



# WARDS CORNER LAND FOR SALE

**117 E Admiral Taussig  
Blvd.,  
Norfolk VA 23505**

## Property Features:

### **Excellent Location**

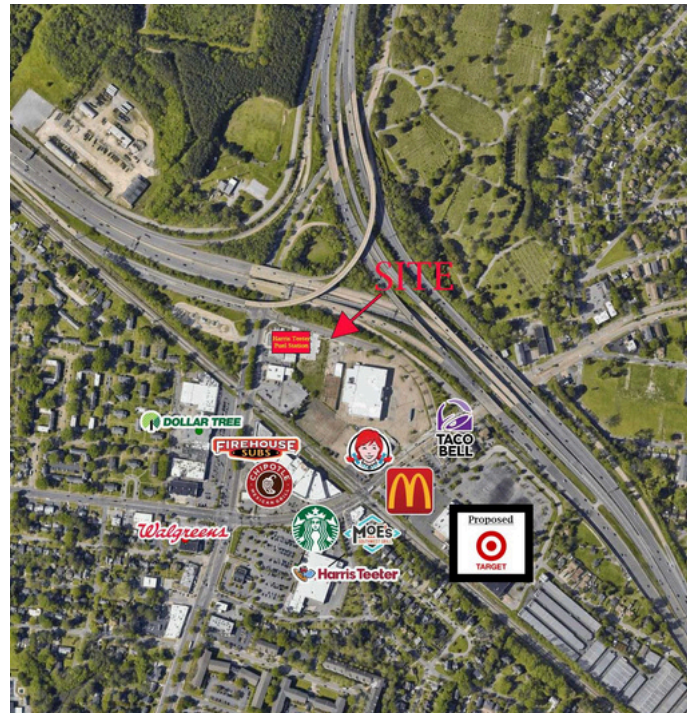
Direct and easy access/visibility from Admiral Taussig Blvd.

### **Traffic Counts**

Admiral Taussig Blvd. 6,397 VPD (2023)  
E Little Creek Rd 21,517 VPD (2023)  
Granby Street 22,379 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 \$200,000**

**Approx. 0.46 AC  
opportunity located in  
Wards Corner.**

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

**FOR SALE**



Contact Us  
**757-898-7890**

Visit Our Website  
**www.retailadvisors.us**





**117 E ADMIRAL TAUSSIG BLVD.,  
NORFOLK VA 23505**

Situated along Admiral Taussig Blvd., offering direct access, this **0.46 acre parcel**, is zoned (C-C) Community Commercial.



### Demographic Summary

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2023 Estimated Population:	11,316	46,226	113,779
2023 Est. Median HH Income:	\$52,981	\$68,534	\$67,832
2023 Est. Total Employees:	2,521	10,561	27,980



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November 2023





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# Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

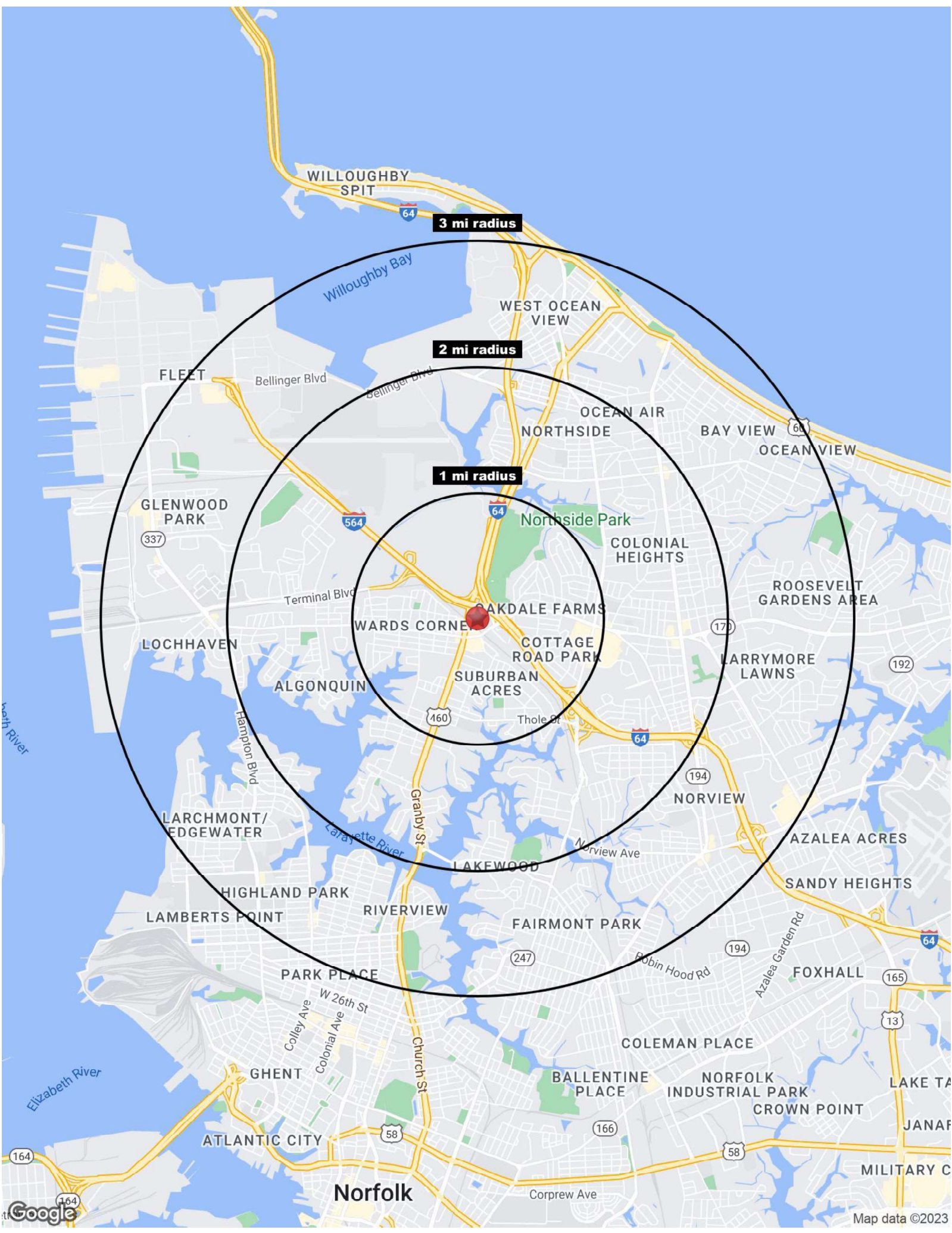


Retail Advisors, Inc.  
 Lat/Lon: 36.917/-76.271

117 E Admiral Taussig Blvd Norfolk, VA 23505	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	11,316	46,226	113,779
2028 Projected Population	10,921	44,966	111,042
2020 Census Population	11,608	47,190	115,221
2010 Census Population	12,262	47,115	112,240
Projected Annual Growth 2023 to 2028	-0.7%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	-0.6%	-0.1%	0.1%
2023 Median Age	35.3	33.3	32.7
<b>Households</b>			
2023 Estimated Households	5,572	20,093	46,961
2028 Projected Households	5,139	18,629	43,600
2020 Census Households	5,662	20,235	47,174
2010 Census Households	5,657	19,441	44,723
Projected Annual Growth 2023 to 2028	-1.6%	-1.5%	-1.4%
Historical Annual Growth 2010 to 2023	-0.1%	0.3%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	45.2%	47.5%	47.1%
2023 Estimated Black or African American	39.8%	35.1%	33.4%
2023 Estimated Asian or Pacific Islander	4.4%	3.9%	5.8%
2023 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.6%
2023 Estimated Other Races	10.2%	12.8%	13.1%
2023 Estimated Hispanic	9.3%	9.8%	9.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$69,456	\$95,675	\$95,625
2023 Estimated Median Household Income	\$52,981	\$68,534	\$67,832
2023 Estimated Per Capita Income	\$34,215	\$42,542	\$40,783
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.1%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	8.8%	7.2%	6.8%
2023 Estimated High School Graduate	25.8%	23.9%	24.3%
2023 Estimated Some College	24.7%	24.2%	23.6%
2023 Estimated Associates Degree Only	10.0%	9.2%	8.6%
2023 Estimated Bachelors Degree Only	18.2%	19.5%	20.2%
2023 Estimated Graduate Degree	9.5%	13.0%	13.7%
<b>Business</b>			
2023 Estimated Total Businesses	304	1,163	2,890
2023 Estimated Total Employees	2,521	10,561	27,980
2023 Estimated Employee Population per Business	8.3	9.1	9.7
2023 Estimated Residential Population per Business	37.3	39.7	39.4

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



3 mi radius

2 mi radius

1 mi radius

WILLOUGHBY SPIT

WEST OCEAN VIEW

FLEET

Bellinger Blvd

OCEAN AIR  
NORTHSIDE

BAY VIEW

OCEAN VIEW

GLENWOOD PARK

Northside Park

COLONIAL HEIGHTS

ROOSEVELT GARDENS AREA

WARDS CORNER

COTTAGE ROAD PARK

LARRYMORE LAWNS

LOCHHAVEN

ALGONQUIN

SUBURBAN ACRES

NORVIEW

LARCHMONT/EDGEWATER

AZALEA ACRES

HIGHLAND PARK

LAKEWOOD

SANDY HEIGHTS

LAMBERTS POINT

RIVERVIEW

FAIRMONT PARK

PARK PLACE

FOXHALL

Colley Ave

W 26th St

Colonial Ave

COLEMAN PLACE

BALLENTINE PLACE

NORFOLK INDUSTRIAL PARK

CROWN POINT

GHENT

ATLANTIC CITY

Corprew Ave

Norfolk

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