

**CENTURY 21.**  
Legacy

**925**  
PARK AVE NW

925 Park Ave NW  
Norton, VA 24273



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# CENTURY 21.

Legacy

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**925**

Park Ave NW

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Norton, VA 24273



**925**

**PARK AVE NW**

## **PROPERTY INFORMATION**

**Annual Rent**  
*\$6.00/ per SQ. FT.*

**Property Address**  
*925 Park Ave NW  
Norton, VA 24273*

**Rentable Area**  
*17,000 Sq. Ft.*

COMPANY DISCLAIMER

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## PROPERTY OVERVIEW

Are you seeking a high-visibility location for your business in Norton, VA Look no further! We have an exceptional 17,000 square foot commercial space available for lease right in the heart of the city.

This prime location boasts a traffic count of 11,000 (2022), ensuring your business will be seen by a significant number of potential customers daily. Plus, it's conveniently located just a 2-minute drive from US-23, making it easily accessible for both local and out-of-town visitors. Also, with two-miles of Norton Community Hospital.

**925**

PARK AVE NW

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# PROPERTY PHOTOS



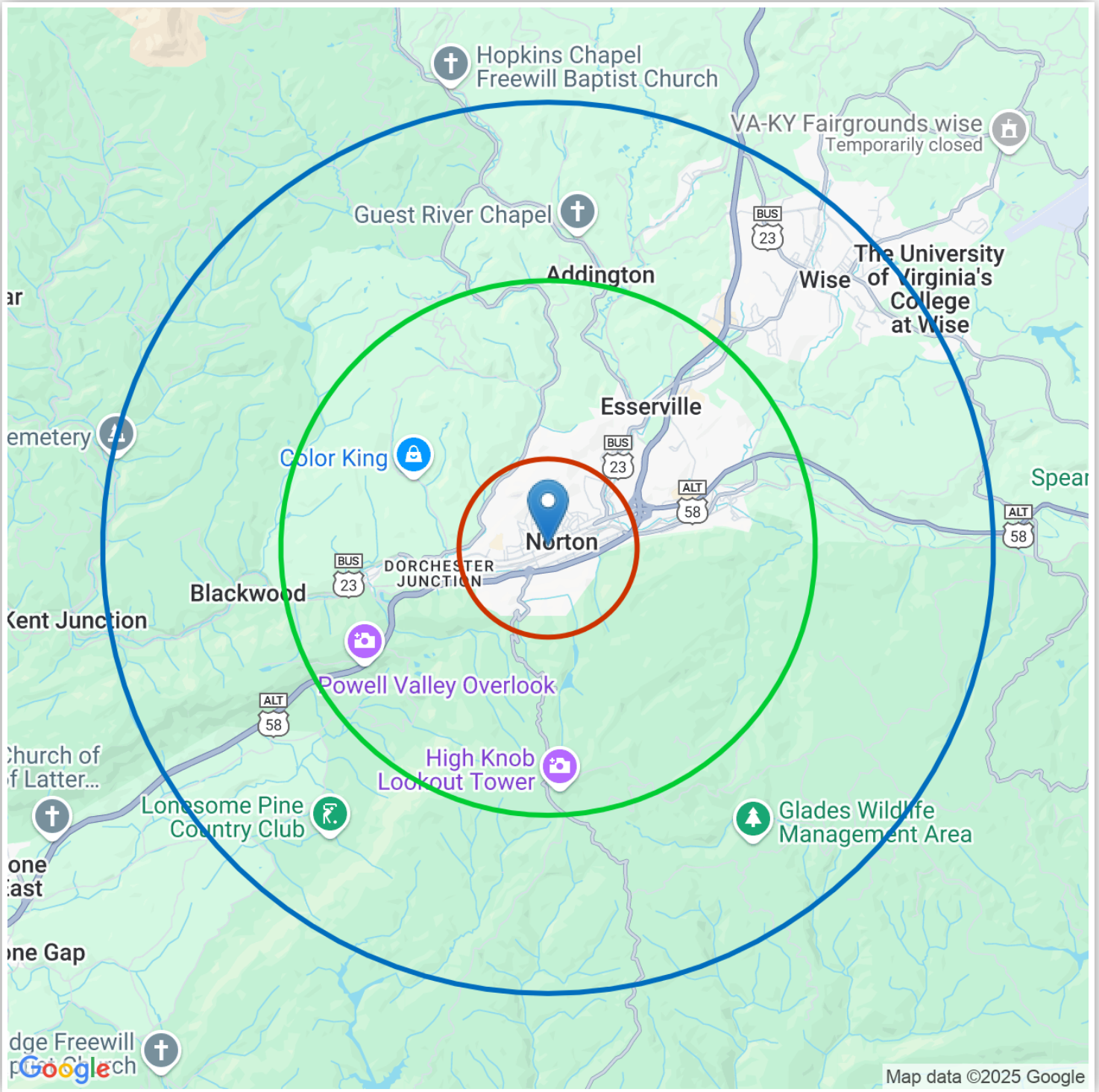
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## **PROPERTY PHOTOS**



**925 PARK AVE NW**

## LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



## INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

### KEY FACTS

**2,152**  
Population

**43.4** Median Age

**2.01**  
Average Household Size

**1,087**  
Total Households

### EDUCATION

6.1%

No High School Diploma

9.78%

High School Graduate

21.03%

Some College

14.1%

Bachelor's/ Grad

### BUSINESS



**189**

Total Businesses



**2,204**

Total Employees

### EMPLOYMENT

**256**

Manufacturing Employees

**249**

Retail Trade Employees

**111**

Eating & Drinking Employees

**97**

Finance/Ins/Real Estate Emp

**3.7%**

Unemployment Rate

### INCOME



**\$34,435**

Median Household Income



**\$29,840**

Per Capita Income



**\$26,057**

Median Net Worth

### Households by Income

The largest group : < \$15,000 (25%) ■

The smallest group : \$200,000+ (3.48%) ■

| Indicator             | Value(%) |                                    |
|-----------------------|----------|------------------------------------|
| < \$15,000            | 25       | <div style="width: 25%;"></div>    |
| \$15,000 - \$24,999   | 11.28    | <div style="width: 11.28%;"></div> |
| \$25,000 - \$34,999   | 14.29    | <div style="width: 14.29%;"></div> |
| \$35,000 - \$49,999   | 9.59     | <div style="width: 9.59%;"></div>  |
| \$50,000 - \$74,999   | 12.03    | <div style="width: 12.03%;"></div> |
| \$75,000 - \$99,999   | 10.06    | <div style="width: 10.06%;"></div> |
| \$100,000 - \$149,999 | 8.93     | <div style="width: 8.93%;"></div>  |
| \$150,000 - \$199,999 | 5.26     | <div style="width: 5.26%;"></div>  |
| \$200,000+            | 3.48     | <div style="width: 3.48%;"></div>  |



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## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

### KEY FACTS

**5,051**  
Population

**43.1** Median Age

**2.23**  
Average Household Size

**2,277**  
Total Households

### EDUCATION

**9.95%**

No High School Diploma

**7.86%**

High School Graduate

**23.98%**

Some College

**10.49%**

Bachelor's/ Grad

### BUSINESS



**386**

Total Businesses



**5,128**

Total Employees

### EMPLOYMENT

**1,267**

Retail Trade Employees

**362**

Manufacturing Employees

**484**

Eating & Drinking Employees

**185**

Finance/Ins/Real Estate Emp

**3.9%**

Unemployment Rate

### INCOME



**\$39,463**

Median Household Income



**\$28,353**

Per Capita Income



**\$53,716**

Median Net Worth

### Households by Income

The largest group : < \$15,000 (22.51%) ■

The smallest group : \$200,000+ (2.8%) ■

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 22.51    | ■ |
| \$15,000 - \$24,999   | 11.03    | ■ |
| \$25,000 - \$34,999   | 11.83    | ■ |
| \$35,000 - \$49,999   | 12.63    | ■ |
| \$50,000 - \$74,999   | 13.35    | ■ |
| \$75,000 - \$99,999   | 9.48     | ■ |
| \$100,000 - \$149,999 | 11.52    | ■ |
| \$150,000 - \$199,999 | 4.85     | ■ |
| \$200,000+            | 2.8      | ■ |



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## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

**10,032**  
Population

**43.9** Median Age



**2.19**  
Average Household Size

**4,542**  
Total Households

### EDUCATION



**9.35%**  
No High School Diploma



**8.73%**  
High School Graduate



**21.08%**  
Some College

**10.16%**  
Bachelor's/ Grad

### BUSINESS



**657**  
Total Businesses



**8,940**  
Total Employees

### EMPLOYMENT

**388**  
Manufacturing Employees

**2,067**  
Retail Trade Employees

**725**  
Eating & Drinking Employees

**281**  
Finance/Ins/Real Estate Emp

**3.9%** Unemployment Rate

### INCOME



**\$44,035**  
Median Household Income



**\$28,609**  
Per Capita Income



**\$97,079**  
Median Net Worth

### Households by Income

The largest group : < \$15,000 (17.12%) ■

The smallest group : \$200,000+ (2.39%) ■

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 17.12    | ■ |
| \$15,000 - \$24,999   | 11.03    | ■ |
| \$25,000 - \$34,999   | 11.61    | ■ |
| \$35,000 - \$49,999   | 15.15    | ■ |
| \$50,000 - \$74,999   | 15.28    | ■ |
| \$75,000 - \$99,999   | 9.35     | ■ |
| \$100,000 - \$149,999 | 12.26    | ■ |
| \$150,000 - \$199,999 | 5.82     | ■ |
| \$200,000+            | 2.39     | ■ |



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## INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

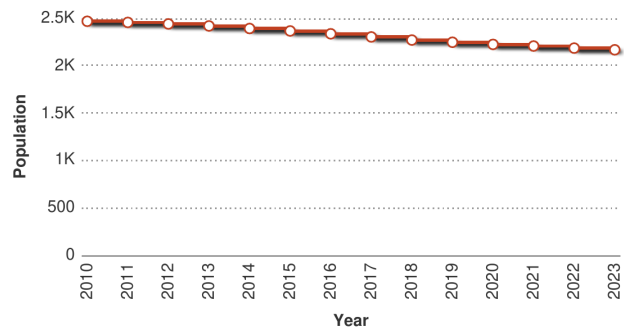
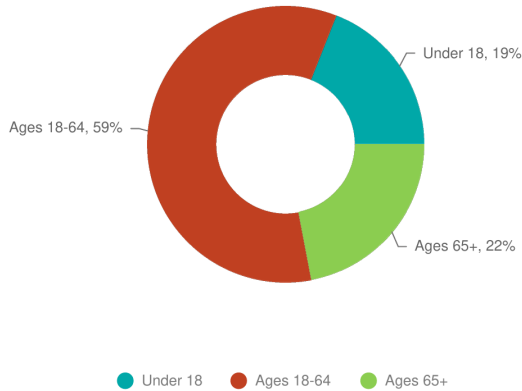
### POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

|                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <b>2,152</b><br>Population        | <b>1,064</b><br>Households                 | <b>43.4</b><br>Median Age             |
| <b>2.01</b><br>Avg Size Household | <b>\$34,435</b><br>Median Household Income | <b>\$136,218</b><br>Median Home Value |
| <b>41</b><br>Wealth Index         | <b>99</b><br>Housing Affordability         | <b>27.2</b><br>Diversity Index        |

### HISTORICAL & FORECAST POPULATION



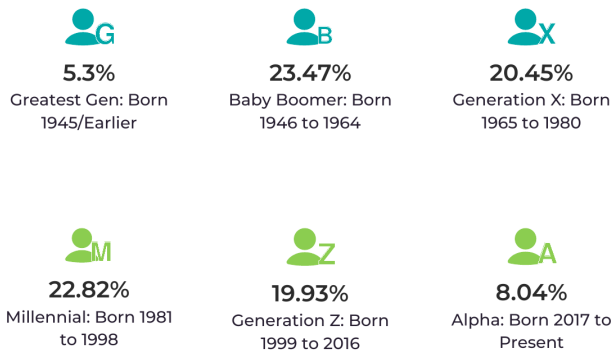
### POPULATION BY AGE



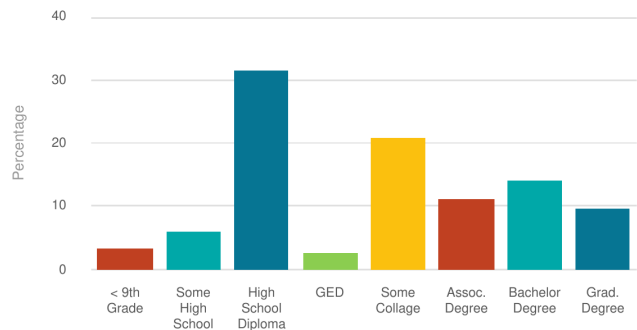
### DAYTIME POPULATION



### POPULATION BY GENERATION



### POPULATION BY EDUCATION



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## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

|                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <b>5,051</b><br>Population        | <b>2,248</b><br>Households                 | <b>43.1</b><br>Median Age             |
| <b>2.23</b><br>Avg Size Household | <b>\$39,463</b><br>Median Household Income | <b>\$114,858</b><br>Median Home Value |
| <b>43</b><br>Wealth Index         | <b>136</b><br>Housing Affordability        | <b>21.8</b><br>Diversity Index        |

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**-0.75%**



2024-2029  
Forecasted  
Growth Rate

**-0.67%**



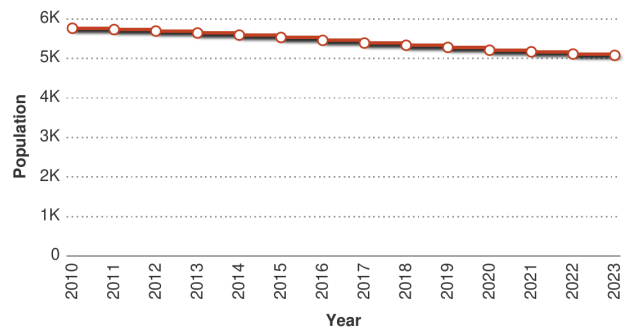
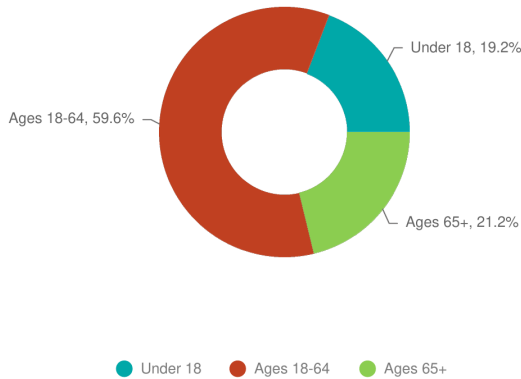


Household  
Population  
**4,868**



Population  
Density  
**174**

### POPULATION BY AGE



### DAYTIME POPULATION



**5,552**  
2024 Total Daytime Population



**2,988**  
2024 Daytime Pop: Residents




**2,564**  
2024 Daytime Pop: Workers




**196**  
2024 Daytime Pop Density


### POPULATION BY GENERATION




**5.44%**  
Greatest Gen: Born  
1945/Earlier




**22.69%**  
Baby Boomer: Born  
1946 to 1964




**20.79%**  
Generation X: Born  
1965 to 1980



**22.04%**  
Millennial: Born 1981  
to 1998

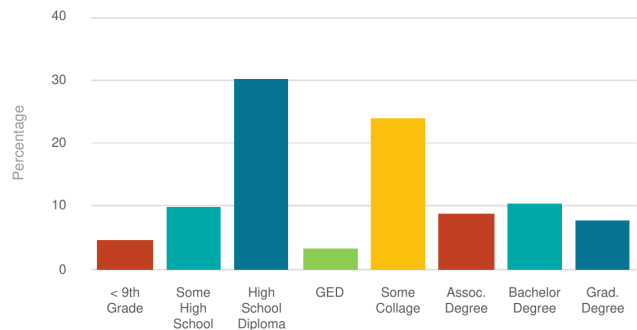


**20.95%**  
Generation Z: Born  
1999 to 2016



**8.1%**  
Alpha: Born 2017 to  
Present

### POPULATION BY EDUCATION



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## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

|                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <b>10,032</b><br>Population       | <b>4,469</b><br>Households                 | <b>43.9</b><br>Median Age             |
| <b>2.19</b><br>Avg Size Household | <b>\$44,035</b><br>Median Household Income | <b>\$127,957</b><br>Median Home Value |
| <b>48</b><br>Wealth Index         | <b>139</b><br>Housing Affordability        | <b>18.8</b><br>Diversity Index        |

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**-0.69%**



2024-2029  
Forecasted  
Growth Rate

**-0.76%**





Household  
Population

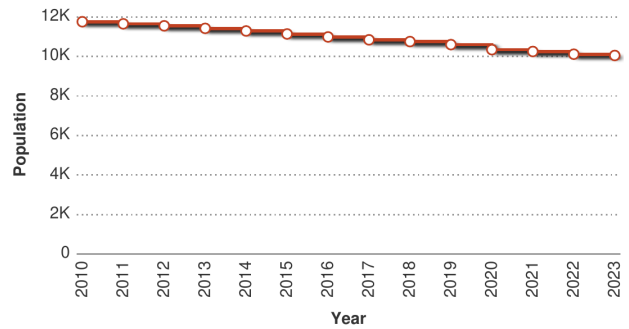
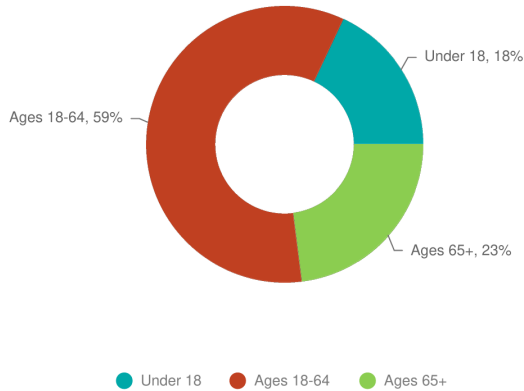
**9,436**



Population  
Density

**124**

### POPULATION BY AGE



### DAYTIME POPULATION



**12,064**  
2024 Total Daytime Population



**5,898**  
2024 Daytime Pop: Residents




**6,166**  
2024 Daytime Pop: Workers




**154**  
2024 Daytime Pop Density


### POPULATION BY GENERATION




**5.8%**  
Greatest Gen: Born  
1945/Earlier




**23.53%**  
Baby Boomer: Born  
1946 to 1964




**20.54%**  
Generation X: Born  
1965 to 1980



**20.75%**  
Millennial: Born 1981  
to 1998

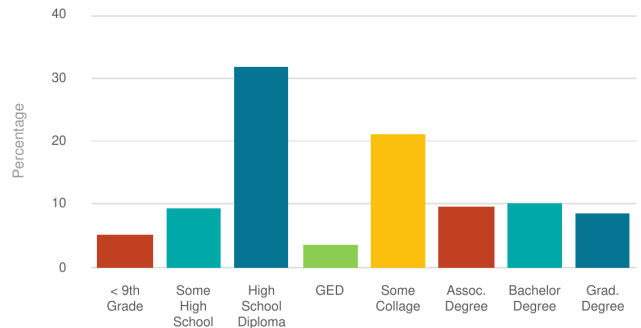


**21.97%**  
Generation Z: Born  
1999 to 2016



**7.4%**  
Alpha: Born 2017 to  
Present

### POPULATION BY EDUCATION



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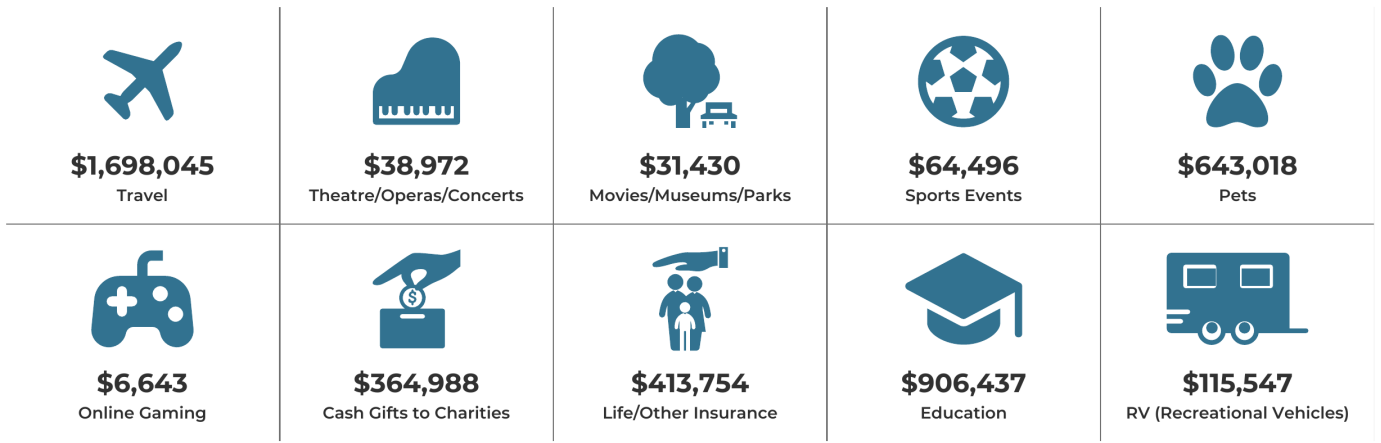
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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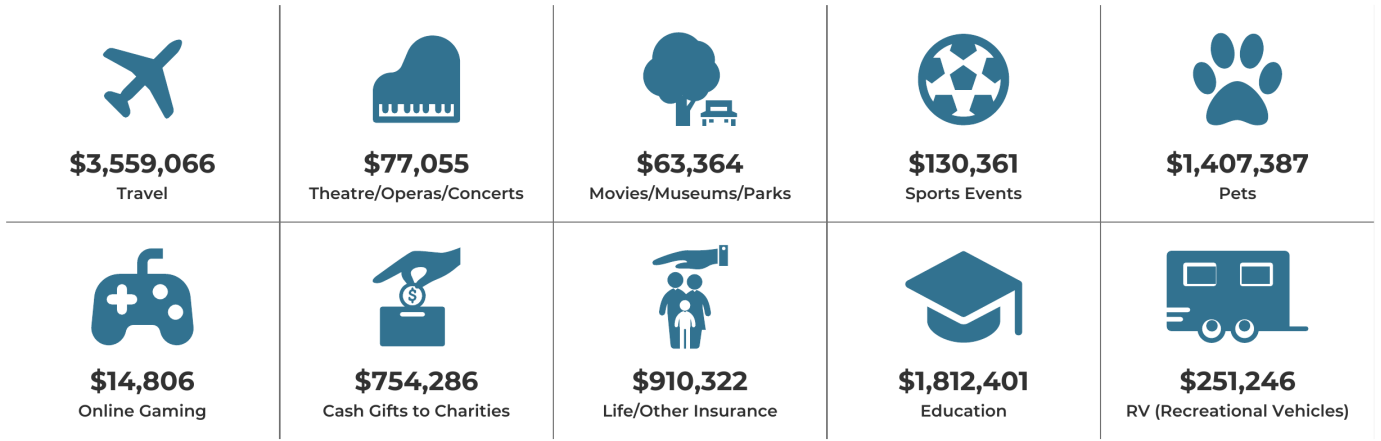
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

### Lifestyle and Tapestry Segmentation Infographic

#### LIFESTYLE SPENDING



#### ANNUAL LIFESTYLE SPENDING



#### TAPESTRY SEGMENTS



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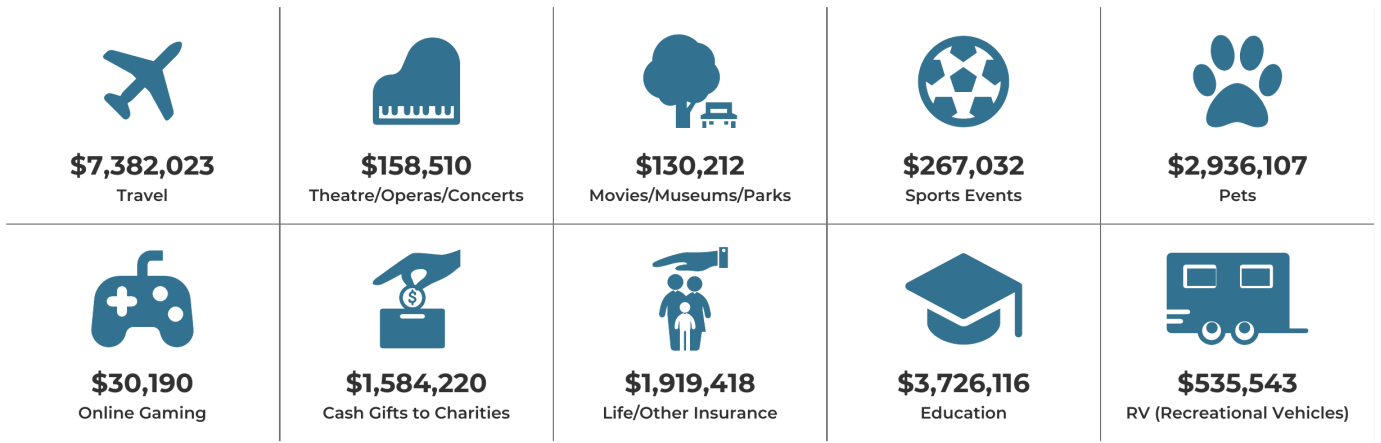
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

### Lifestyle and Tapestry Segmentation Infographic

#### LIFESTYLE SPENDING



#### ANNUAL LIFESTYLE SPENDING



#### TAPESTRY SEGMENTS



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)



## Tyler Carver, Commercial Specialist

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