	Pearl Vision
H	130	5,236 sqft.	VACANT
I	132	2,462 sqft.	Chipotle
I-1		2,699 sqft.	VACANT
*ATM			Wells Fargo
J	136	2,700 sqft.	Dentist
K	140	3,013 sqft.	Sprint
K-1		2,434	VACANT
L/M/N	144/148/152	5,568 sqft.	Mattress Warehouse
O	154	1,926 sqft.	PIVOT Phys. Therapy
O-1		643 sqft.	VACANT
O-2		1,483 sqft.	VACANT
P	156	1,599 sqft.	VACANT
Q	158	2,325 sqft.	AAA
R	160	395 sqft.	Miller Shoe Repair
S	162	1,183 sqft.	VACANT

Times Square of the South

Wards Corner, Norfolk VA

May 2024

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/-76.2714

Times Square of the South Norfolk, VA 23505	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	13,032	45,333	116,947
2029 Projected Population	12,093	42,102	109,619
2020 Census Population	13,229	46,205	120,492
2010 Census Population	13,850	46,096	117,342
Projected Annual Growth 2024 to 2029	-1.4%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2024	-0.4%	-0.1%	-
2024 Median Age	36.6	35.1	33.9
Households			
2024 Estimated Households	6,209	19,035	47,007
2029 Projected Households	5,694	17,448	43,499
2020 Census Households	6,468	19,826	48,645
2010 Census Households	6,409	19,019	46,016
Projected Annual Growth 2024 to 2029	-1.7%	-1.7%	-1.5%
Historical Annual Growth 2010 to 2024	-0.2%	-	0.2%
Race and Ethnicity			
2024 Estimated White	46.2%	48.9%	48.3%
2024 Estimated Black or African American	39.3%	36.2%	36.6%
2024 Estimated Asian or Pacific Islander	4.1%	3.8%	4.3%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2024 Estimated Other Races	9.9%	10.6%	10.4%
2024 Estimated Hispanic	9.4%	10.5%	10.1%
Income			
2024 Estimated Average Household Income	$80,137	$94,899	$92,682
2024 Estimated Median Household Income	$54,892	$68,637	$69,236
2024 Estimated Per Capita Income	$38,190	$40,840	$38,554
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.3%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	9.3%	7.8%	7.0%
2024 Estimated High School Graduate	28.1%	25.2%	26.2%
2024 Estimated Some College	23.1%	22.6%	23.1%
2024 Estimated Associates Degree Only	7.8%	7.6%	7.2%
2024 Estimated Bachelors Degree Only	17.8%	19.8%	20.1%
2024 Estimated Graduate Degree	11.3%	13.7%	13.6%
Business			
2024 Estimated Total Businesses	329	1,173	2,979
2024 Estimated Total Employees	2,812	10,616	28,813
2024 Estimated Employee Population per Business	8.6	9.1	9.7
2024 Estimated Residential Population per Business	39.6	38.7	39.3