

RETAIL PROPERTY FOR SALE

# 813 WEST 39TH STREET

NORFOLK, VA 23508

**JON ELLIOTT**

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**CREOTERIC**  
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## PROPERTY DESCRIPTION

Located just outside the heart of Norfolk's highly sought-after Ghent neighborhood, this fully built-out former café space is ideal for a restaurant, café, ghost kitchen, or specialty food concept. The property was renovated in 2024, with major capital improvements including a new roof, new HVAC, and updated commercial kitchen, allowing an operator to step in with minimal upfront investment.

With strong nearby residential density and proximity to Ghent's dining, retail, and entertainment scene, this location is well-positioned for an owner-user or investor seeking a turnkey food-service opportunity in a thriving corridor.

Kitchen Equipment Included:  
10-burner commercial stove  
Griddle  
(3) standing refrigerators  
(1) standing freezer  
Deli slicer  
11' commercial hood system  
Additional food-service equipment

## PROPERTY HIGHLIGHTS

- Located near the popular Ghent neighborhood and Colley Ave
- Former café with turnkey commercial kitchen (equipment included)
- Renovated in 2024 - New roof, New HVAC system, Kitchen updates and improvements

## OFFERING SUMMARY

<b>Sale Price:</b>	\$299,000
<b>Number of Units:</b>	1
<b>Building Size:</b>	943 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	8,467	43,841	92,815
<b>Total Population</b>	22,154	104,351	230,135
<b>Average HH Income</b>	\$79,225	\$91,885	\$82,829

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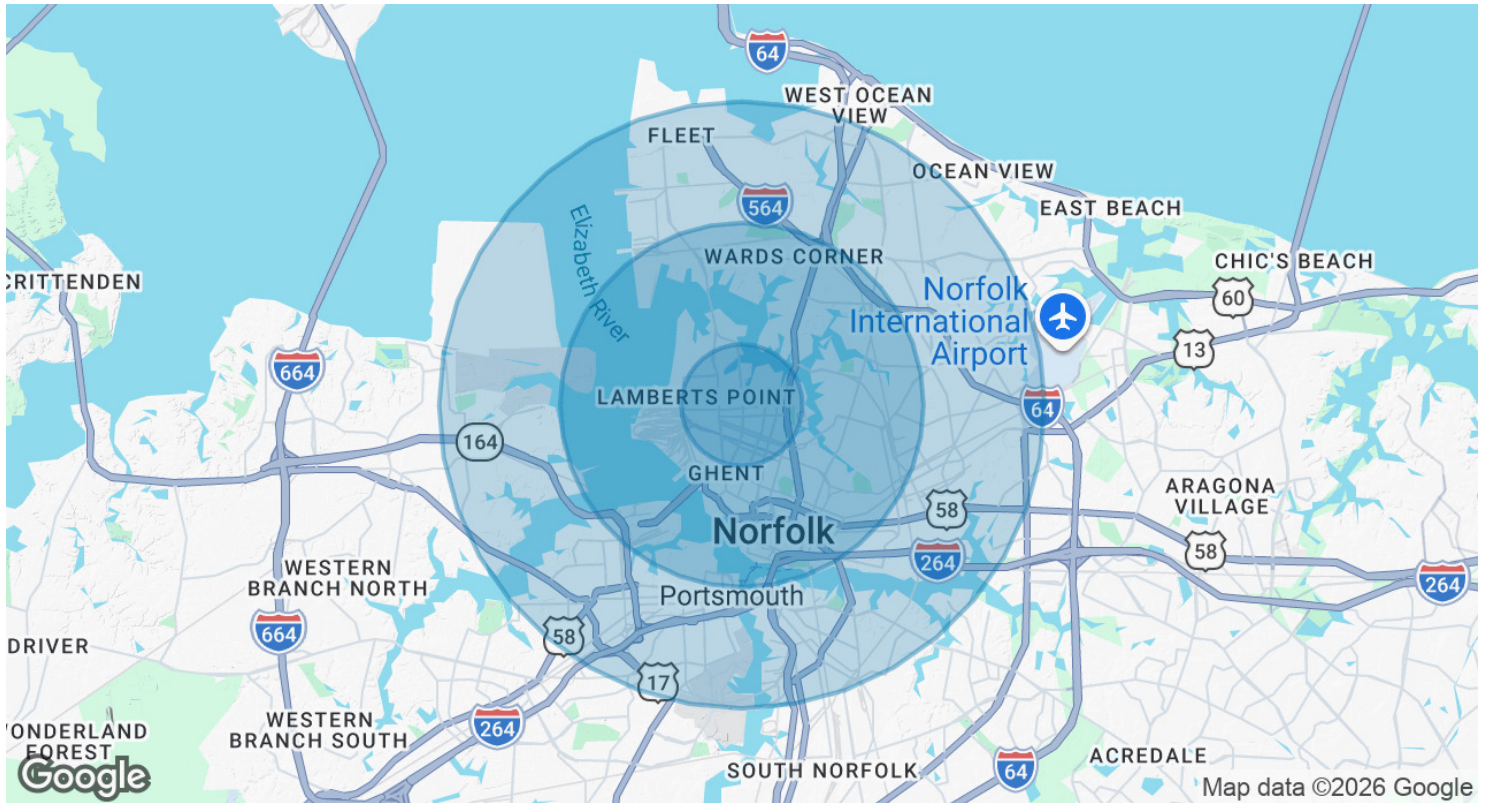


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	22,154	104,351	230,135
Average Age	33	37	37
Average Age (Male)	33	36	36
Average Age (Female)	34	38	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,467	43,841	92,815
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$79,225	\$91,885	\$82,829
Average House Value	\$375,694	\$395,082	\$325,012

2020 American Community Survey (ACS)

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