



**NOW LEASING!**

# 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 & Co-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!

**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**



**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**

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2023 Estimated Population:	13,053	44,689	119,579
2023 Est. Median HH Income:	\$57,843	\$69,333	\$66,739
2023 Est. Total Employees:	2,758	11,614	28,408

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

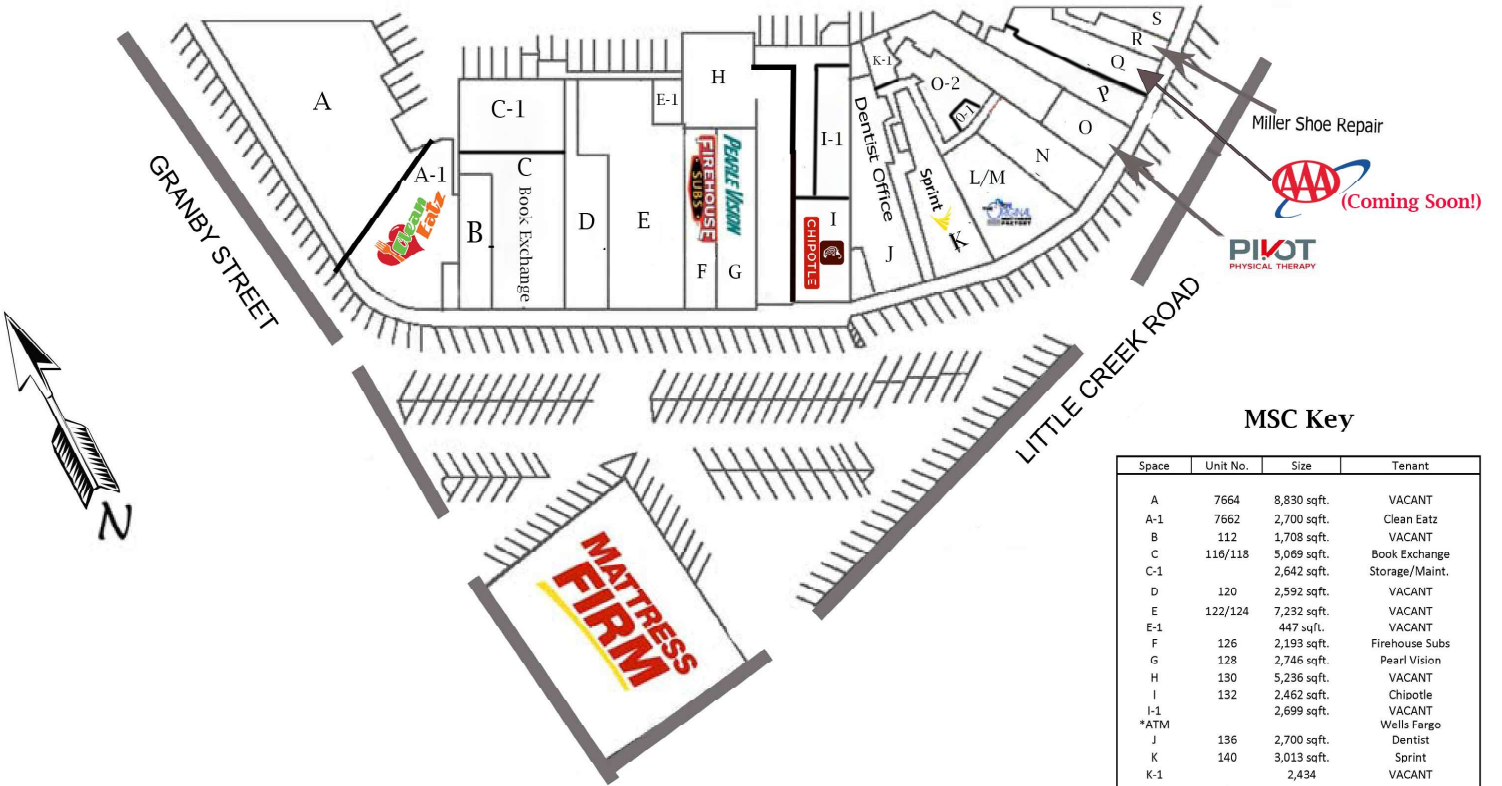


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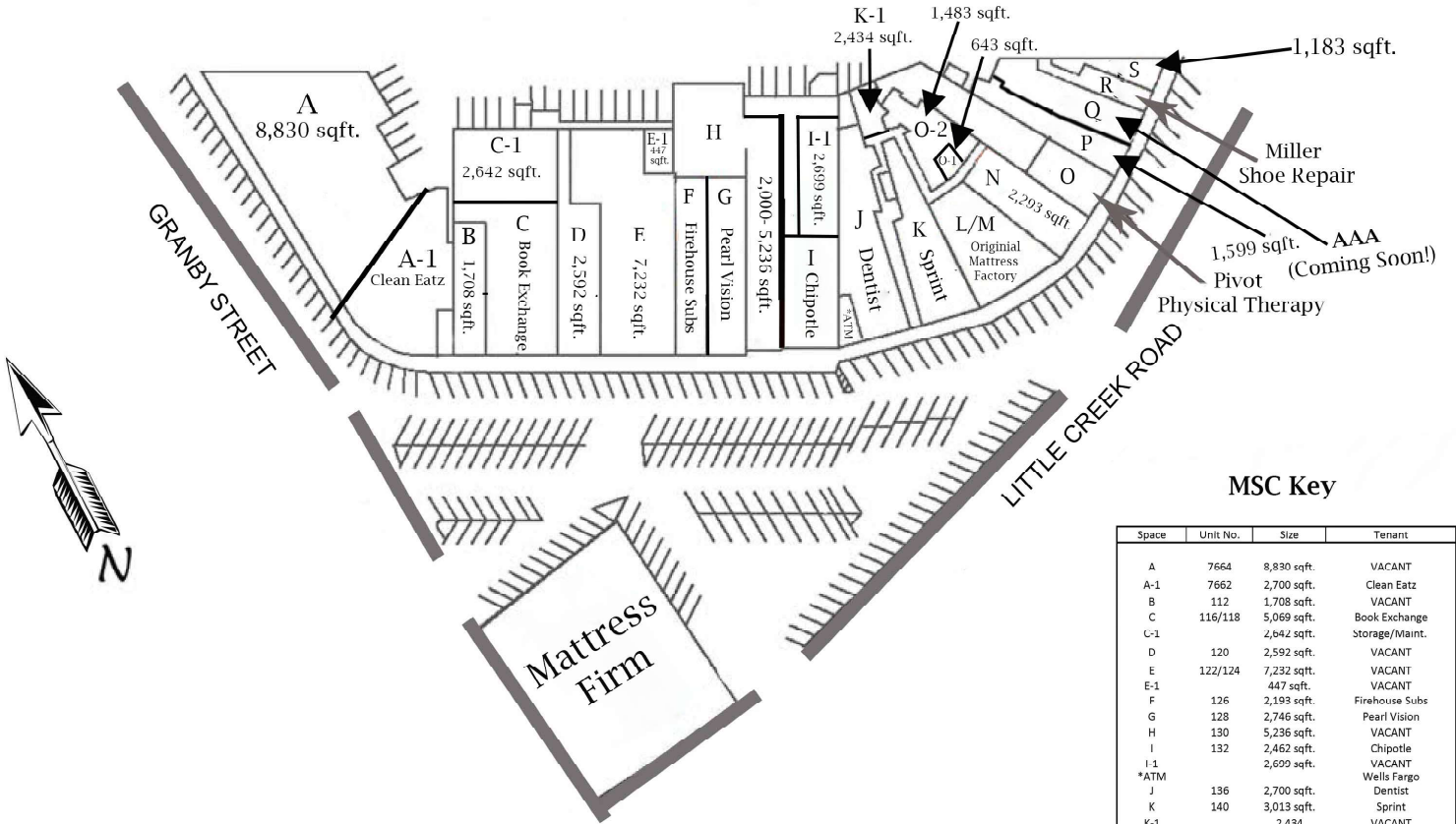
# Times Square of the South



**MSC 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	144/148	3,275 sqft.	Original Mattress Fac.
N	152	2,293 sqft.	VACANT
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

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**Times Square of the South**  
Wards Corner, Norfolk VA

May 2024



# Summary Profile

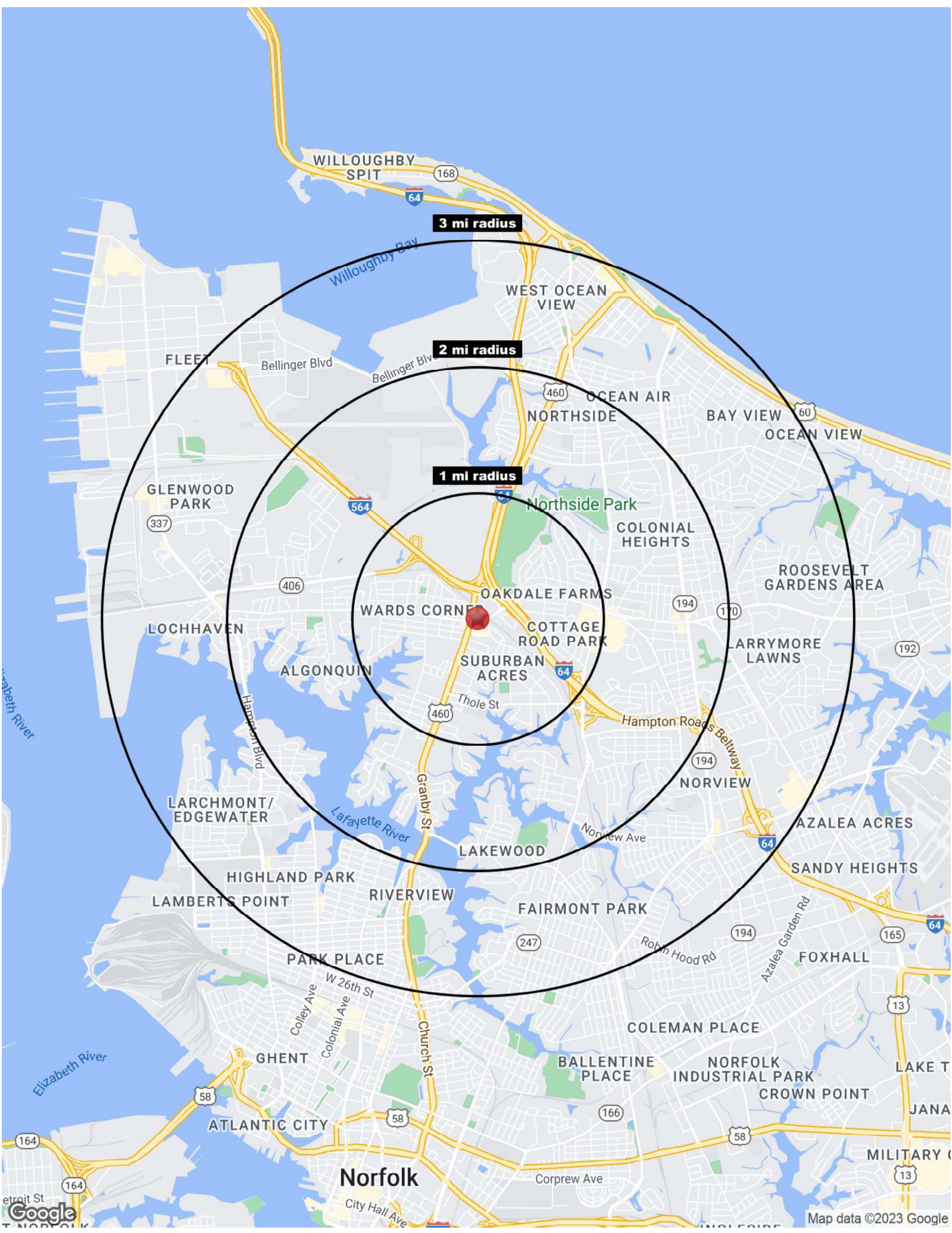
2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Retail Advisors, Inc.  
 Lat/Lon: 36.9153/-76.2718

Midtown Shopping Center Norfolk, VA 23505	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	13,053	44,689	119,579
2028 Projected Population	12,623	43,525	117,287
2020 Census Population	13,310	45,655	121,023
2010 Census Population	13,933	45,519	117,882
Projected Annual Growth 2023 to 2028	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	-0.5%	-0.1%	0.1%
2023 Median Age	34.9	33.5	32.4
<b>Households</b>			
2023 Estimated Households	6,453	19,419	48,670
2028 Projected Households	5,961	18,025	45,401
2020 Census Households	6,516	19,596	48,812
2010 Census Households	6,455	18,789	46,173
Projected Annual Growth 2023 to 2028	-1.5%	-1.4%	-1.3%
Historical Annual Growth 2010 to 2023	-	0.3%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	46.7%	47.6%	45.8%
2023 Estimated Black or African American	38.7%	35.1%	34.1%
2023 Estimated Asian or Pacific Islander	4.2%	3.9%	6.7%
2023 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.6%
2023 Estimated Other Races	9.9%	12.8%	12.7%
2023 Estimated Hispanic	9.1%	9.6%	8.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$81,336	\$97,480	\$93,904
2023 Estimated Median Household Income	\$57,843	\$69,333	\$66,739
2023 Estimated Per Capita Income	\$40,223	\$43,345	\$39,534
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.1%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.3%	7.0%
2023 Estimated High School Graduate	24.0%	23.4%	24.5%
2023 Estimated Some College	25.3%	23.9%	23.7%
2023 Estimated Associates Degree Only	9.8%	9.0%	8.6%
2023 Estimated Bachelors Degree Only	19.2%	19.9%	20.0%
2023 Estimated Graduate Degree	10.8%	13.4%	13.4%
<b>Business</b>			
2023 Estimated Total Businesses	331	1,200	2,963
2023 Estimated Total Employees	2,758	11,614	28,408
2023 Estimated Employee Population per Business	8.3	9.7	9.6
2023 Estimated Residential Population per Business	39.4	37.2	40.4

©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

WARDS CORNER

WILLOUGHBY SPIT

WEST OCEAN VIEW

FLEET

OCEAN AIR  
NORTHSIDE

BAY VIEW  
OCEAN VIEW

GLENWOOD PARK

Northside Park

COLONIAL HEIGHTS

ROOSEVELT GARDENS AREA

LOCHHAVEN

OAKDALE FARMS

COTTAGE ROAD PARK

LARRYMORE LAWNS

ALGONQUIN

SUBURBAN ACRES

NORVIEW

LARCHMONT/EDGEWATER

LAKEWOOD

AZALEA ACRES

HIGHLAND PARK

RIVERVIEW

FAIRMONT PARK

SANDY HEIGHTS

LAMBERTS POINT

PARK PLACE

COLEMAN PLACE

FOXHALL

Elizabeth River

GHENT

BALLENTINE PLACE

NORFOLK INDUSTRIAL PARK

LAKE T...

ATLANTIC CITY

Norfolk

Corprew Ave

CROWN POINT

JANA...

MILITARY C...