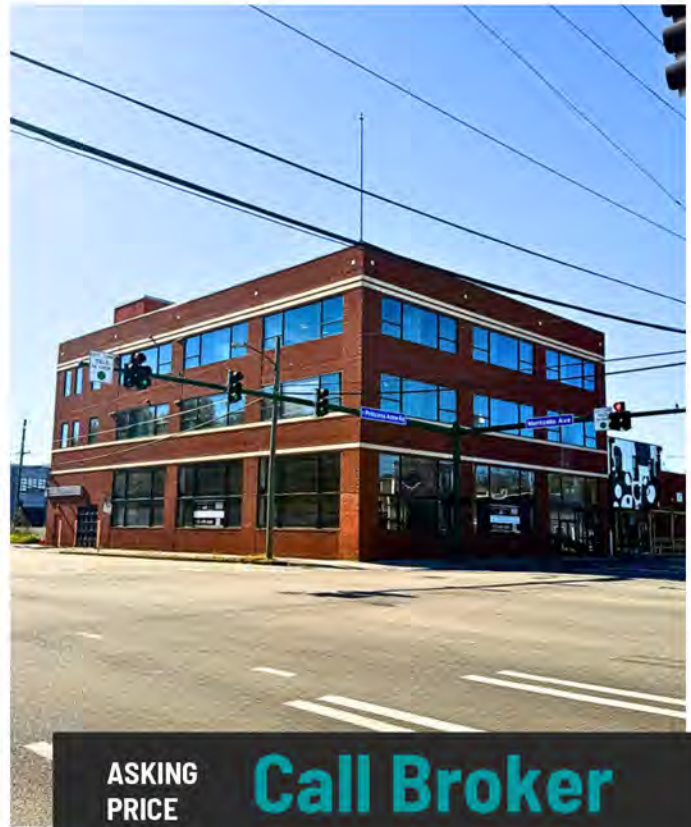




# NOW LEASING! NEWLY RENOVATED FIRST FLOOR RETAIL

119 E PRINCESS ANNE ROAD,  
NORFOLK VA 23510



ASKING  
PRICE

**Call Broker**

## 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!

**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**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
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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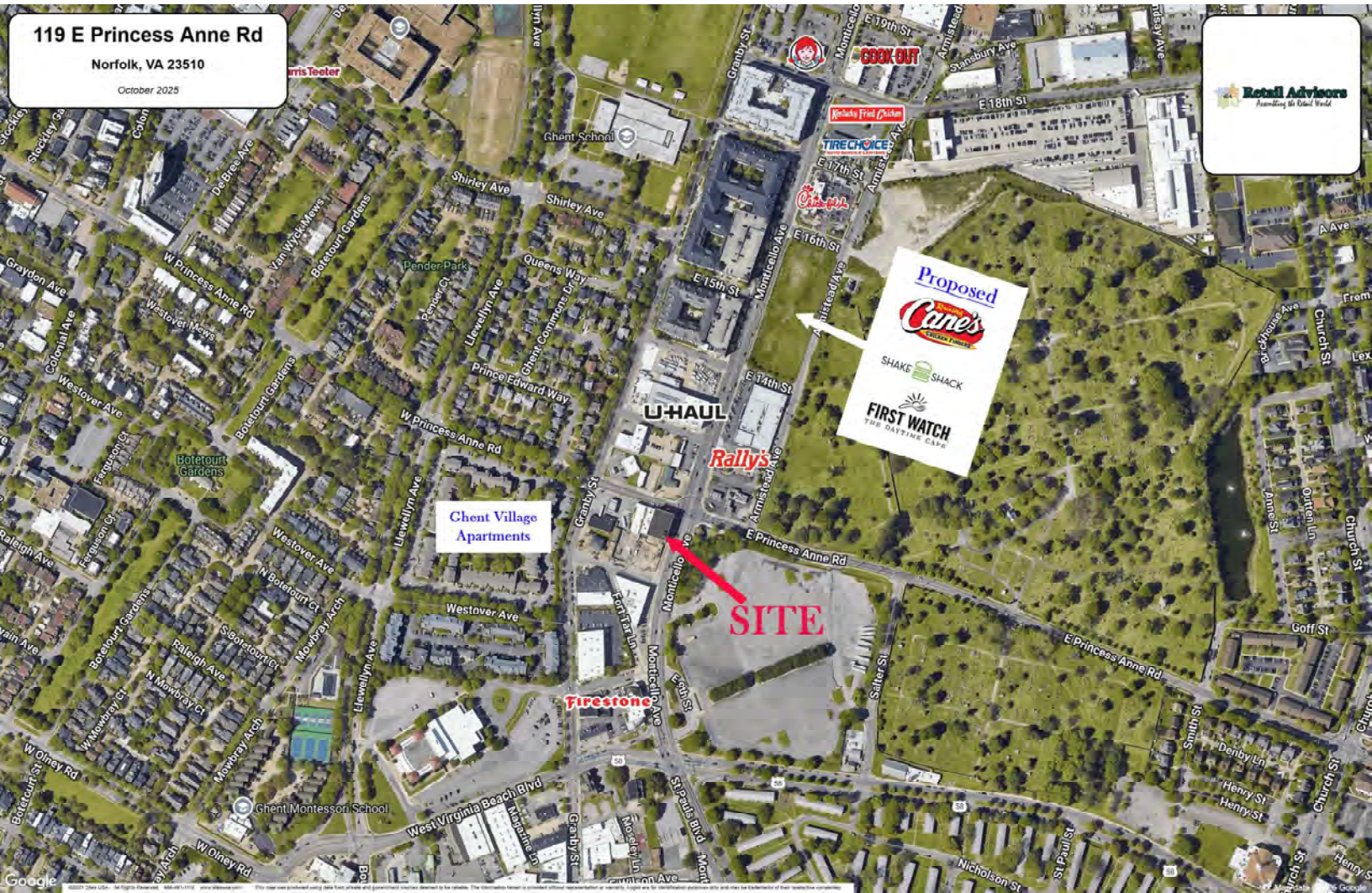


119 E Princess Anne Rd

Norfolk, VA 23510

October 2025

Retail Advisors  
Presenting the Retail World



Chent Village  
Apartments

U-HAUL

Rally's

Firestone

Proposed  
Cane's  
SHAKE SHACK  
FIRST WATCH  
YOUR DISTANT CAMP

SITE

# Summary Profile

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

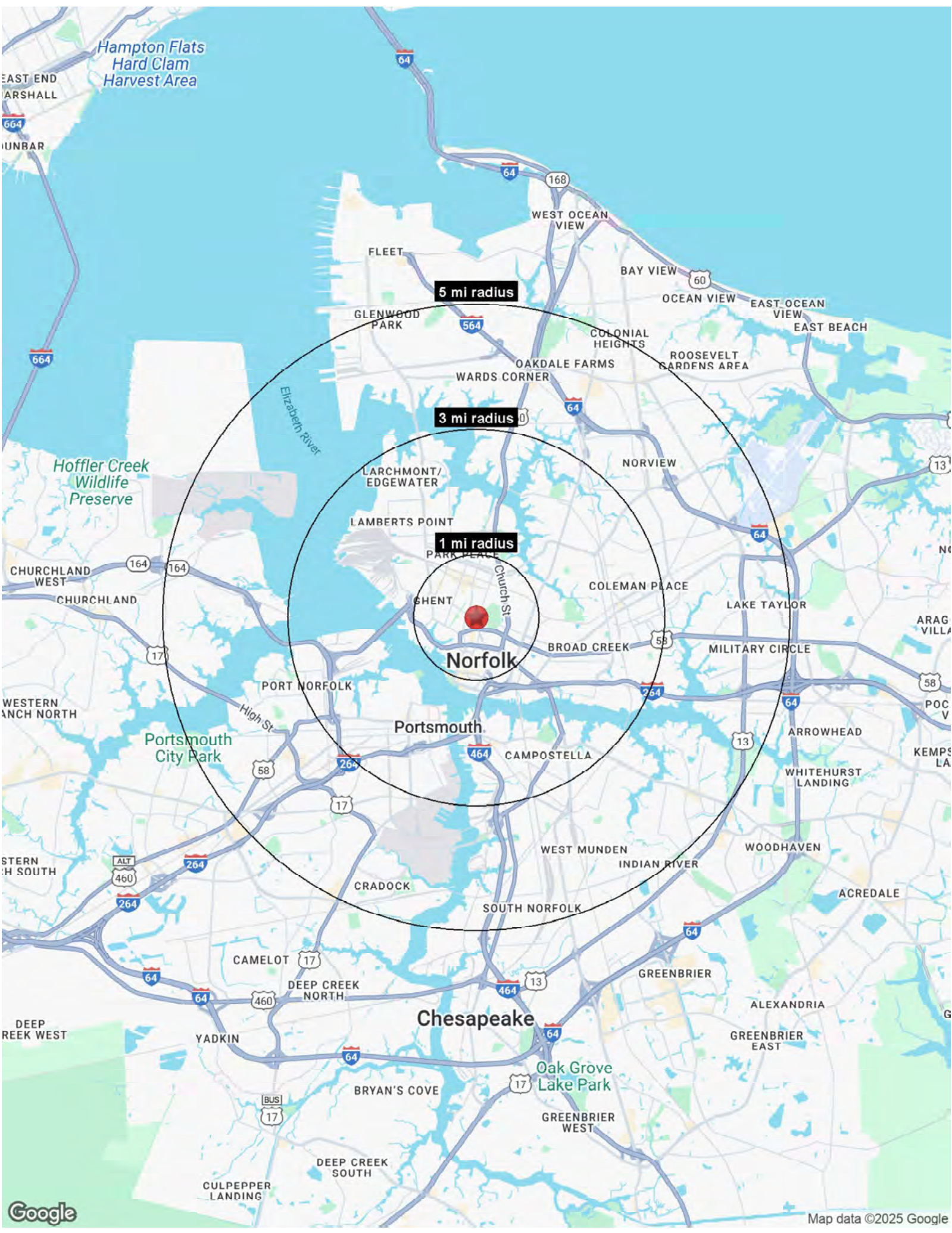


Retail Advisors, Inc.  
 Lat/Lon: 36.8605/-76.2871

<b>119 E Princess Anne Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Norfolk, VA 23510</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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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Hampton Flats  
Hard Clam  
Harvest Area

EAST END  
MARSHALL  
LUNBAR

5 mi radius

3 mi radius

1 mi radius

Norfolk

Portsmouth

Chesapeake

Oak Grove  
Lake Park