

retail/office FOR LEASE

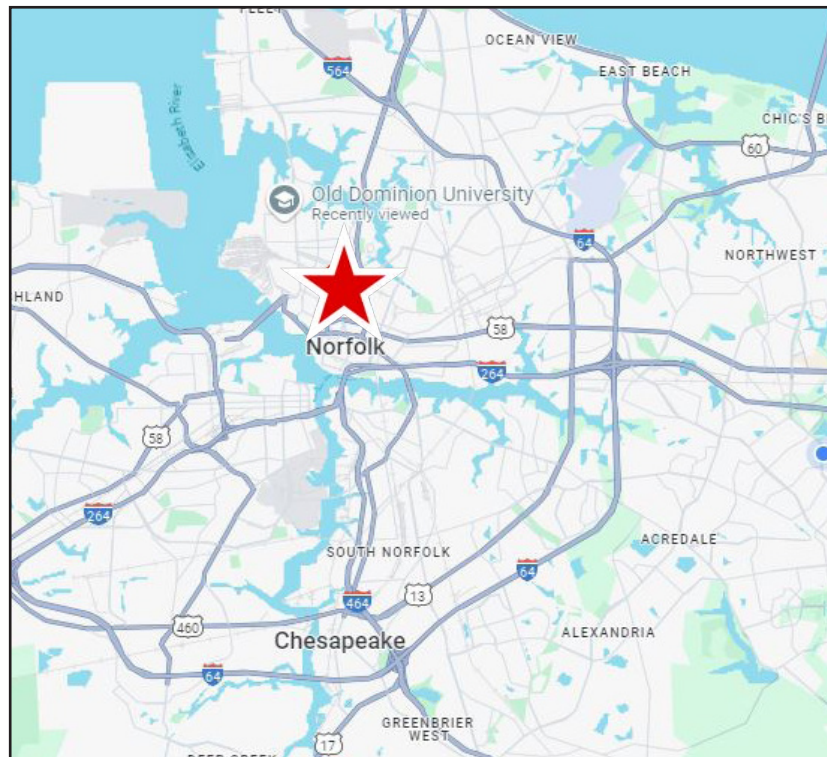


Fort Tar Lofts | 1001 Monticello Avenue, Norfolk, Virginia 23455

PROPERTY FEATURES:

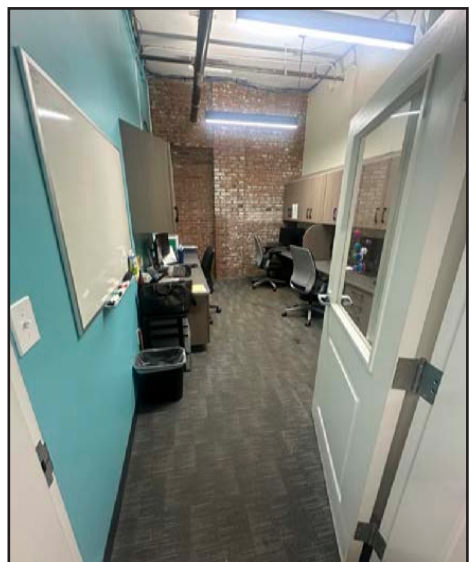
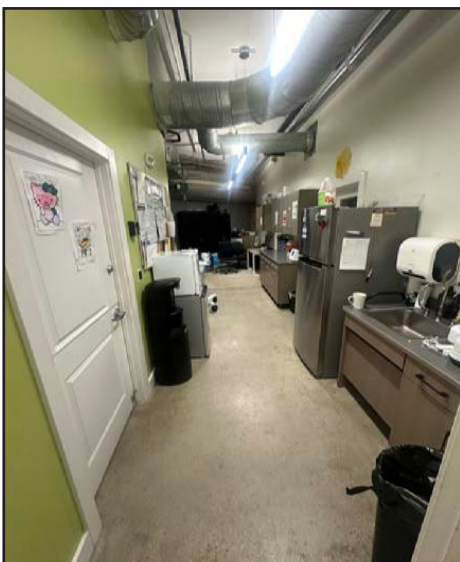
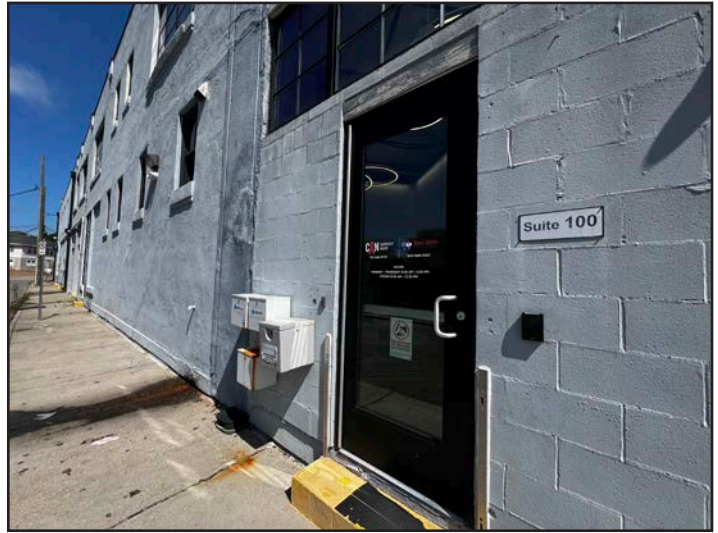
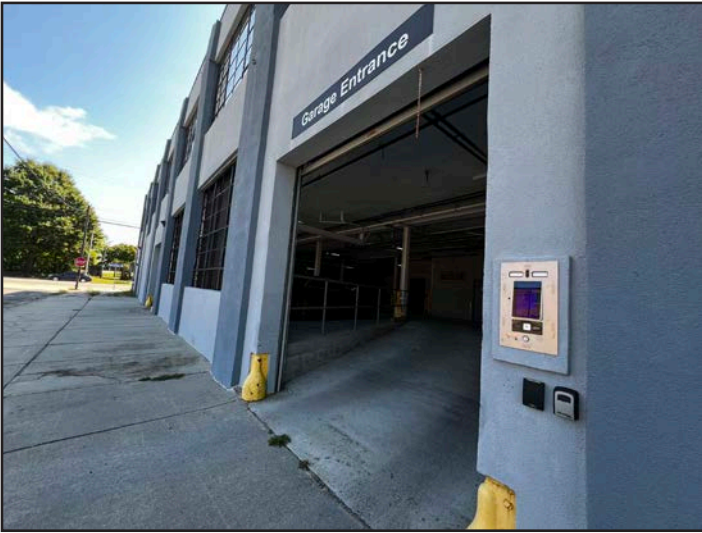
- **±2,950 SF of retail/office space available!** Lease includes four (4) dedicated parking spaces in garage
- **±12,950 SF retail/office/residential building consisting of** consist of three studio apartments, eight 1BR/1BA, two 2BR/1BA & commercial space located at the corner of Monticello Avenue and Fort Tar Lane in the downtown area of Norfolk!
- **Conveniently located across the street from Cedar Grove Parking Lot**
- **Less than 1 miles from I-264 on/off ramps,** downtown Norfolk and Tidewater Community College (norfolk campus); less than 2 miles from Norfolk State University & EVMS (Eastern Virginia Medical School)
- **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

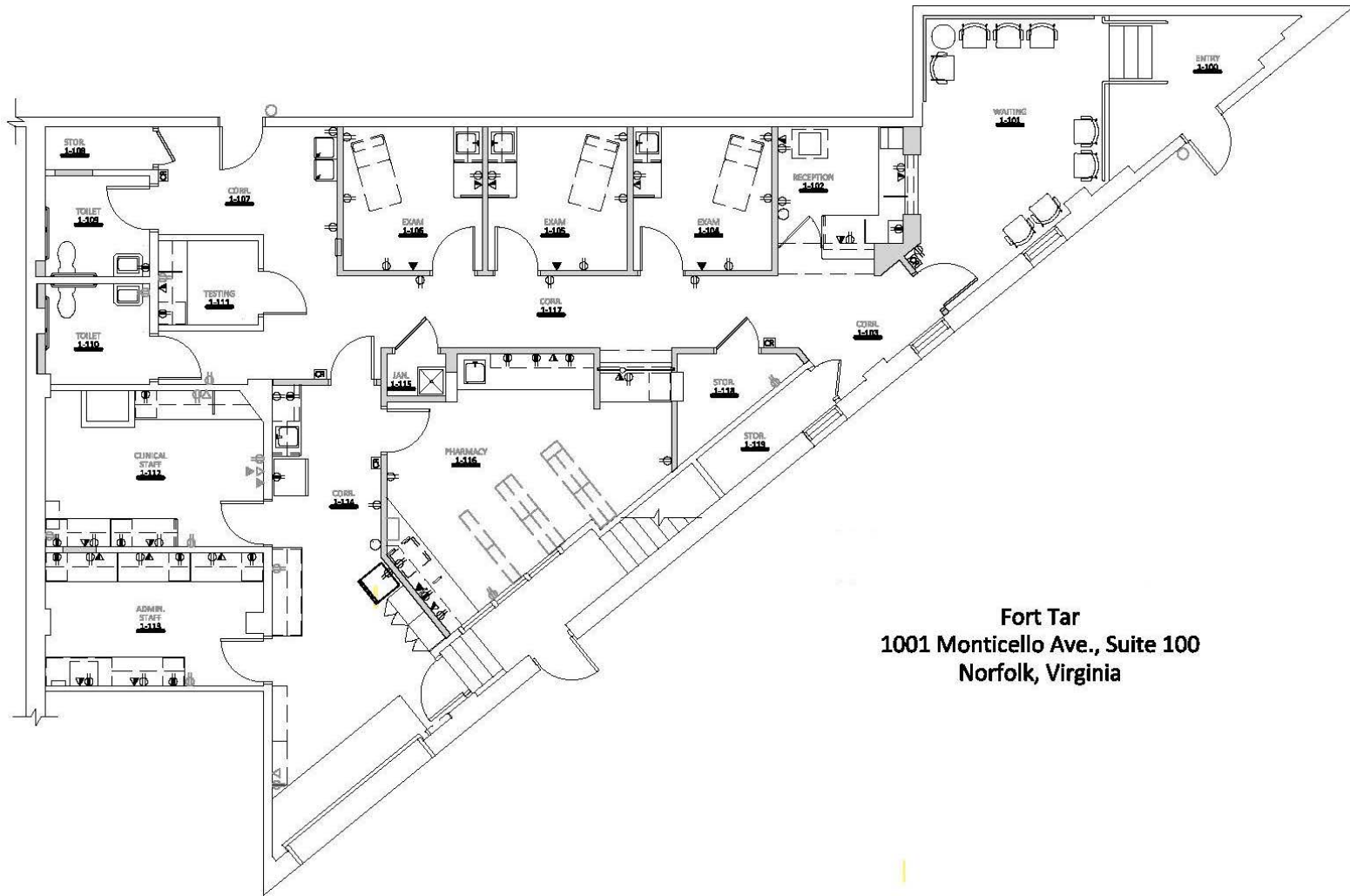


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PHOTOS - SUITE 100 (±2,950 SF)



BUILDING PLAN



Fort Tar
1001 Monticello Ave., Suite 100
Norfolk, Virginia



power/data plan

August 6, 2018

