

**For Lease**  
**Retail/Office**  
3415 Granby Street, Suite 103  
Norfolk, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate West**

**Ron A. Campana, Jr.**

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

[Ron@cwcrew.net](mailto:Ron@cwcrew.net)

[www.cwcrew.net](http://www.cwcrew.net)



*This information was obtained from sources deemed to be reliable but is not warranted.*

*This offer subject to errors and omissions, or withdrawal, without notice.*

**For Lease**  
**Retail/Office**  
**3415 Granby Street, Suite 103**  
**Norfolk, Virginia**

**Location:** 3415 Granby Street, Suite 103  
Norfolk, Virginia

**Description:** 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.

**Improvements:** 6,000 Square Feet Available (3,000-6,000 SF Available).

**Year Built:** 1926

**Lease Rate:** **Total Space: 6,000 Sq. Ft. -\$10.00/Sq. Ft. (Modified Gross)**  
**First Floor: 3,000 Sq. Ft. \$13.95/Sq. Ft. (Modified Gross)**  
**Second Floor: 3,000 Sq. Ft. - \$7.95/Sq. Ft. (Modified Gross)**

**Zoning:** C-N- Neighborhood Commercial

**Also included:**

- Floor Plan
- Additional Photos
- Site Plan
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

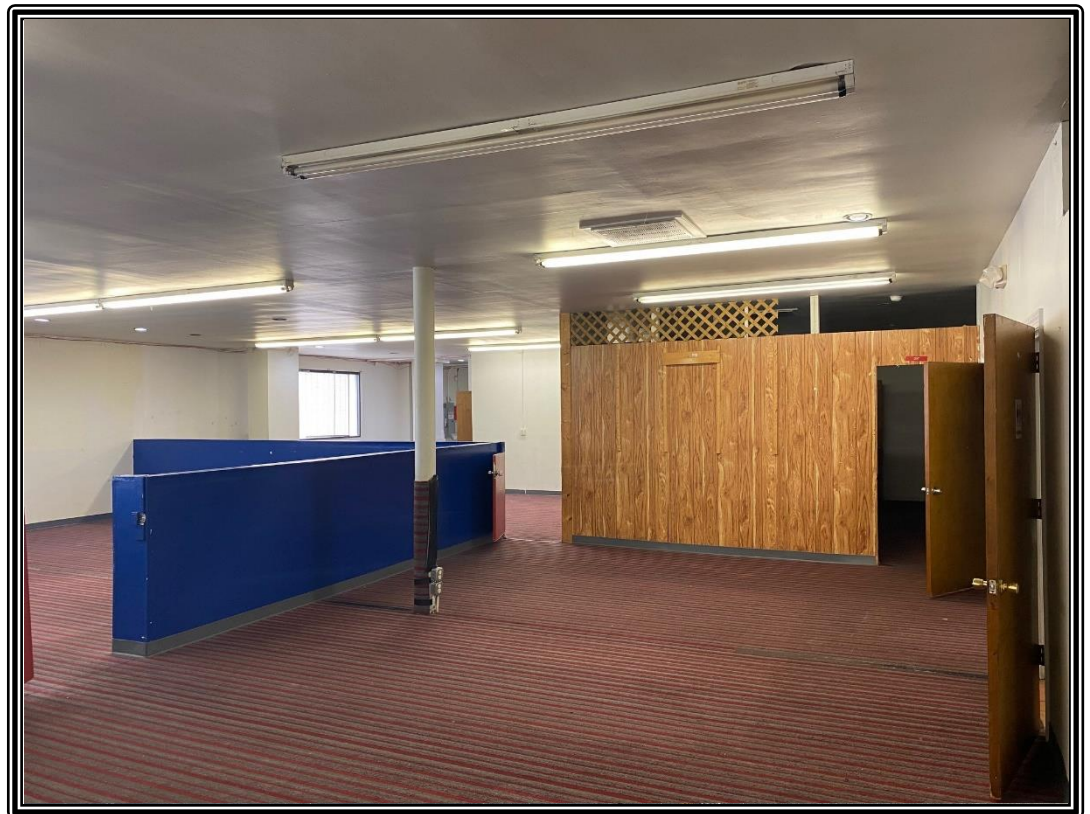
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3415 Granby Street, Suite 103, Norfolk, VA



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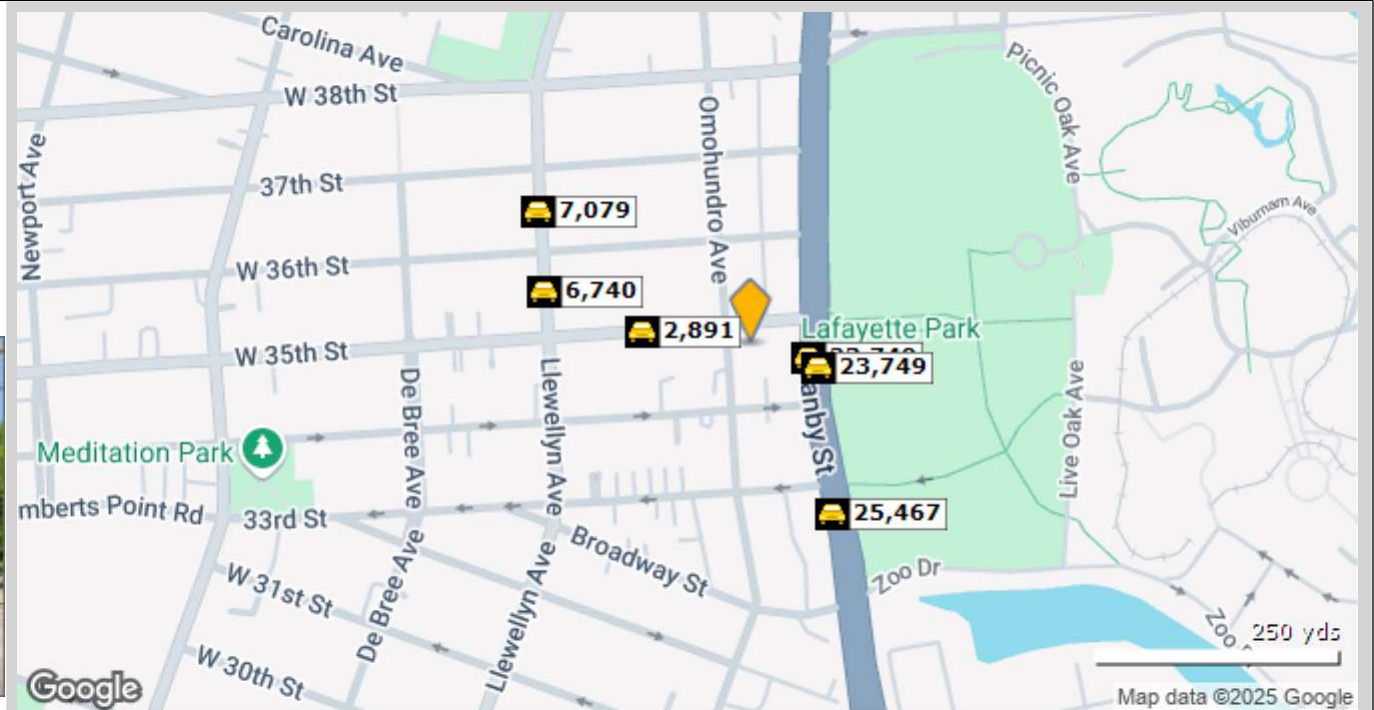


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# Traffic Count Report

3415 Granby St, Norfolk, VA 23504

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **17,367 SF**  
 Year Built: **1926**  
 Total Available: **6,000 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Granby Street	W 35th St	0.02 N	2022	23,749	MPSI	.04
2	Granby Street	Granby St	0.02 S	2022	23,749	MPSI	.04
3	W 35th St	Omohundro Ave	0.05 E	2022	3,941	MPSI	.06
4	W 35th St	Omohundro Ave	0.05 E	2021	3,914	MPSI	.06
5	West 35th Street	Omohundro Ave	0.05 E	2022	2,891	MPSI	.06
6	Granby St	W 33rd St	0.02 N	2021	25,626	MPSI	.11
7	Granby St	W 33rd St	0.02 N	2022	25,467	MPSI	.11
8	Llewellyn Ave	W 36th St	0.02 N	2022	6,704	MPSI	.13
9	Llewellyn Ave	W 36th St	0.02 N	2018	6,740	MPSI	.13
10	Llewellyn Avenue	37th St	0.02 N	2022	7,079	MPSI	.15

# Demographic Trend Report

1 Mile Radius

**3415 Granby St, Norfolk, VA 23504**

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Description	2020		2024		2029	
<b>Population</b>	<b>17,610</b>		<b>17,988</b>		<b>17,770</b>	
Age 0 - 4	1,024	5.81%	1,299	7.22%	1,365	7.68%
Age 5 - 9	768	4.36%	1,044	5.80%	1,207	6.79%
Age 10 - 14	754	4.28%	768	4.27%	977	5.50%
Age 15 - 19	1,024	5.81%	792	4.40%	820	4.61%
Age 20 - 24	2,812	15.97%	1,995	11.09%	1,124	6.33%
Age 25 - 29	1,958	11.12%	2,075	11.54%	1,592	8.96%
Age 30 - 34	1,486	8.44%	1,711	9.51%	1,737	9.77%
Age 35 - 39	1,232	7.00%	1,397	7.77%	1,578	8.88%
Age 40 - 44	874	4.96%	1,171	6.51%	1,333	7.50%
Age 45 - 49	799	4.54%	861	4.79%	1,072	6.03%
Age 50 - 54	818	4.65%	788	4.38%	864	4.86%
Age 55 - 59	995	5.65%	848	4.71%	773	4.35%
Age 60 - 64	984	5.59%	890	4.95%	770	4.33%
Age 65 - 69	792	4.50%	815	4.53%	753	4.24%
Age 70 - 74	583	3.31%	652	3.62%	664	3.74%
Age 75 - 79	323	1.83%	457	2.54%	521	2.93%
Age 80 - 84	173	0.98%	246	1.37%	336	1.89%
Age 85+	212	1.20%	179	1.00%	286	1.61%
<b>Age 15+</b>	<b>15,065</b>	<b>85.55%</b>	<b>14,877</b>	<b>82.71%</b>	<b>14,223</b>	<b>80.04%</b>
<b>Age 20+</b>	<b>14,041</b>	<b>79.73%</b>	<b>14,085</b>	<b>78.30%</b>	<b>13,403</b>	<b>75.42%</b>
<b>Age 65+</b>	<b>2,083</b>	<b>11.83%</b>	<b>2,349</b>	<b>13.06%</b>	<b>2,560</b>	<b>14.41%</b>
<b>Median Age</b>	<b>32</b>		<b>33</b>		<b>35</b>	
<b>Average Age</b>	<b>35.80</b>		<b>36.00</b>		<b>36.80</b>	
<b>Population By Race</b>	<b>17,610</b>		<b>17,988</b>		<b>17,770</b>	
White	7,250	41.17%	7,404	41.16%	7,284	40.99%
Black	8,127	46.15%	8,302	46.15%	8,227	46.30%
Am. Indian & Alaskan	69	0.39%	60	0.33%	61	0.34%
Asian	422	2.40%	429	2.38%	428	2.41%
Hawaiian & Pacific Islander	19	0.11%	19	0.11%	19	0.11%
Other	1,713	9.73%	1,774	9.86%	1,751	9.85%

# Demographic Trend Report

1 Mile Radius

3415 Granby St, Norfolk, VA 23504

Description	2020	2024	2029
<b>Population by Race (Hispanic)</b>	<b>1,035</b>	<b>1,014</b>	<b>1,005</b>
White	282 27.25%	275 27.12%	274 27.26%
Black	104 10.05%	127 12.52%	124 12.34%
Am. Indian & Alaskan	24 2.32%	19 1.87%	20 1.99%
Asian	11 1.06%	11 1.08%	11 1.09%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	614 59.32%	582 57.40%	575 57.21%
<b>Household by Household Income</b>	<b>7,310</b>	<b>7,403</b>	<b>7,281</b>
<\$25,000	1,632 22.33%	1,420 19.18%	1,336 18.35%
\$25,000 - \$50,000	1,890 25.85%	2,117 28.60%	2,138 29.36%
\$50,000 - \$75,000	1,179 16.13%	1,138 15.37%	1,098 15.08%
\$75,000 - \$100,000	977 13.37%	886 11.97%	823 11.30%
\$100,000 - \$125,000	547 7.48%	604 8.16%	617 8.47%
\$125,000 - \$150,000	337 4.61%	344 4.65%	341 4.68%
\$150,000 - \$200,000	456 6.24%	550 7.43%	577 7.92%
\$200,000+	292 3.99%	344 4.65%	351 4.82%
<b>Average Household Income</b>	<b>\$72,189</b>	<b>\$75,769</b>	<b>\$76,941</b>
<b>Median Household Income</b>	<b>\$52,904</b>	<b>\$54,051</b>	<b>\$54,194</b>



# Demographic Summary Report

3415 Granby St, Norfolk, VA 23504

Building Type: **General Retail**  
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 Year Built: **1926**

Total Available: **6,000 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	17,770	113,588	236,751
2024 Estimate	17,988	115,922	240,478
2020 Census	17,610	118,645	246,137
Growth 2024 - 2029	-1.21%	-2.01%	-1.55%
Growth 2020 - 2024	2.15%	-2.30%	-2.30%
<b>2024 Population by Hispanic Origin</b>	1,014	7,675	18,649
<b>2024 Population</b>	17,988	115,922	240,478
White	7,404 41.16%	47,476 40.96%	94,788 39.42%
Black	8,302 46.15%	52,361 45.17%	109,640 45.59%
Am. Indian & Alaskan	60 0.33%	489 0.42%	1,162 0.48%
Asian	429 2.38%	3,872 3.34%	7,822 3.25%
Hawaiian & Pacific Island	19 0.11%	149 0.13%	331 0.14%
Other	1,774 9.86%	11,575 9.99%	26,735 11.12%
U.S. Armed Forces	588	5,290	14,122
<b>Households</b>			
2029 Projection	7,281	47,228	95,256
2024 Estimate	7,404	48,403	97,120
2020 Census	7,310	49,817	99,928
Growth 2024 - 2029	-1.66%	-2.43%	-1.92%
Growth 2020 - 2024	1.29%	-2.84%	-2.81%
Owner Occupied	2,882 38.92%	19,493 40.27%	42,415 43.67%
Renter Occupied	4,522 61.08%	28,910 59.73%	54,705 56.33%
<b>2024 Households by HH Income</b>	7,403	48,402	97,123
Income: <\$25,000	1,420 19.18%	9,851 20.35%	19,886 20.48%
Income: \$25,000 - \$50,000	2,117 28.60%	11,759 24.29%	23,698 24.40%
Income: \$50,000 - \$75,000	1,138 15.37%	7,097 14.66%	16,917 17.42%
Income: \$75,000 - \$100,000	886 11.97%	5,649 11.67%	11,188 11.52%
Income: \$100,000 - \$125,000	604 8.16%	4,615 9.53%	9,053 9.32%
Income: \$125,000 - \$150,000	344 4.65%	2,991 6.18%	5,675 5.84%
Income: \$150,000 - \$200,000	550 7.43%	3,063 6.33%	5,612 5.78%
Income: \$200,000+	344 4.65%	3,377 6.98%	5,094 5.24%
<b>2024 Avg Household Income</b>	\$75,769	\$82,922	\$77,453
<b>2024 Med Household Income</b>	\$54,051	\$59,602	\$57,246

# Demographic Market Comparison Report

1 mile radius

3415 Granby St, Norfolk, VA 23504

Type: **Retail/Storefront Retail/Office**  
 County: **Norfolk City**

■ 1 Mile  
■ County

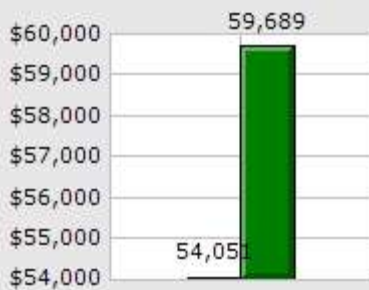
**Population Growth**



**Household Growth**



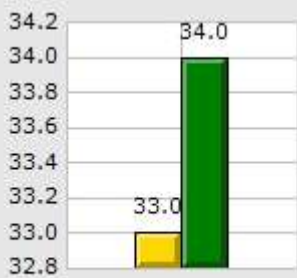
**2024 Med Household Inc**



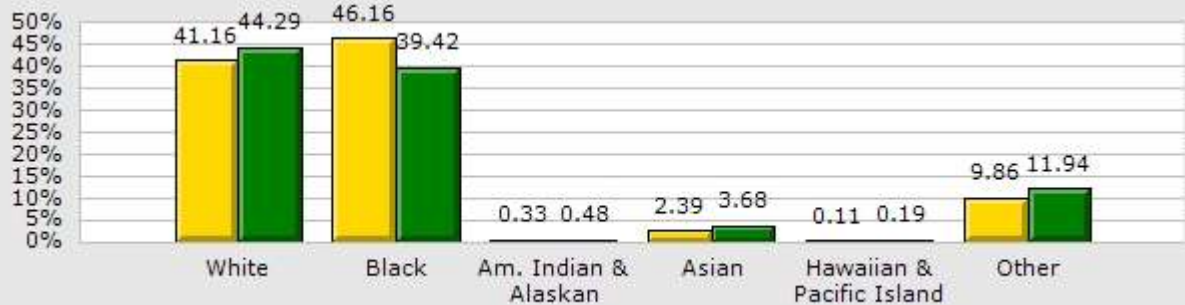
**2024 Households by Household Income**



**2024 Median Age**



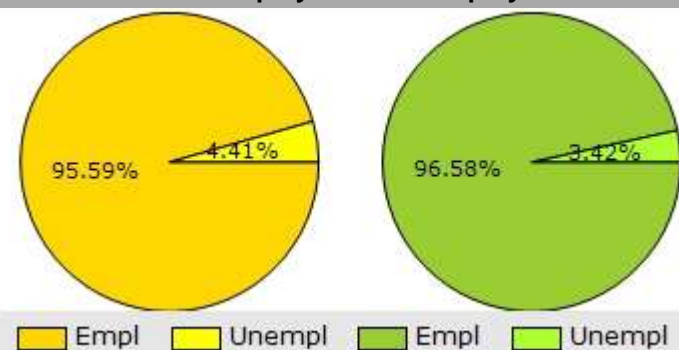
**2024 Population by Race**



**2024 Renter vs. Owner**



**2024 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

3415 Granby St, Norfolk, VA 23504

Type: **Retail/Storefront Retail/Office**  
 County: **Norfolk City**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	2.15%		-2.68%	
Growth 2024 - 2029	-1.21%		-2.13%	
Empl	8,926	95.59%	103,190	96.58%
Unempl	412	4.41%	3,659	3.42%
<b>2024 Population by Race</b>				
	<b>17,987</b>		<b>231,617</b>	
White	7,403	41.16%	102,582	44.29%
Black	8,302	46.16%	91,296	39.42%
Am. Indian & Alaskan	60	0.33%	1,111	0.48%
Asian	430	2.39%	8,512	3.68%
Hawaiian & Pacific Island	19	0.11%	451	0.19%
Other	1,773	9.86%	27,665	11.94%
<b>Household Growth</b>				
Growth 2020 - 2024	1.29%		-3.08%	
Growth 2024 - 2029	-1.66%		-2.53%	
Renter Occupied	4,522	61.08%	52,184	57.62%
Owner Occupied	2,882	38.92%	38,382	42.38%
<b>2024 Households by Household Income</b>				
	<b>7,403</b>		<b>90,566</b>	
Income <\$25K	1,420	19.18%	16,111	17.79%
Income \$25K - \$50K	2,117	28.60%	23,147	25.56%
Income \$50K - \$75K	1,138	15.37%	15,753	17.39%
Income \$75K - \$100K	886	11.97%	10,344	11.42%
Income \$100K - \$125K	604	8.16%	8,671	9.57%
Income \$125K - \$150K	344	4.65%	5,784	6.39%
Income \$150K - \$200K	550	7.43%	5,498	6.07%
Income \$200K+	344	4.65%	5,258	5.81%
2024 Med Household Inc	\$54,051		\$59,689	
2024 Median Age	33.00		34.00	

# Demographic Detail Report

**3415 Granby St, Norfolk, VA 23504**

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	17,770	113,588	236,751
2024 Estimate	17,988	115,922	240,478
2020 Census	17,610	118,645	246,137
Growth 2024 - 2029	-1.21%	-2.01%	-1.55%
Growth 2020 - 2024	2.15%	-2.30%	-2.30%
<b>2024 Population by Age</b>			
	<b>17,988</b>	<b>115,922</b>	<b>240,478</b>
Age 0 - 4	1,299 7.22%	7,872 6.79%	16,773 6.97%
Age 5 - 9	1,044 5.80%	7,047 6.08%	15,990 6.65%
Age 10 - 14	768 4.27%	5,740 4.95%	13,689 5.69%
Age 15 - 19	792 4.40%	6,514 5.62%	13,610 5.66%
Age 20 - 24	1,995 11.09%	11,467 9.89%	21,252 8.84%
Age 25 - 29	2,075 11.54%	11,552 9.97%	21,620 8.99%
Age 30 - 34	1,711 9.51%	10,198 8.80%	20,496 8.52%
Age 35 - 39	1,397 7.77%	8,415 7.26%	17,653 7.34%
Age 40 - 44	1,171 6.51%	7,227 6.23%	15,287 6.36%
Age 45 - 49	861 4.79%	5,614 4.84%	11,961 4.97%
Age 50 - 54	788 4.38%	5,390 4.65%	11,511 4.79%
Age 55 - 59	848 4.71%	5,753 4.96%	11,940 4.97%
Age 60 - 64	890 4.95%	6,066 5.23%	13,158 5.47%
Age 65 - 69	815 4.53%	5,649 4.87%	12,062 5.02%
Age 70 - 74	652 3.62%	4,576 3.95%	9,439 3.93%
Age 75 - 79	457 2.54%	3,342 2.88%	6,801 2.83%
Age 80 - 84	246 1.37%	1,952 1.68%	4,011 1.67%
Age 85+	179 1.00%	1,549 1.34%	3,227 1.34%
Age 65+	2,349 13.06%	17,068 14.72%	35,540 14.78%
<b>Median Age</b>	<b>33.00</b>	<b>33.80</b>	<b>34.20</b>
<b>Average Age</b>	<b>36.00</b>	<b>36.80</b>	<b>36.80</b>

# Demographic Detail Report

3415 Granby St, Norfolk, VA 23504

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>17,988</b>	<b>115,922</b>	<b>240,478</b>
White	7,404 41.16%	47,476 40.96%	94,788 39.42%
Black	8,302 46.15%	52,361 45.17%	109,640 45.59%
Am. Indian & Alaskan	60 0.33%	489 0.42%	1,162 0.48%
Asian	429 2.38%	3,872 3.34%	7,822 3.25%
Hawaiian & Pacific Island	19 0.11%	149 0.13%	331 0.14%
Other	1,774 9.86%	11,575 9.99%	26,735 11.12%
<b>Population by Hispanic Origin</b>	<b>17,988</b>	<b>115,922</b>	<b>240,478</b>
Non-Hispanic Origin	16,974 94.36%	108,248 93.38%	221,829 92.25%
Hispanic Origin	1,014 5.64%	7,674 6.62%	18,649 7.75%
<b>2024 Median Age, Male</b>	<b>32.70</b>	<b>32.80</b>	<b>32.70</b>
<b>2024 Average Age, Male</b>	<b>35.20</b>	<b>35.50</b>	<b>35.20</b>
<b>2024 Median Age, Female</b>	<b>33.30</b>	<b>34.80</b>	<b>35.80</b>
<b>2024 Average Age, Female</b>	<b>36.70</b>	<b>38.00</b>	<b>38.20</b>
<b>2024 Population by Occupation Classification</b>	<b>14,718</b>	<b>93,961</b>	<b>191,308</b>
Civilian Employed	8,926 60.65%	54,135 57.61%	108,985 56.97%
Civilian Unemployed	412 2.80%	2,304 2.45%	4,388 2.29%
Civilian Non-Labor Force	4,760 32.34%	31,989 34.04%	63,294 33.08%
Armed Forces	620 4.21%	5,533 5.89%	14,641 7.65%
<b>Households by Marital Status</b>			
Married	2,022	13,887	30,291
Married No Children	1,335	9,186	19,604
Married w/Children	687	4,701	10,687
<b>2024 Population by Education</b>	<b>13,466</b>	<b>83,980</b>	<b>171,405</b>
Some High School, No Diploma	1,269 9.42%	8,691 10.35%	18,182 10.61%
High School Grad (Incl Equivalency)	2,621 19.46%	16,630 19.80%	41,279 24.08%
Some College, No Degree	3,730 27.70%	23,722 28.25%	53,156 31.01%
Associate Degree	1,375 10.21%	6,698 7.98%	12,239 7.14%
Bachelor Degree	2,621 19.46%	15,662 18.65%	27,524 16.06%
Advanced Degree	1,850 13.74%	12,577 14.98%	19,025 11.10%

# Demographic Detail Report

3415 Granby St, Norfolk, VA 23504

Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>16,656</b>		<b>101,446</b>		<b>204,181</b>	
Real Estate & Finance	335	2.01%	2,719	2.68%	5,667	2.78%
Professional & Management	4,876	29.27%	28,263	27.86%	52,828	25.87%
Public Administration	506	3.04%	4,118	4.06%	9,083	4.45%
Education & Health	2,512	15.08%	14,801	14.59%	27,292	13.37%
Services	2,114	12.69%	11,410	11.25%	22,568	11.05%
Information	111	0.67%	821	0.81%	1,668	0.82%
Sales	1,931	11.59%	11,643	11.48%	24,492	12.00%
Transportation	551	3.31%	2,449	2.41%	4,711	2.31%
Retail	1,124	6.75%	6,052	5.97%	12,768	6.25%
Wholesale	145	0.87%	764	0.75%	1,653	0.81%
Manufacturing	467	2.80%	3,829	3.77%	7,850	3.84%
Production	917	5.51%	6,082	6.00%	13,579	6.65%
Construction	362	2.17%	3,729	3.68%	9,296	4.55%
Utilities	305	1.83%	2,319	2.29%	5,506	2.70%
Agriculture & Mining	0	0.00%	74	0.07%	163	0.08%
Farming, Fishing, Forestry	0	0.00%	31	0.03%	46	0.02%
Other Services	400	2.40%	2,342	2.31%	5,011	2.45%
<b>2024 Worker Travel Time to Job</b>	<b>8,763</b>		<b>55,463</b>		<b>115,373</b>	
<30 Minutes	6,310	72.01%	40,669	73.33%	83,076	72.01%
30-60 Minutes	1,934	22.07%	12,198	21.99%	27,502	23.84%
60+ Minutes	519	5.92%	2,596	4.68%	4,795	4.16%
<b>2020 Households by HH Size</b>	<b>7,310</b>		<b>49,817</b>		<b>99,927</b>	
1-Person Households	2,510	34.34%	18,635	37.41%	33,814	33.84%
2-Person Households	2,474	33.84%	15,503	31.12%	31,165	31.19%
3-Person Households	1,108	15.16%	7,231	14.52%	15,984	16.00%
4-Person Households	723	9.89%	4,960	9.96%	10,792	10.80%
5-Person Households	282	3.86%	2,119	4.25%	4,927	4.93%
6-Person Households	115	1.57%	829	1.66%	1,986	1.99%
7 or more Person Households	98	1.34%	540	1.08%	1,259	1.26%
<b>2024 Average Household Size</b>	<b>2.20</b>		<b>2.20</b>		<b>2.30</b>	
<b>Households</b>						
2029 Projection	7,281		47,228		95,256	
2024 Estimate	7,404		48,403		97,120	
2020 Census	7,310		49,817		99,928	
Growth 2024 - 2029	-1.66%		-2.43%		-1.92%	
Growth 2020 - 2024	1.29%		-2.84%		-2.81%	

# Demographic Detail Report

3415 Granby St, Norfolk, VA 23504

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>7,403</b>	<b>48,402</b>	<b>97,123</b>
<\$25,000	1,420 19.18%	9,851 20.35%	19,886 20.48%
\$25,000 - \$50,000	2,117 28.60%	11,759 24.29%	23,698 24.40%
\$50,000 - \$75,000	1,138 15.37%	7,097 14.66%	16,917 17.42%
\$75,000 - \$100,000	886 11.97%	5,649 11.67%	11,188 11.52%
\$100,000 - \$125,000	604 8.16%	4,615 9.53%	9,053 9.32%
\$125,000 - \$150,000	344 4.65%	2,991 6.18%	5,675 5.84%
\$150,000 - \$200,000	550 7.43%	3,063 6.33%	5,612 5.78%
\$200,000+	344 4.65%	3,377 6.98%	5,094 5.24%
<b>2024 Avg Household Income</b>	<b>\$75,769</b>	<b>\$82,922</b>	<b>\$77,453</b>
<b>2024 Med Household Income</b>	<b>\$54,051</b>	<b>\$59,602</b>	<b>\$57,246</b>
<b>2024 Occupied Housing</b>	<b>7,404</b>	<b>48,403</b>	<b>97,120</b>
Owner Occupied	2,882 38.92%	19,493 40.27%	42,415 43.67%
Renter Occupied	4,522 61.08%	28,910 59.73%	54,705 56.33%
<b>2020 Housing Units</b>	<b>8,537</b>	<b>55,130</b>	<b>109,828</b>
1 Unit	4,260 49.90%	27,758 50.35%	64,386 58.62%
2 - 4 Units	1,700 19.91%	7,566 13.72%	13,970 12.72%
5 - 19 Units	1,079 12.64%	9,103 16.51%	17,569 16.00%
20+ Units	1,498 17.55%	10,703 19.41%	13,903 12.66%
<b>2024 Housing Value</b>	<b>2,881</b>	<b>19,494</b>	<b>42,415</b>
<\$100,000	284 9.86%	1,446 7.42%	3,346 7.89%
\$100,000 - \$200,000	555 19.26%	5,061 25.96%	12,722 29.99%
\$200,000 - \$300,000	898 31.17%	5,541 28.42%	14,556 34.32%
\$300,000 - \$400,000	679 23.57%	2,954 15.15%	5,266 12.42%
\$400,000 - \$500,000	245 8.50%	1,751 8.98%	2,592 6.11%
\$500,000 - \$1,000,000	132 4.58%	2,103 10.79%	2,978 7.02%
\$1,000,000+	88 3.05%	638 3.27%	955 2.25%
<b>2024 Median Home Value</b>	<b>\$266,982</b>	<b>\$258,473</b>	<b>\$235,308</b>
<b>2024 Housing Units by Yr Built</b>	<b>8,603</b>	<b>55,513</b>	<b>110,514</b>
Built 2010+	1,033 12.01%	4,984 8.98%	9,722 8.80%
Built 2000 - 2010	737 8.57%	4,803 8.65%	7,677 6.95%
Built 1990 - 1999	317 3.68%	2,910 5.24%	6,706 6.07%
Built 1980 - 1989	751 8.73%	5,224 9.41%	10,211 9.24%
Built 1970 - 1979	712 8.28%	4,992 8.99%	11,856 10.73%
Built 1960 - 1969	575 6.68%	5,522 9.95%	12,523 11.33%
Built 1950 - 1959	459 5.34%	8,055 14.51%	20,201 18.28%
Built <1949	4,019 46.72%	19,023 34.27%	31,618 28.61%
<b>2024 Median Year Built</b>	<b>1955</b>	<b>1960</b>	<b>1962</b>

[Article 3. Zoning Districts](#) > [3.3. Commercial Base Zoning Districts](#)

### 3.3 COMMERCIAL BASE ZONING DISTRICTS

[Article 3. Zoning Districts](#) > [3.3. Commercial Base Zoning Districts](#) > 3.3.1. General Purposes of Commercial Zoning Districts

#### 3.3.1. GENERAL PURPOSES OF COMMERCIAL ZONING DISTRICTS

The purpose and intent of Commercial base zoning districts are to:

- A.** Provide a broad range of retail and service uses to benefit Norfolk citizens, business, and visitors;
- B.** Encourage the efficient use of land and ensure high quality design of the built environment;
- C.** Create suitable settings for a full range of and commercial and mixed use development that is harmoniously designed and integrated;
- D.** Accommodate new infill development and redevelopment that is consistent with surrounding context and character, and compatible with adjacent land uses; and
- E.** Strengthen the City’s economic base, provide employment opportunities close to home, promote tourism, and implement the comprehensive plan.

[Article 3. Zoning Districts](#) > [3.3. Commercial Base Zoning Districts](#) > 3.3.2. Established Commercial Base Zoning Districts

#### 3.3.2. ESTABLISHED COMMERCIAL BASE ZONING DISTRICTS

The commercial base zoning districts established by this Ordinance are identified in Table 3.3.2, Established Commercial Base Zoning Districts.

**TABLE 3.3.2. ESTABLISHED COMMERCIAL BASE ZONING DISTRICTS**

<u>C-N: Neighborhood Commercial</u>
<u>C-C: Community Commercial</u>
<u>C-R: Regional Commercial</u>
<u>O: Office</u>
<u>BC-O: Business and Commerce Park - Office</u>
<u>BC-I: Business and Commerce Park - Industrial</u>
<u>(Commercial Districts Use Table)</u>



Article 3. Zoning Districts > 3.3. Commercial Base Zoning Districts > 3.3.3. C-N: Neighborhood Commercial

**3.3.3. C-N: NEIGHBORHOOD COMMERCIAL**

**A. 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.



<b>B. INTENSITY AND DIMENSIONAL STANDARDS</b>			
<b>Standard</b>	<b><u>Traditional Character District</u></b>	<b><u>Suburban Character District</u></b>	<b><u>Coastal Character District</u></b>
	<b>All Uses</b>	<b>All Uses</b>	<b>All Uses</b>
<u>Lot Area</u> , min. (sf.)	5,000 [1]		
<u>Lot Width</u> , min. (ft.)	50 [2]		
<u>Front Yard Setback</u> (ft.)	0-10 [4]	10 (min.)	5-12 [4]
<u>Side Yard Setback</u> , min. (ft.)	0 [3]		
<u>Corner Side Yard Setback</u> , min. (ft.)	5 [5]		
<u>Rear Yard Setback</u> , min. (ft.)	0 [3]		
<u>Building Height</u> , max. (ft.)	35		

**Notes:** sf. = square feet; ft. = feet

[1] Minimum lot area may be reduced to the average lot size of properties on the same block face, but the minimum shall not be less 4,000 sf.

[2] Minimum lot width may be reduced to the average width of properties on the same block face, but the minimum shall not be less than 40 ft.

[3] A 10-foot transitional buffer is required on properties adjacent to residential districts.

[4] 75% of the front façade shall be within the setback range; the remaining 25% may exceed the maximum specified.

[5] May be reduced to match existing setback for properties along same block face.

<b>C. REFERENCE TO OTHER DEVELOPMENT STANDARDS</b>	
<u>Article 2 Administration</u>	<u>5.7 Signs</u>
<u>Article 4 Performance Standards</u>	<u>5.8 Exterior Lighting</u>
<u>5.1 Parking, Loading, and Bicycle Standards</u>	<u>5.9 Form Standards</u>
<u>5.2 Landscaping Standards</u>	<u>5.10 Neighborhood Protection</u>
<u>5.3 Perimeter Buffers</u>	<u>5.11 Accessory Structures</u>
<u>5.4 Screening</u>	<u>5.12 Resilience Quotient</u>
<u>5.5 Open Space Set-Asides</u>	<u>Article 6 Nonconformities</u>

REVISED 6/26/18 (Ordinance #47,268)

## AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the: Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the \_\_\_ Listing Broker, \_\_\_ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

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C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West