

For Lease

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Former Rite Aid – Ghent

525 West 21st Street | Norfolk, Virginia 23518

- 10,646 sf
- Freestanding former drug store building with drive-thru
- Located directly on West 21st Street with excellent visibility

Property Summary

Property Overview:

The subject property is located directly on West 21st Street in Norfolk, VA. The property is surrounded by strong retail including Aldi, Total Wine, Panera Bread, Starbucks, Dollar Tree, and an abundance of restaurants. The former Rite-Aid has excellent visibility and direct access to both W. 21st Street and W. 20th Street.

Property Address: 525 W. 21st Street, Norfolk, VA 23518

Building Size: 10,646 sf

Lot Size: 0.95 acres

Parking: 35 spaces

Zoning: C-C with 21st Street corridor overlay

Signage: Building signage

Asking Price: \$26.00 NN

Real Estate Taxes: \$28,872 annually

Traffic Counts: 11,000 ADT (W. 21st Street)
12,000 ADT (Colley Avenue)

Loading: Grade-level roll up door

Access: Direct access to W. 21st Street

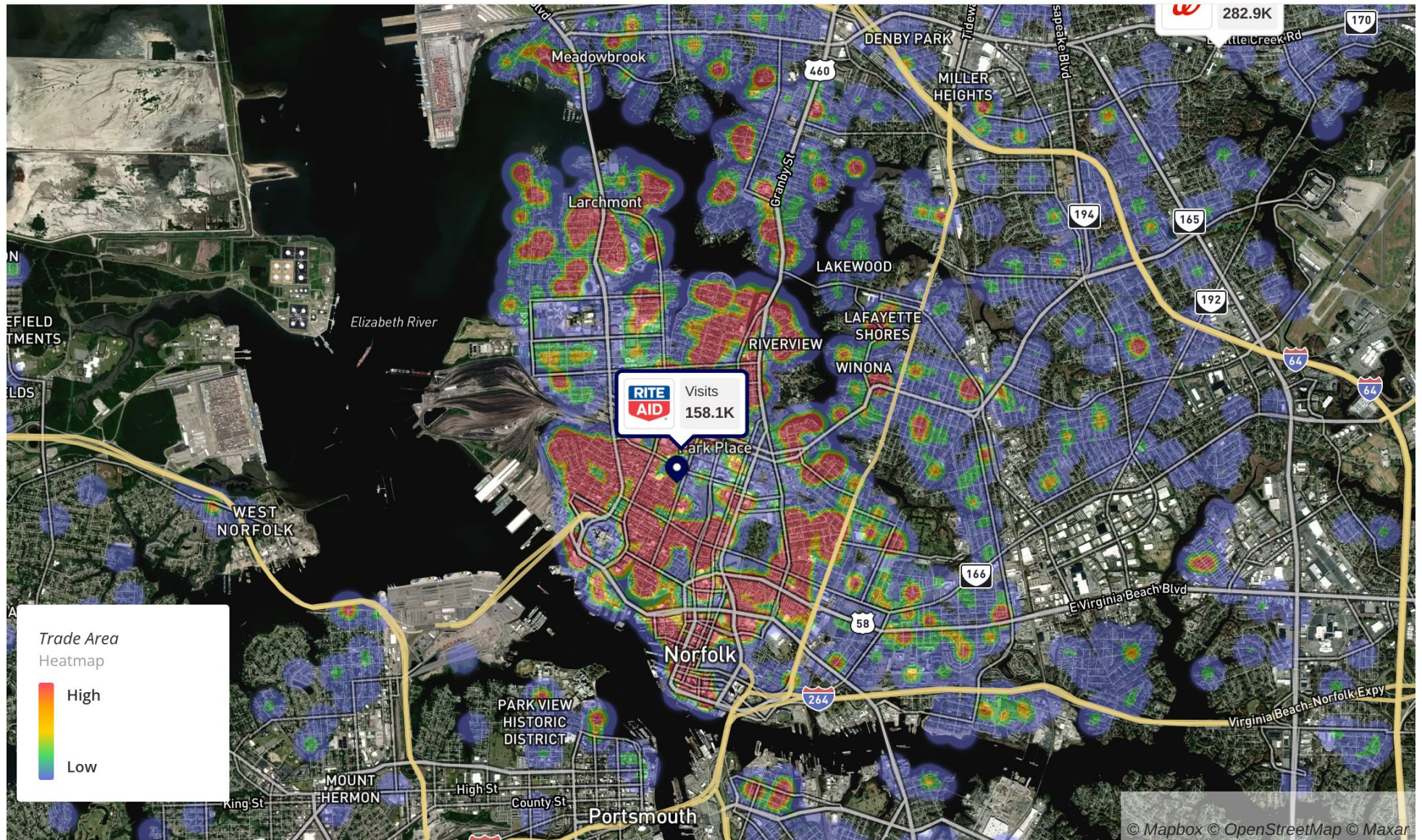


| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|----------|----------|
| Population | 21,876 | 103,605 | 244,420 |
| Average HH Income | \$100,354 | \$98,318 | \$87,286 |
| Daytime Population | 41,103 | 161,696 | 323,916 |

Photo Gallery

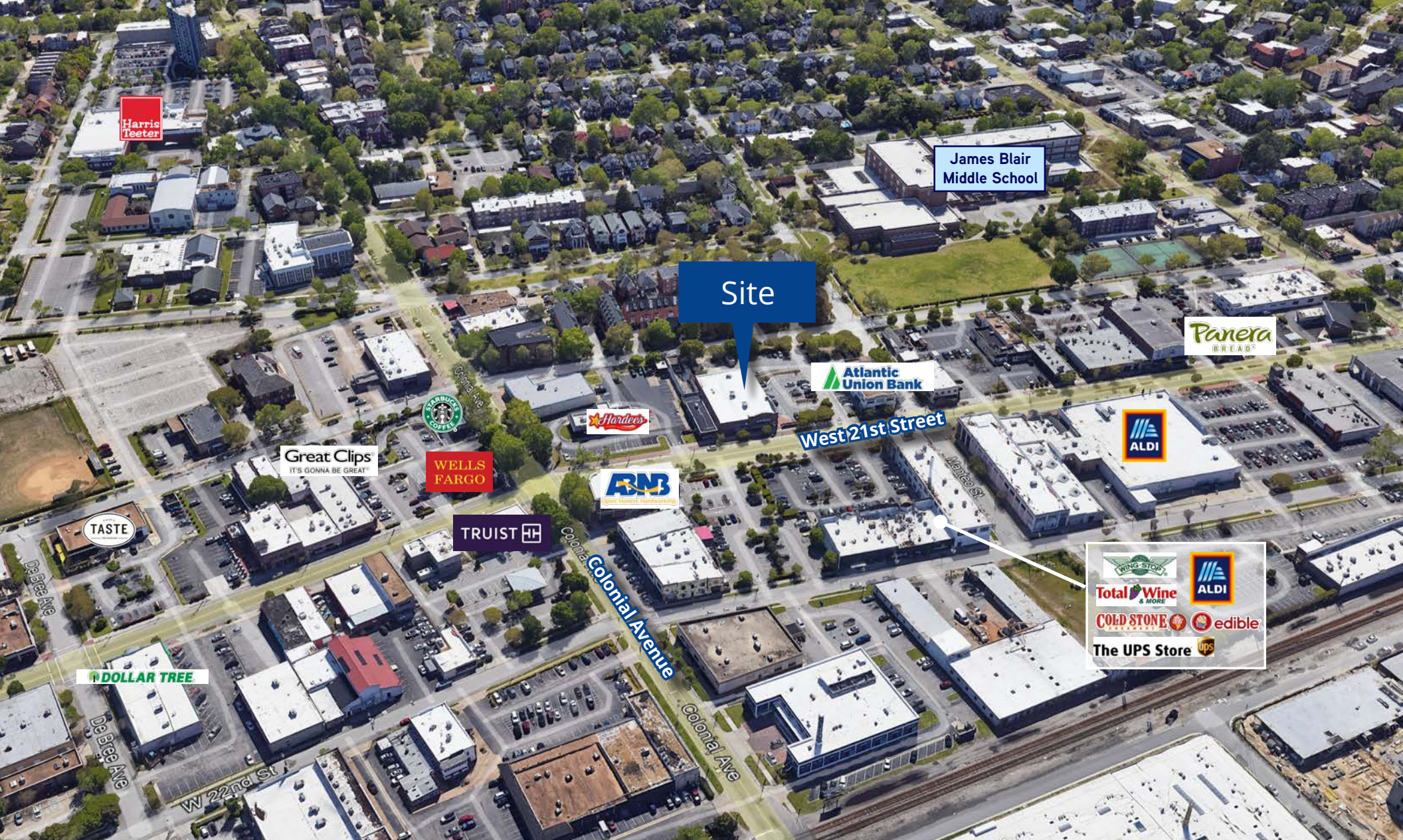


Market Landscape



Aerial View





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