



Retail Advisors

Assembling the Retail World

NOW LEASING! **NEWLY RENOVATED** **FIRST FLOOR RETAIL**

**119 E PRINCESS ANNE ROAD,
NORFOLK VA 23510**

Property Features:

Excellent Location

Situated at the signalized intersection of Princess Anne Road & Monticello Avenue.

Traffic Counts

Monticello Ave. 23,917 VPD (2025)
Princess Anne Rd. 9,624 VPD (2025)

Area Tenancy

Ghent, The Neon District, Norfolk Scope Arena, Chrysler Hall, The Waterside District, Sentara Norfolk Hospital, MacArthur Center & more!



ASKING
PRICE

Call Broker

**Discover a premier 6,000 SF
newly renovated retail
opportunity located beneath
14 high-end apartments at
the bustling intersection of
Princess Anne Road and
Monticello Avenue in Norfolk.**

FOR LEASE



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





**119 E PRINCESS ANNE ROAD,
NORFOLK VA 23510**

This excellent opportunity features 18'4" ceilings, expansive window frontage on both Princess Anne Rd & Monticello Ave, and dedicated on-site parking—a rare find in this market. The building and parking lot have been fully renovated. Zoned G-1 (Granby/Monticello Corridor Mixed Use) and Enterprise Zone



Demographic Summary

	1 mile	3 miles	5 miles
2025 Estimated Population:	23,545	112,068	255,531
2025 Est. Median HH Income:	\$67,565	\$67,183	\$66,816
2025 Est. Total Employees:	28,234	69,460	117,251



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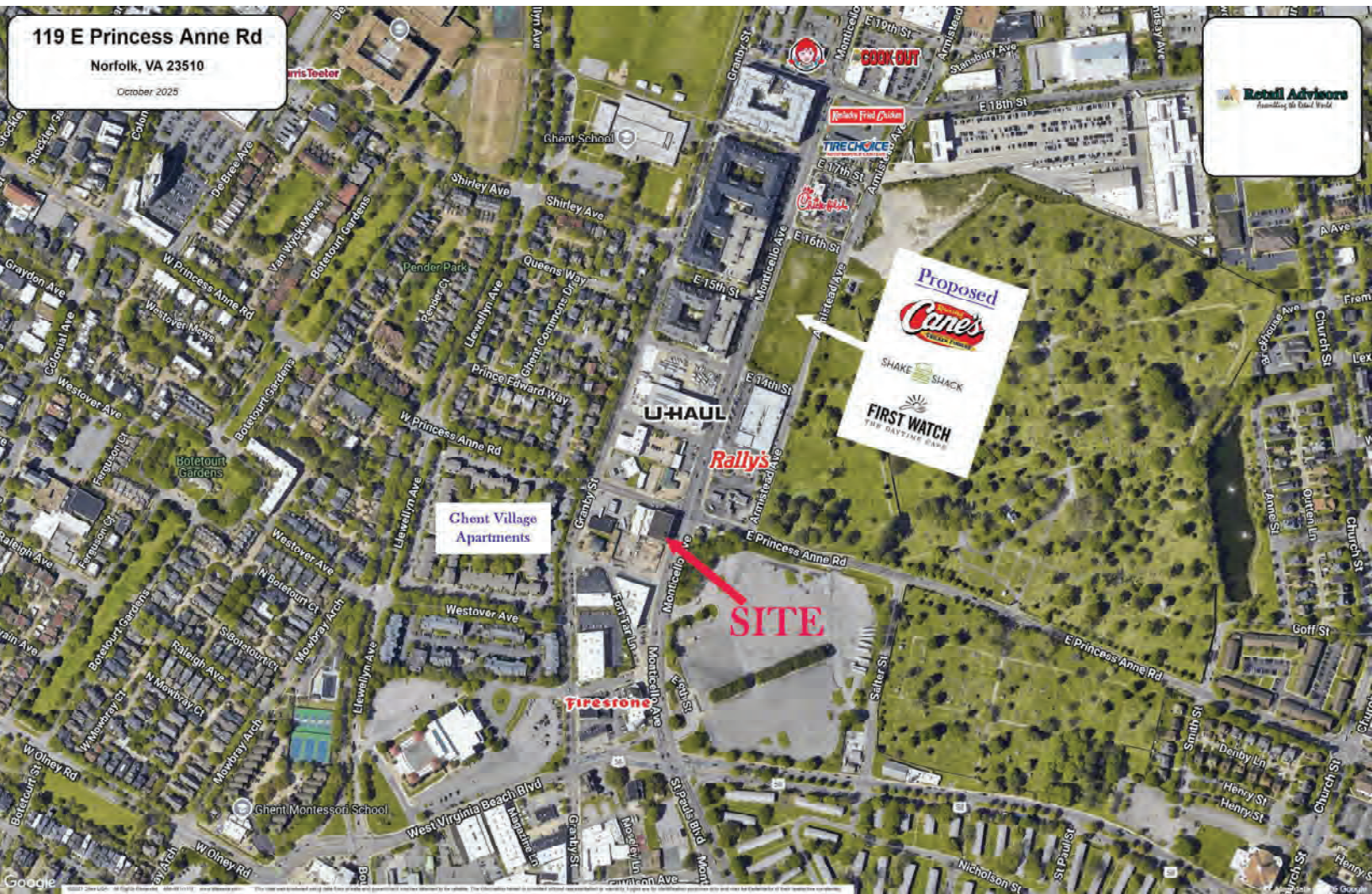


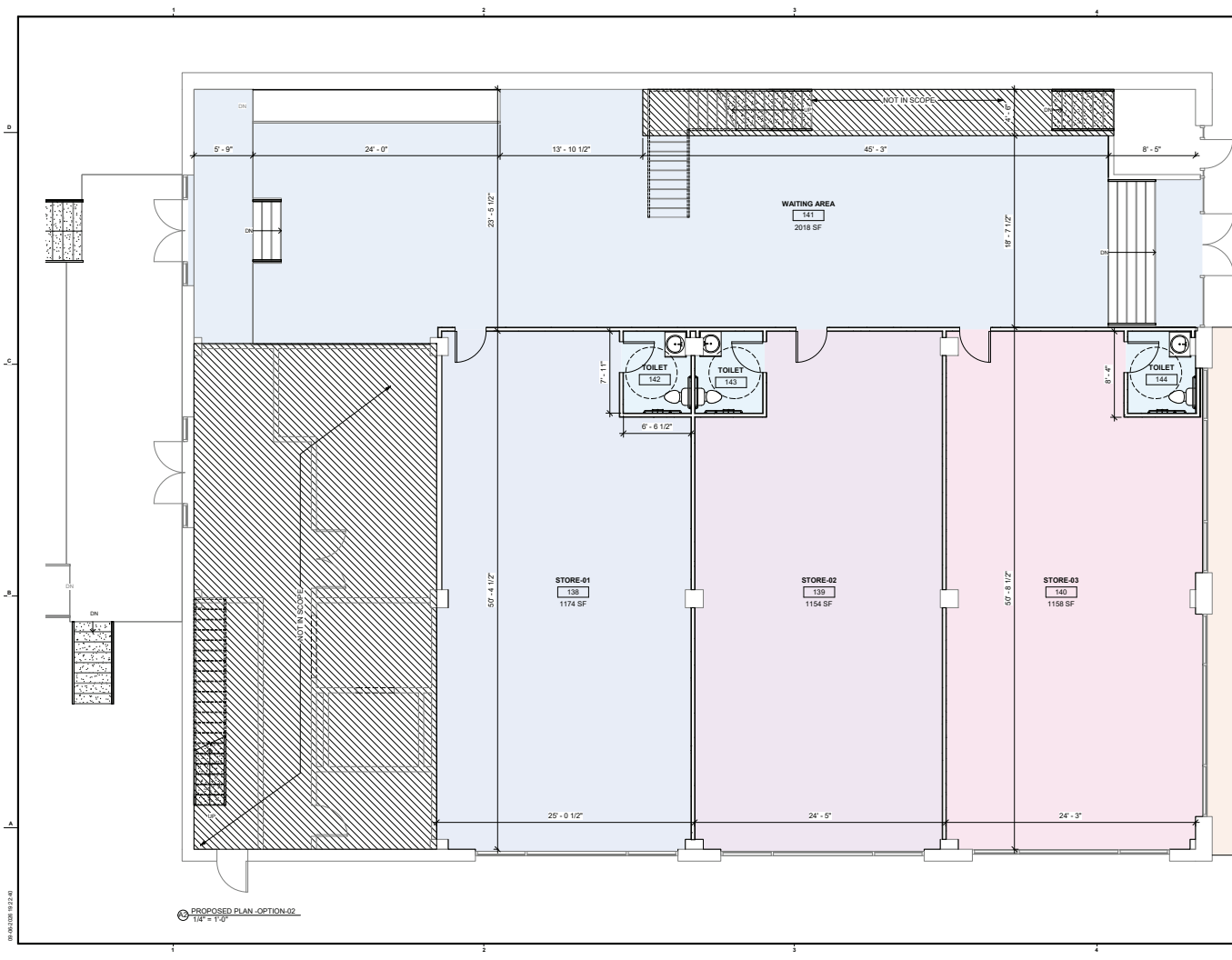
119 E Princess Anne Rd

Norfolk, VA 23510

October 2025

Retail Advisors
Accelerating the Retail World







Cuboid Architecture
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Chesapeake, VA 23322
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info@cuboidglobal.com

PROJECT COORDINATION / DESIGN CONSULTANT		
STRUCTURAL CONSULTANT		
ELECTRICAL AND PLUMBING CONSULTANT		
MECHANICAL CONSULTANT		
COMMERCIAL SPACE		
119 E PRINCESS ANNE, NORFOLK, VA		
OWNER		
DESIGNER	Project Number	
DESIGN BY	RS	
DRAWN BY	RS	
CHECKED BY	RS	
ISSUE DATE	Issue Date	
NO.	REVISIONS	DATE
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PROPOSED PLAN - OPTION-02

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usa@cuboidglobal.com

PROJECT COORDINATION / DESIGN CONSULTANT

115 E PRINCESS ANNE, NORFOLK, VA

OWNER:
Name: _____ Project Number: _____
DESIGN BY: _____ Designer
DRAWN BY: _____ Author
CHECKED BY: _____ Checker
ISSUE DATE: _____ Issue Date

NO.	REVISIONS	DATE

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PROPOSED PLAN - OPTION-01

AE101
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.

Lat/Lon: 36.8605/-76.2871

119 E Princess Anne Rd Norfolk, VA 23510	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	23,545	112,068	255,531
2030 Projected Population	23,774	109,649	247,363
2020 Census Population	22,560	114,379	260,829
2010 Census Population	21,383	130,640	273,130
Projected Annual Growth 2025 to 2030	0.2%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2025	0.7%	-0.9%	-0.4%
2025 Median Age	33.3	33.8	34.5
Households			
2025 Estimated Households	12,287	46,948	104,053
2030 Projected Households	12,328	45,723	100,428
2020 Census Households	11,217	46,137	104,671
2010 Census Households	9,340	41,764	97,075
Projected Annual Growth 2025 to 2030	-	-0.5%	-0.7%
Historical Annual Growth 2010 to 2025	2.1%	0.8%	0.5%
Race and Ethnicity			
2025 Estimated White	45.2%	38.3%	39.9%
2025 Estimated Black or African American	43.4%	51.6%	48.6%
2025 Estimated Asian or Pacific Islander	4.0%	3.0%	3.3%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	7.1%	6.8%	7.8%
2025 Estimated Hispanic	6.6%	6.1%	7.2%
Income			
2025 Estimated Average Household Income	\$97,896	\$92,452	\$90,048
2025 Estimated Median Household Income	\$67,565	\$67,183	\$66,816
2025 Estimated Per Capita Income	\$51,319	\$39,245	\$37,216
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.6%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	6.6%	8.6%	7.9%
2025 Estimated High School Graduate	18.6%	25.1%	28.4%
2025 Estimated Some College	19.2%	20.8%	22.6%
2025 Estimated Associates Degree Only	5.3%	6.4%	7.8%
2025 Estimated Bachelors Degree Only	25.6%	20.3%	18.1%
2025 Estimated Graduate Degree	22.4%	16.1%	12.2%
Business			
2025 Estimated Total Businesses	2,517	6,027	11,013
2025 Estimated Total Employees	28,234	69,460	117,251
2025 Estimated Employee Population per Business	11.2	11.5	10.6
2025 Estimated Residential Population per Business	9.4	18.6	23.2

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