

# FOR LEASE

## K & K SQUARE SHOPPING CENTER

7550 Granby Street | Norfolk, VA 23505



**S.L. NUSBAUM**  
REALTY CO.



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# PROPERTY SUMMARY

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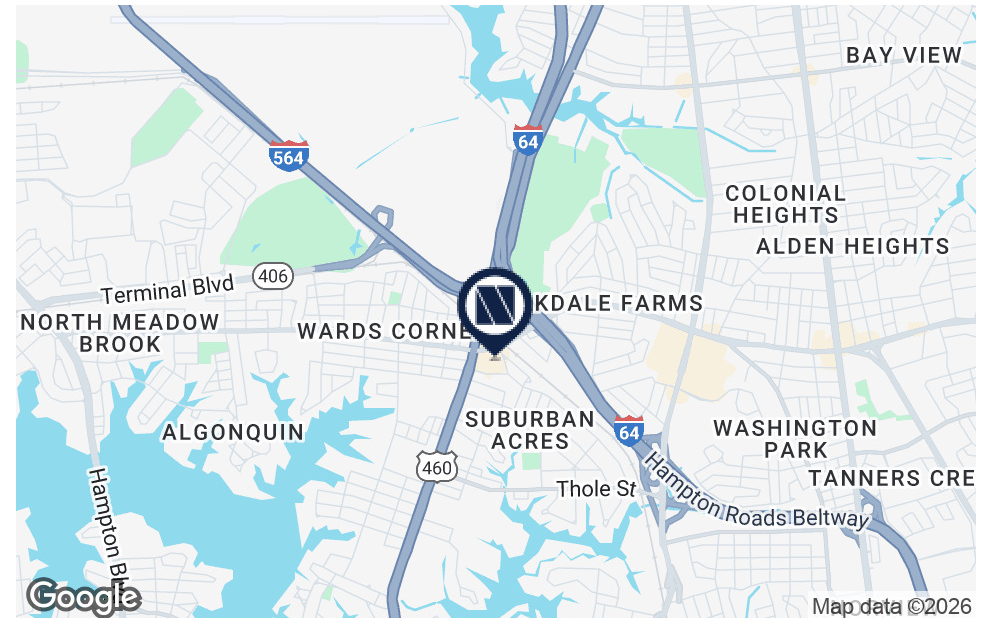
### PROPERTY DESCRIPTION

Fully-leased center with two signalized entrances, plus multiple points of ingress/egress. Quick access to I-64. Tenants include Harris Teeter, Starbucks, Moe's Southwest Grill, VA ABC Store, Your Pie, and more.

### TRAFFIC COUNTS

VPD (VDOT 2023)

Little Creek Rd (I-64 To US 460 Granby St)	21,000
Granby St (Thole St To SR 165 Little Creek Rd)	23,000



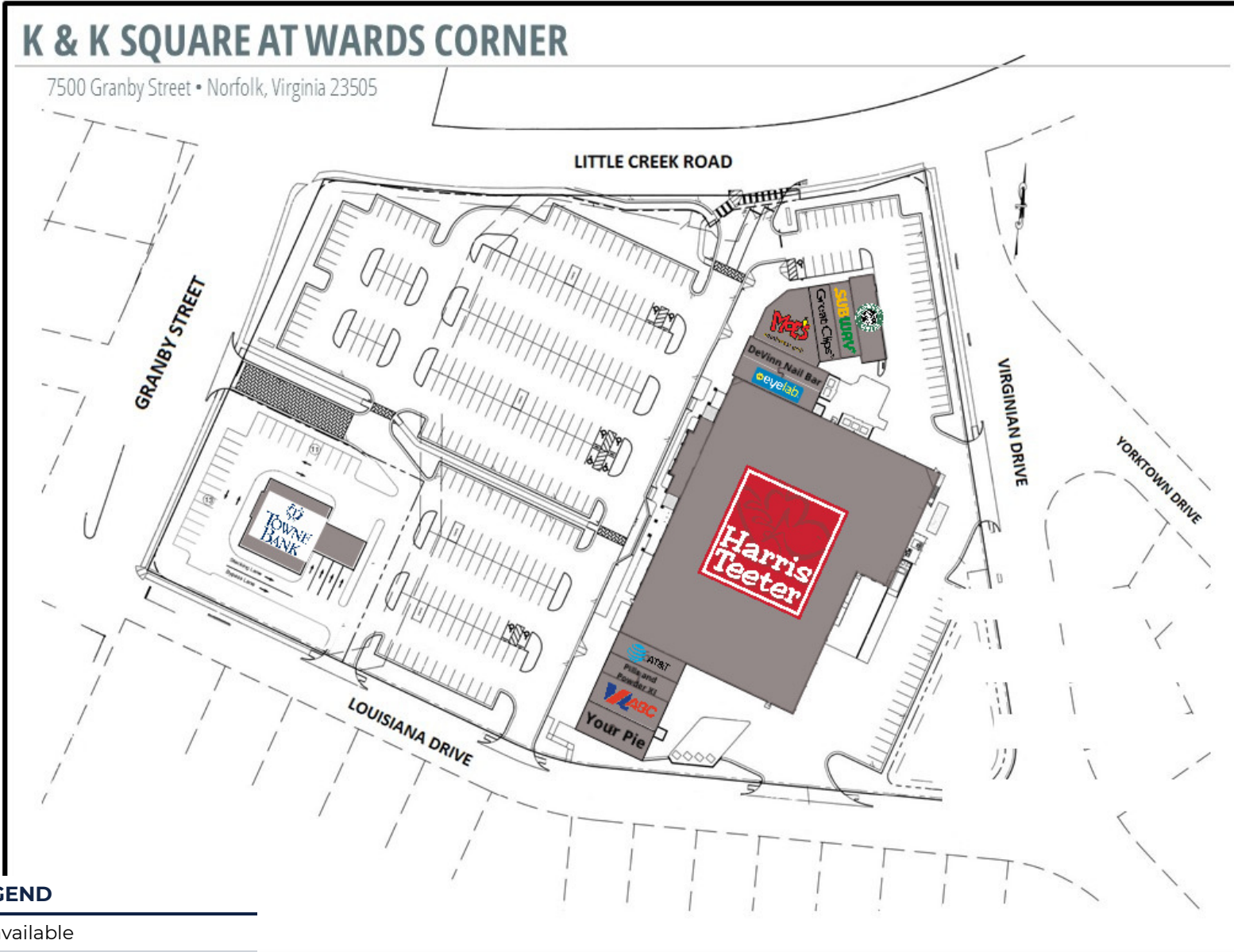
# SITE PLAN

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# AREA RETAIL

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**LOCATION OVERVIEW**  
Close proximity to Naval Station Norfolk and Virginia Port Authority

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

# ADDITIONAL PHOTOS

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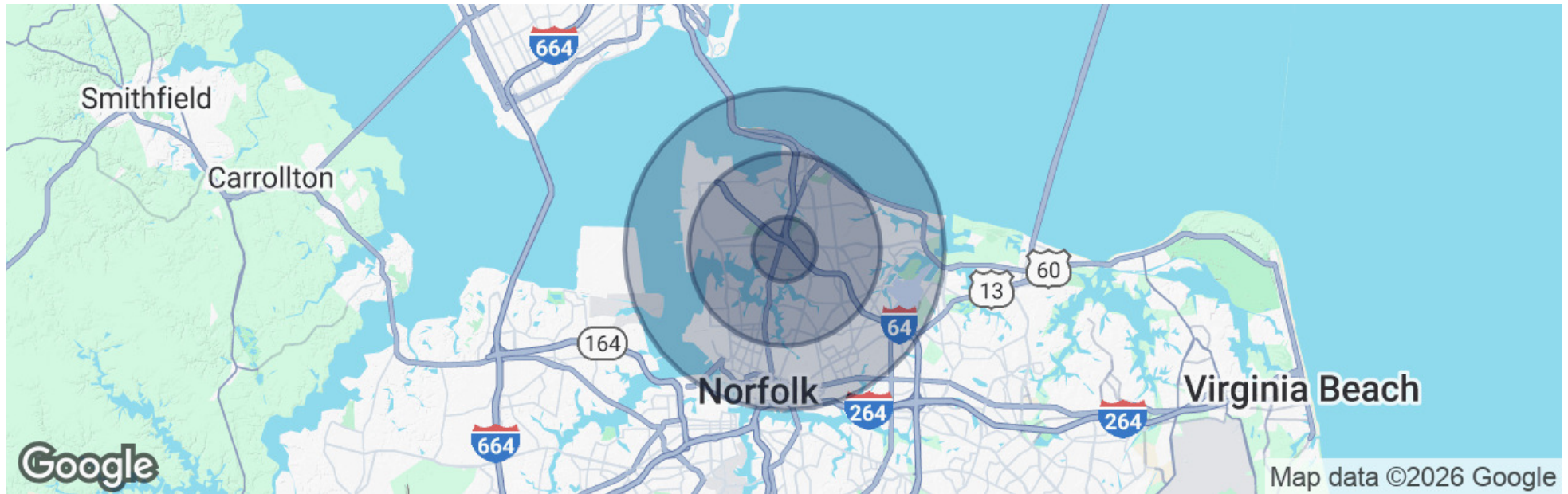
# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,719	129,377	259,160
Average Age	33.4	31.0	30.8
Average Age (Male)	32.4	29.6	29.4
Average Age (Female)	34.0	32.8	32.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,824	47,016	92,500
# Of Persons Per HH	2.4	2.8	2.8
Average HH Income	\$53,681	\$59,491	\$59,006
Average House Value	\$307,273	\$272,733	\$256,657

2020 American Community Survey (ACS)

# CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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