

FOR LEASE

DOWNTOWN RETAIL SPACE

440 Monticello Ave | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER

XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

440 MONTICELLO RETAIL

440 Monticello Ave | Norfolk, VA 23510



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PROPERTY DESCRIPTION

440 Monticello is a vibrant mixed-use development offering 50,000 SF of premium retail space, strategically located in the heart of Downtown Norfolk. This dynamic property provides unparalleled access to the Norfolk Tide Rail Line, ensuring seamless transportation for visitors and residents. It features 1,859 on-site parking spaces, catering to the convenience of visitors and tenants. With its blend of retail, residential, and transit-oriented amenities, 440 Monticello stands as a foundation of urban living in Norfolk, fostering a lively and connected community to the workforce of Downtown Norfolk.

SPACES

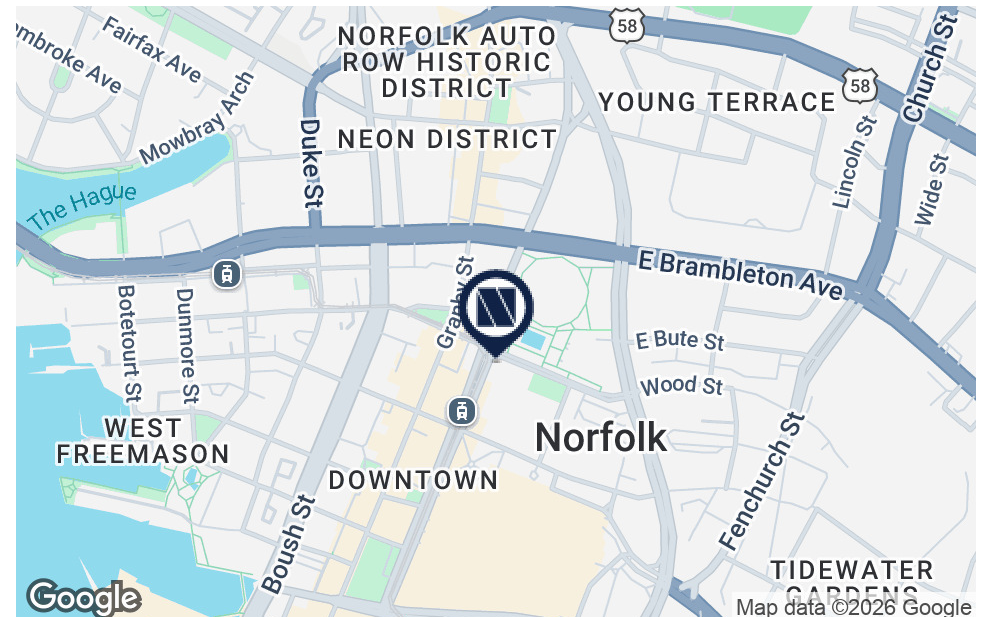
Suite 2 - Lobby

LEASE RATE

Contact Agent

SPACE SIZE

4,945 SF



EXECUTIVE SUMMARY

440 MONTICELLO RETAIL

440 Monticello Ave | Norfolk, VA 23510



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OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	50,000 SF
Available SF:	4,945 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	17,089	113,053	255,206
Total Households	8,756	46,695	104,605
Average HH Income	\$89,164	\$79,234	\$83,415

PROPERTY HIGHLIGHTS

- Located within a 255,000 SF, Class A office tower with 50,000 SF of street-level retail space
- 1,857 on-site parking spaces, including reserved spaces for take-out customers
- Neighboring tenants include: Buffalo Wild Wings, Saffron Indian Bistro, 7-Eleven, Sushi King and Twisted Crab!
- Sits just below Attain Downtown East, a 121-unit luxury apartment community
- Downtown Norfolk submarket has 2,682 apartment units with an additional 537 units under construction and a vacancy rate of only 5.1%
- Immediately adjacent to Chrysler Hall, Scope Arena, and Virginia Arts Festival

SITE PLAN

440 MONTICELLO RETAIL

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CHARLOTTE STREET

BANK STREET

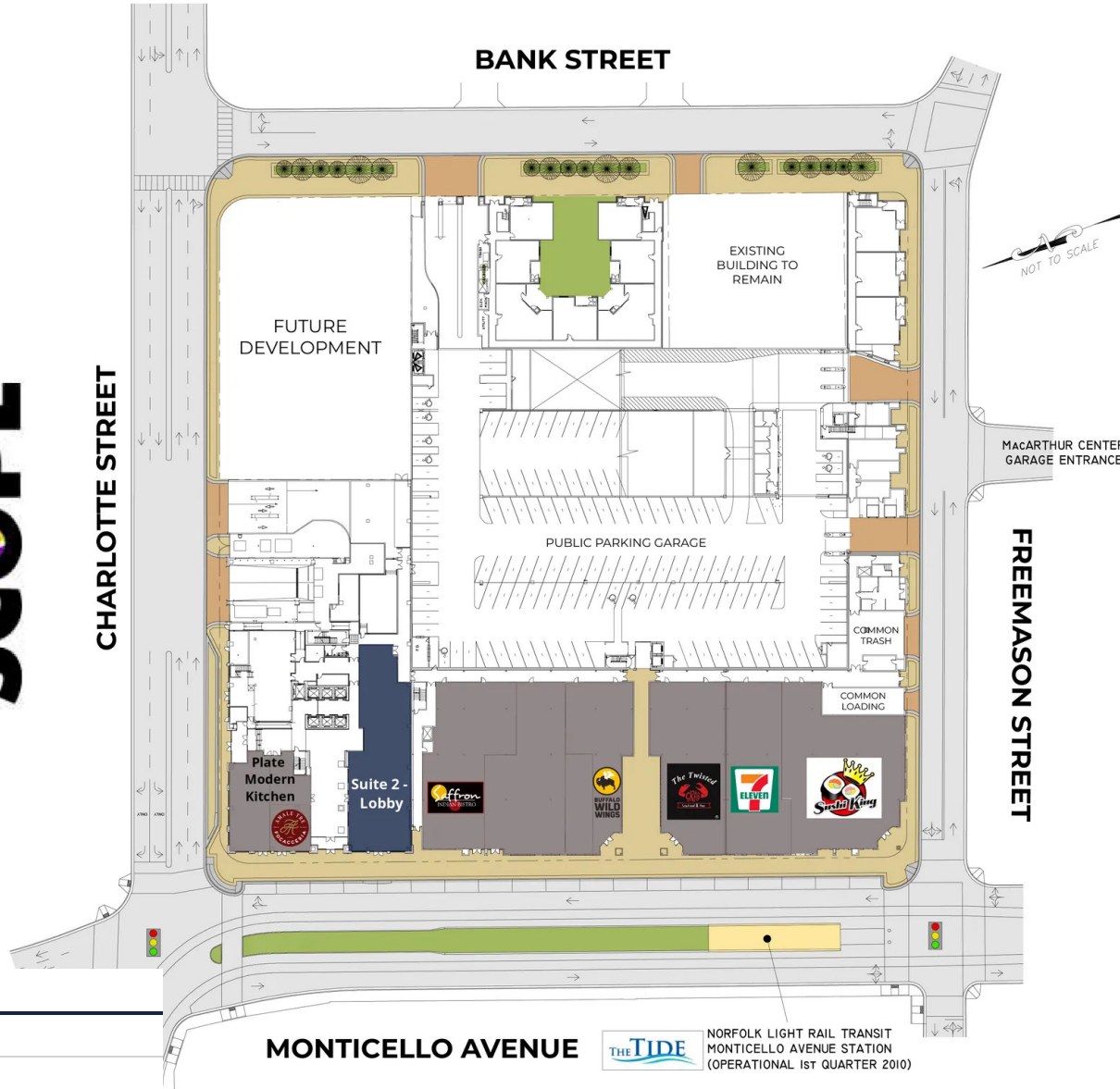
FREEMASON STREET

MONTICELLO AVENUE

MacArthur Center

LEGEND

- Available
- Unavailable



NORFOLK LIGHT RAIL TRANSIT
MONTICELLO AVENUE STATION
(OPERATIONAL 1ST QUARTER 2010)

VACANCY OVERVIEW

440 MONTICELLO RETAIL
440 Monticello Ave | Norfolk, VA 23510



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,945 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
■ Suite 2 - Lobby	Available	4,945 SF	NNN	Second generation bank.

SUITE 2 (4,945 SF)- SECOND GENERATION BANK

440 MONTICELLO RETAIL

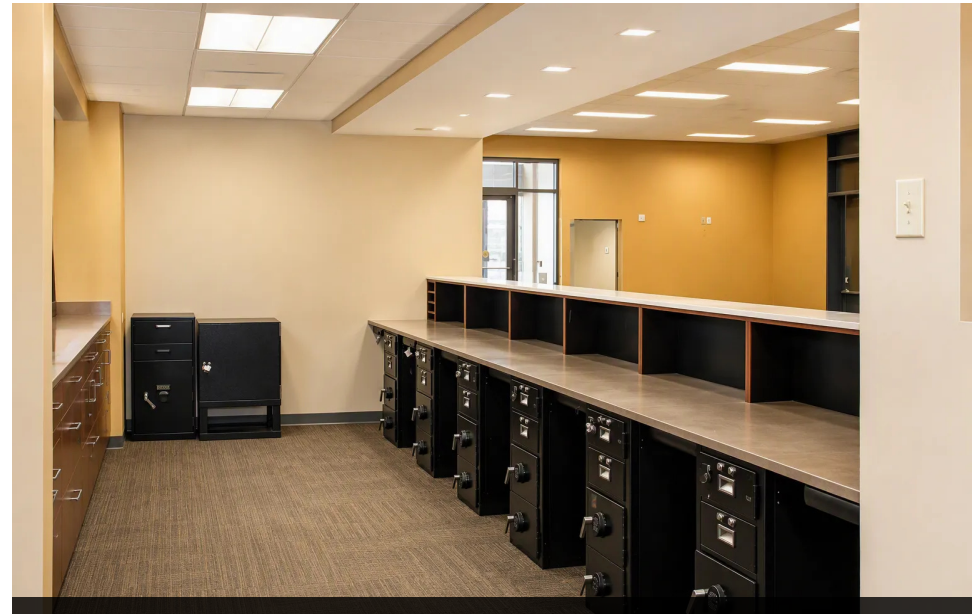
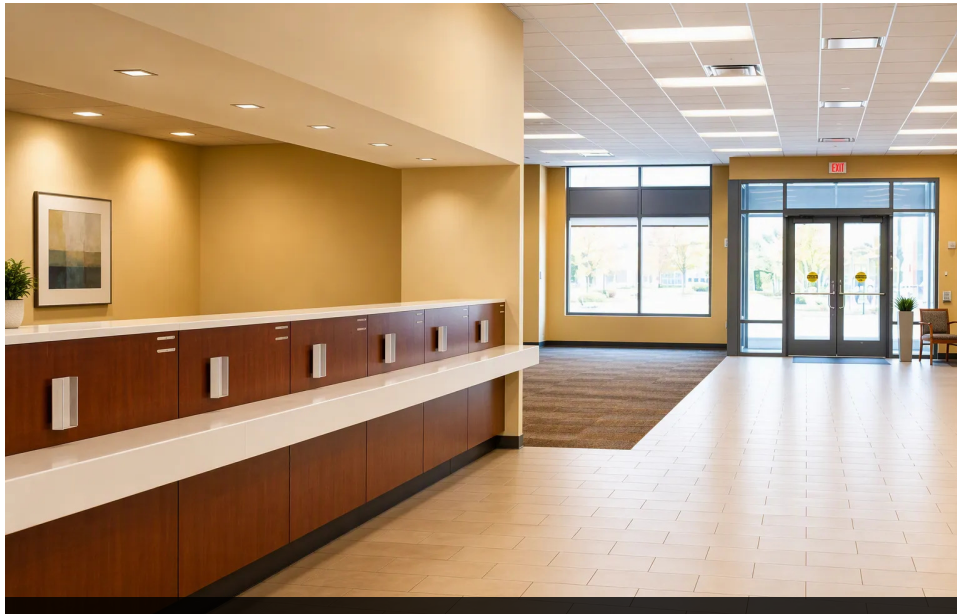
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Space Access: Enter Through the Main Building Entrance



ADDITIONAL PHOTOS

440 MONTICELLO RETAIL

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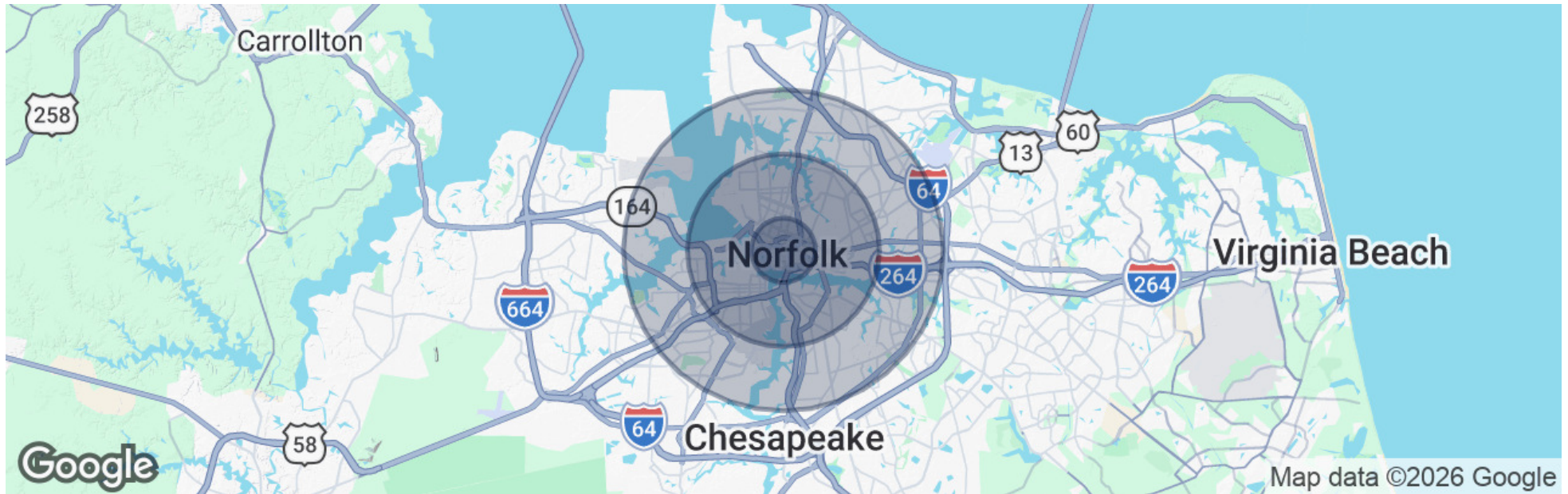


DEMOGRAPHICS MAP & REPORT

440 MONTICELLO RETAIL
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,089	113,053	255,206
Average Age	38	37	38
Average Age (Male)	36	35	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,756	46,695	104,605
# Of Persons Per HH	2	2.4	2.4
Average HH Income	\$89,164	\$79,234	\$83,415
Average House Value	\$457,645	\$336,247	\$311,696

2020 American Community Survey (ACS)

CONTACT INFORMATION

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