

FOR LEASE

Retail / Office Space Available

3415 Granby Street, Suite 103, Norfolk, VA

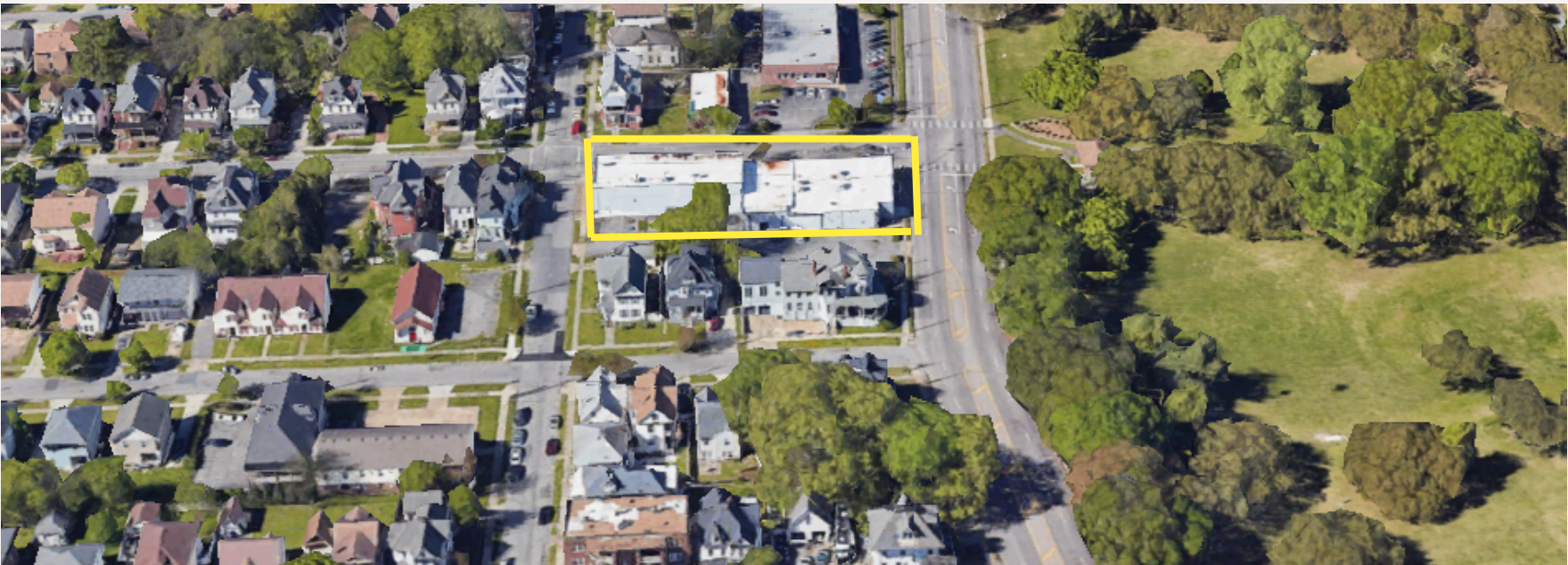


757.209.2990

Ron A. Campana, Jr.
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Property Summary

Retail/Office Space Available



Centrally located within the Riverview Historic District in the City of Norfolk, and adjacent to The Virginia Zoo.

Property Overview:

This Property is centrally located in the Riverview Historic District in Norfolk, Virginia. This corner retail parcel is located directly across the street from The Virginia Zoo.

This location offers 3,000-6,000 square feet of retail or office space.

Aggressively priced and adjacent to the Granby Veterinary Hospital.

Building Size

Total square footage is 6,000 SF
Between 3,000 SF to 6,000 SF available for Lease

Lease Rate

Total Space: 6,000 SF - \$10.00/SF (Modified Gross)
First Floor: 3,000 SF - \$13.95/SF (Modified Gross)
Second Floor: 3,000 SF - \$7.95/SF (Modified Gross)

Zoning

C-N Neighborhood Commercial

Year Built

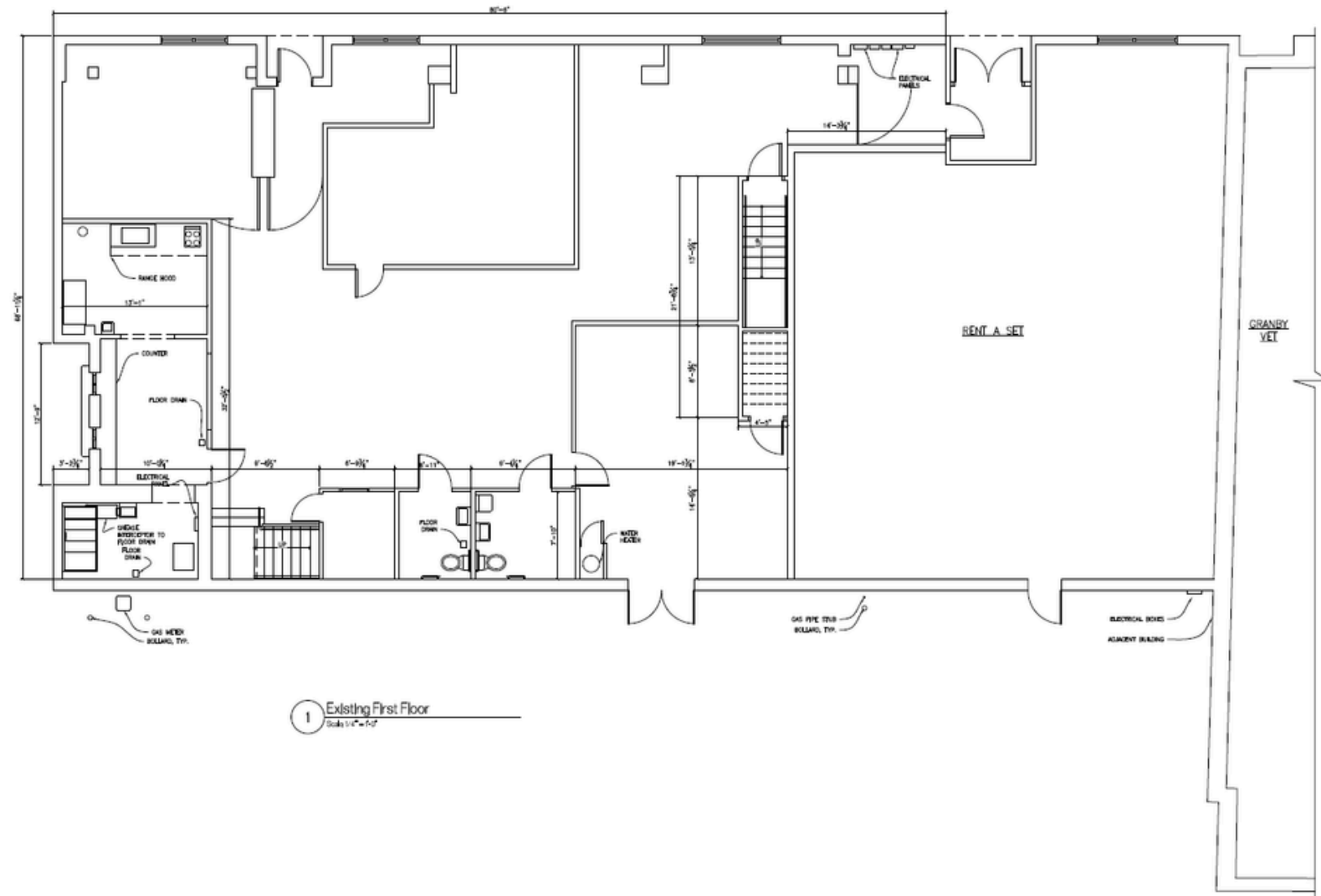
1926

Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	17,988	115,922	240,478
Average HH Income	\$75,769	\$82,922	\$77,453
Daytime Population	16,656	101,446	204,181

Floor Plans

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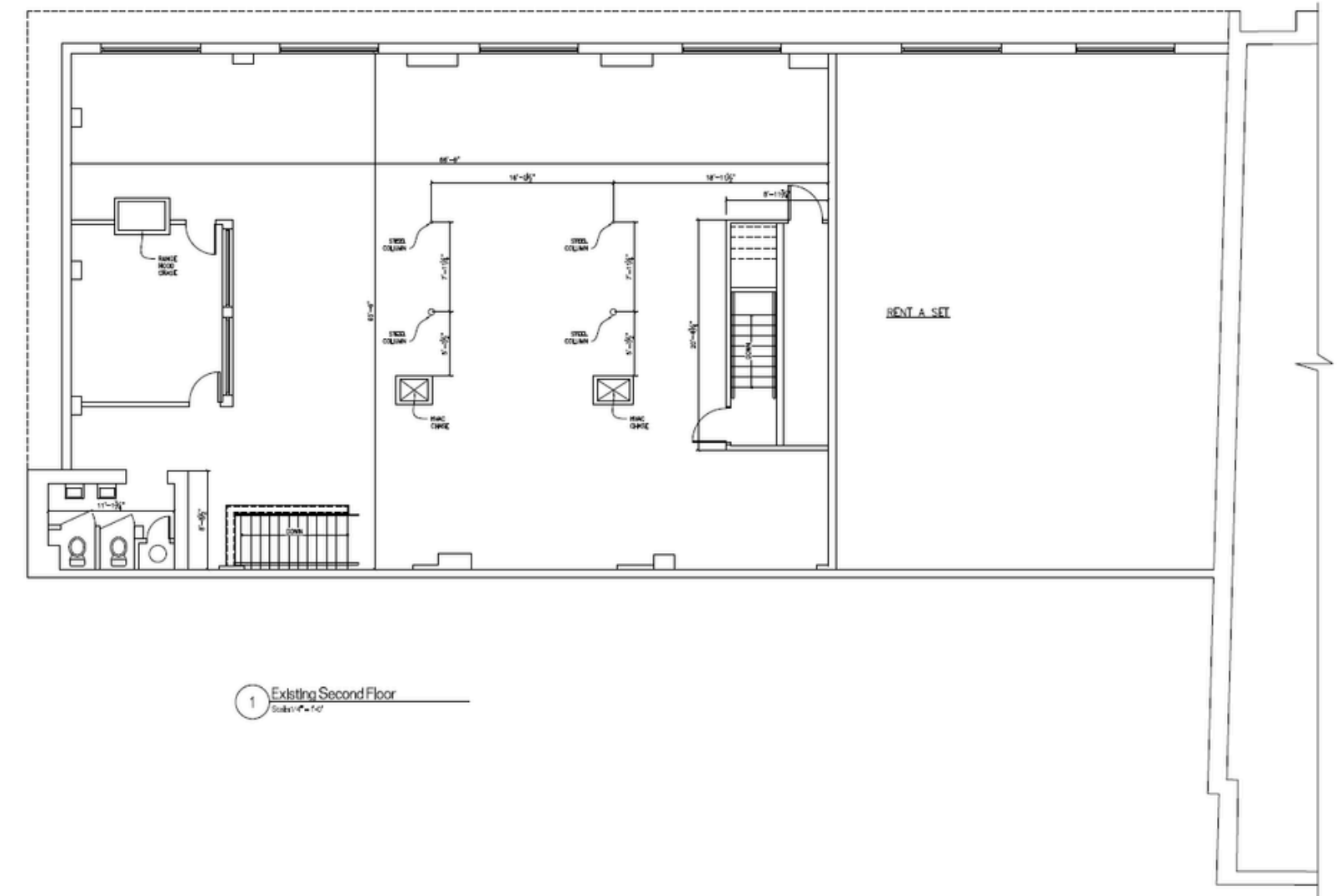


TMA
THOMAS M. ANDERSON & ASSOCIATES
ARCHITECTS
3415 GRANBY STREET
NORFOLK, VIRGINIA 23504

AS BUILT
October 23, 2024

A1.1
Existing First Floor Plan

**Granby Vet
Rental Space**
103 W 35th Street
Norfolk, VA 23504



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A1.2
Existing Second Floor Plan

**Granby Vet
Rental Space**
103 W 35th Street
Norfolk, VA 23504

Retail / Office Spaces Available

3415 Granby Street, Suite 103, Norfolk, VA



Available Suites

Total Space: 6,000 SF - \$10.00/SF (Modified Gross)

First Floor: 3,000 SF - \$13.95/SF (Modified Gross)

Second Floor: 3,000 SF - \$7.95/SF (Modified Gross)

Zoning Purpose

The purpose of the Neighborhood Commercial (C-N) district is to provide lands that accommodate small-scale, neighborhood-serving commercial development such as retail and personal service establishments, offices and small shopping centers, and historic structures.

Mixed-use development is allowed at a scale and form that is consistent with district character.



Additional Photos

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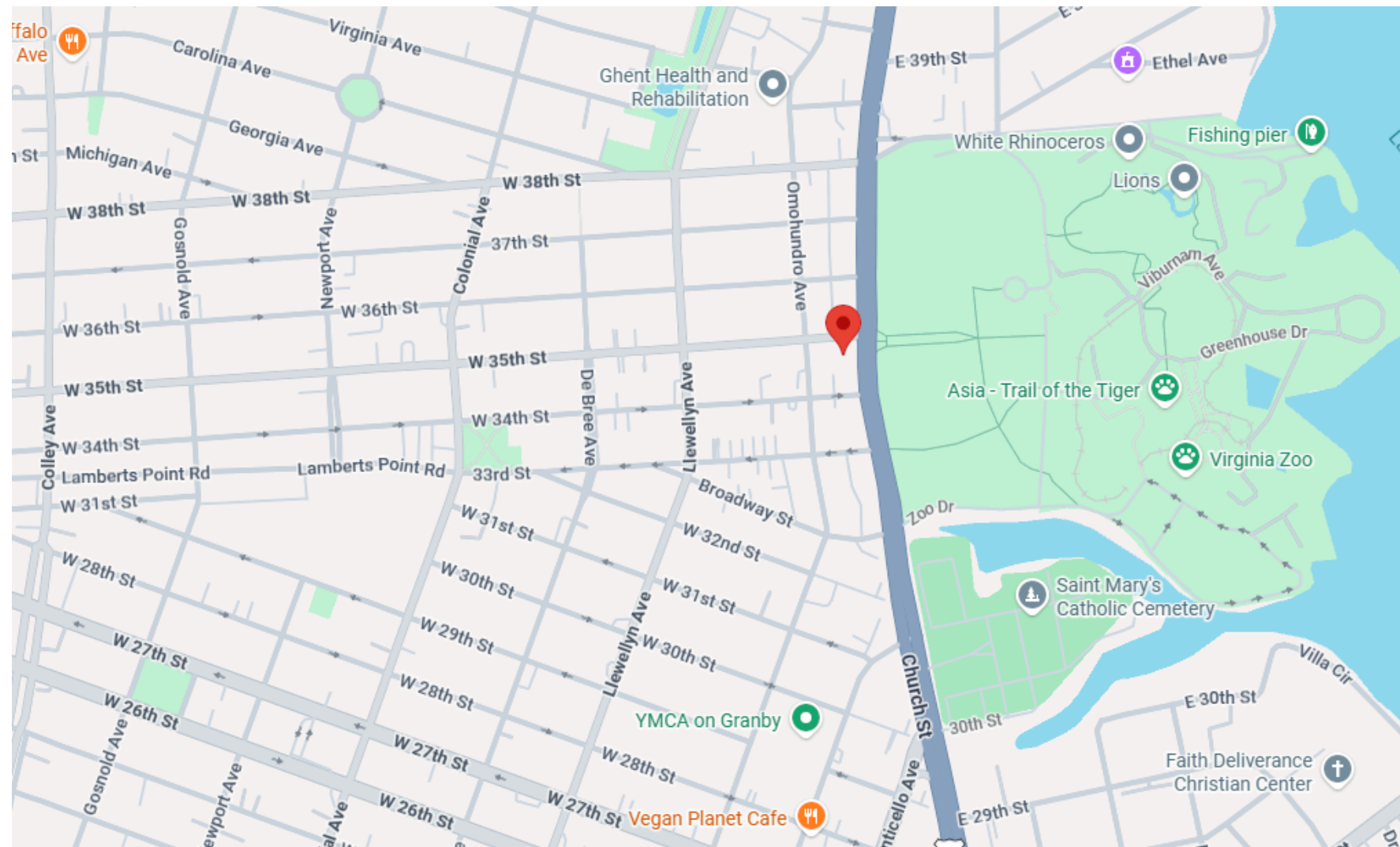
Additional Photos

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Location

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For More Information Contact:

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Disclaimer:

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