



**Retail Advisors**

*Assembling the Retail World*

# **NOW LEASING!**

## **TIMES SQUARE OF THE SOUTH**

### **WARDS CORNER BUSINESS DISTRICT**

#### **Property Features:**

##### **Excellent Location**

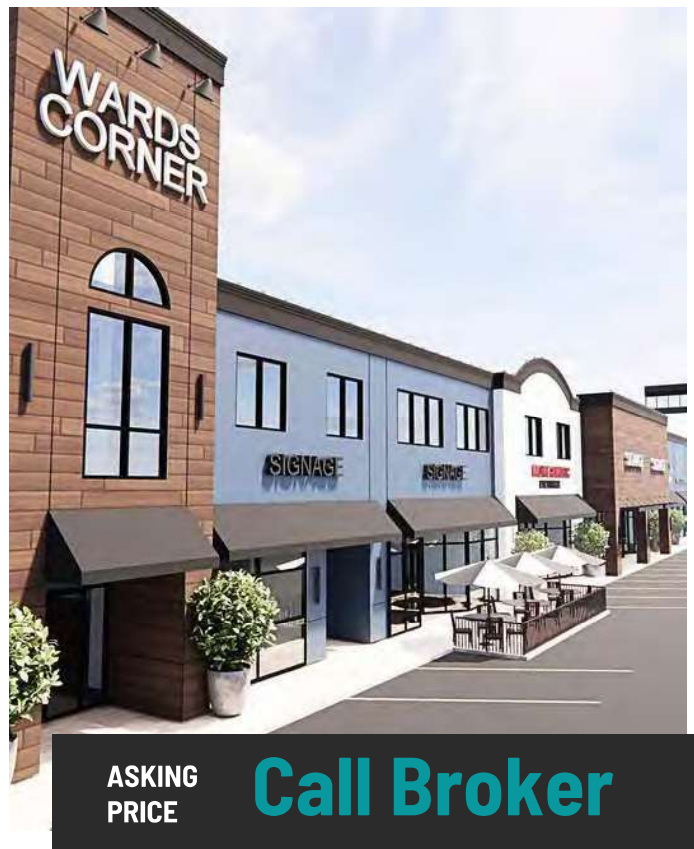
Situated on the Northeast corner of Granby Street and East Little Creek Road, the most prestigious intersection of Historic Norfolk.

##### **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!



ASKING  
PRICE

**Call Broker**

**Located directly off of I-64,  
Wards Corner is currently  
undergoing major  
renovations!**

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

**FOR LEASE**



Contact Us  
**757-898-7890**

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





## ***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.

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



### **Demographic Summary**

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

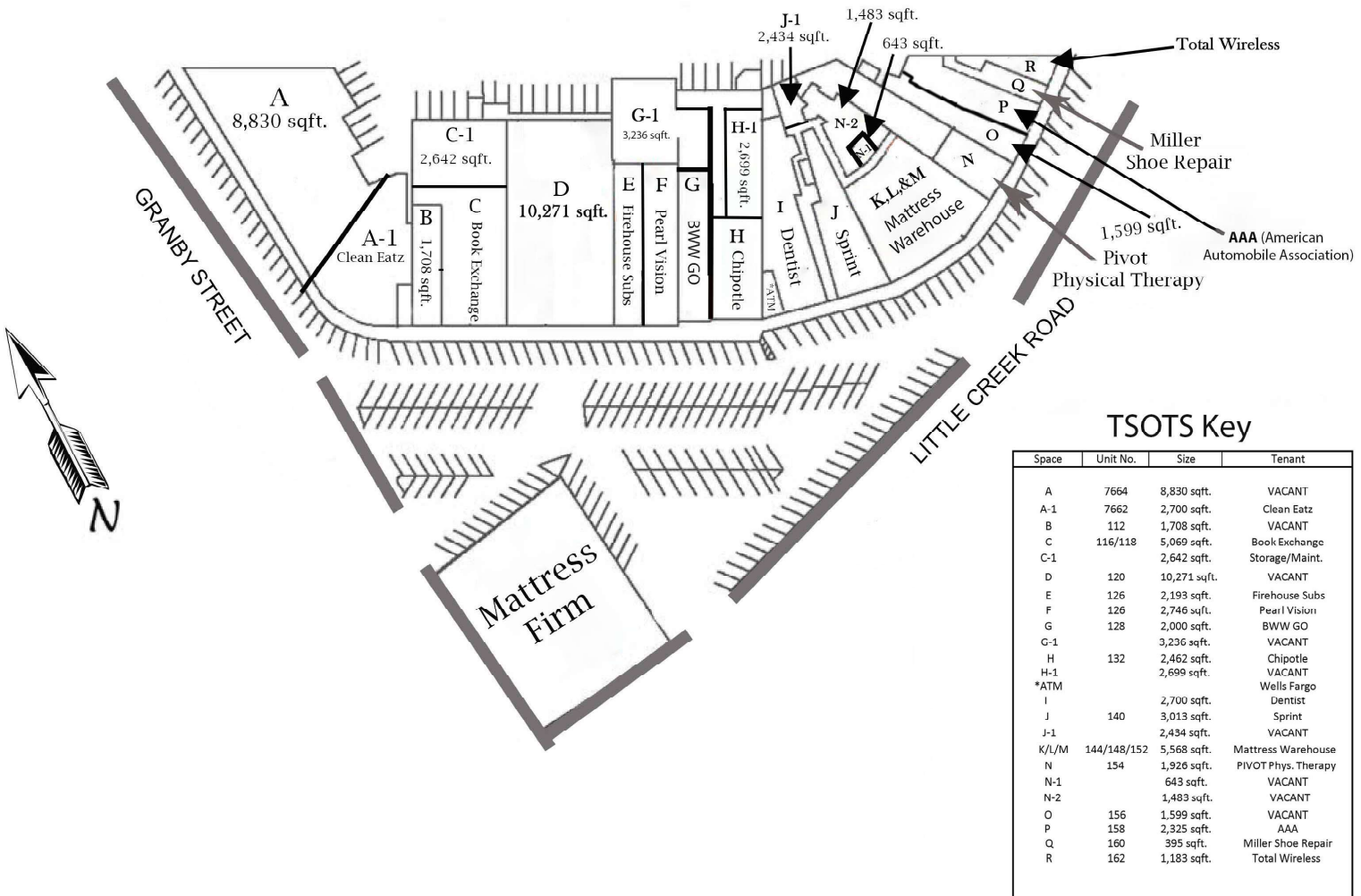


Contact Us  
**757-898-7890**

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



## Times Square of the South





**Times Square of the South**  
Norfolk, VA 23505  
April 2025



**\$67 Million**  
Recreational/Educational  
Redevelopment Project

## 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
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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



