



For Lease

**Former Restaurant Space Available**  
**4% Co-Broke Commission**

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## 420 Monticello Avenue | Norfolk, VA

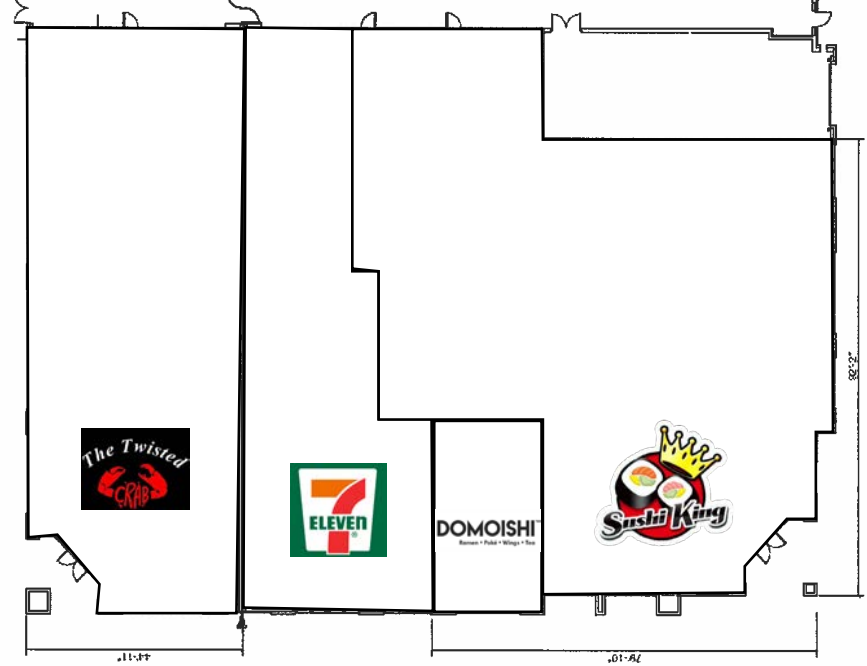
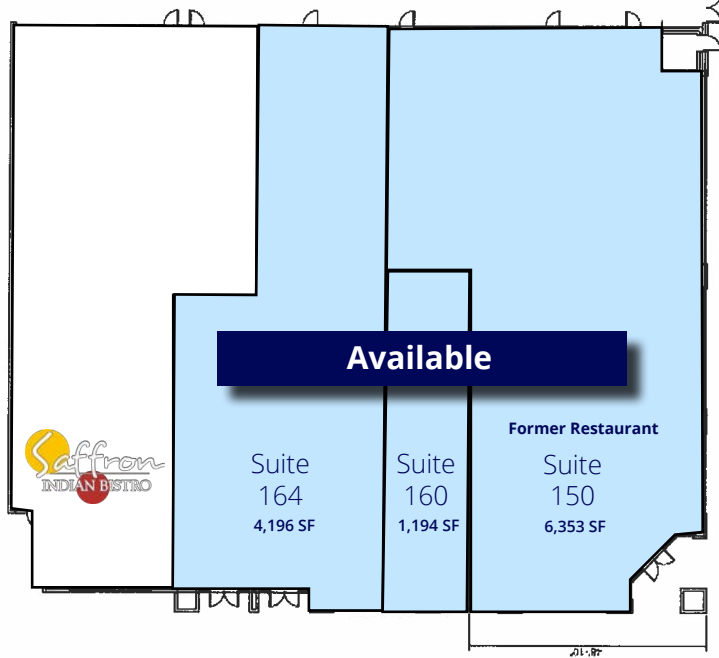
Premium Retail & Former Restaurant Space Located Below Attain  
Downtown Luxury Apartments

- **4,196 SF space available (former Massage Envy) with excellent build out for salon suites, medical, medi-spa uses**
- **1,194 SF former restaurant space available (no hood)**
- **6,353 SF former Buffalo Wild Wings restaurant space with patio available soon**
- Retail is directly below 121 luxury apartments and adjacent to a 255,000 SF Class A office tower
- Nearby tenants include Saffron Indian Bistro, Sushi King, The Twisted Crab, 7-11, Domoishi, and Amale Tre Focacceria & Deli
- Next to Chrysler Hall, Scope Arena and The Norva



# Site Plan

**SCOPE**

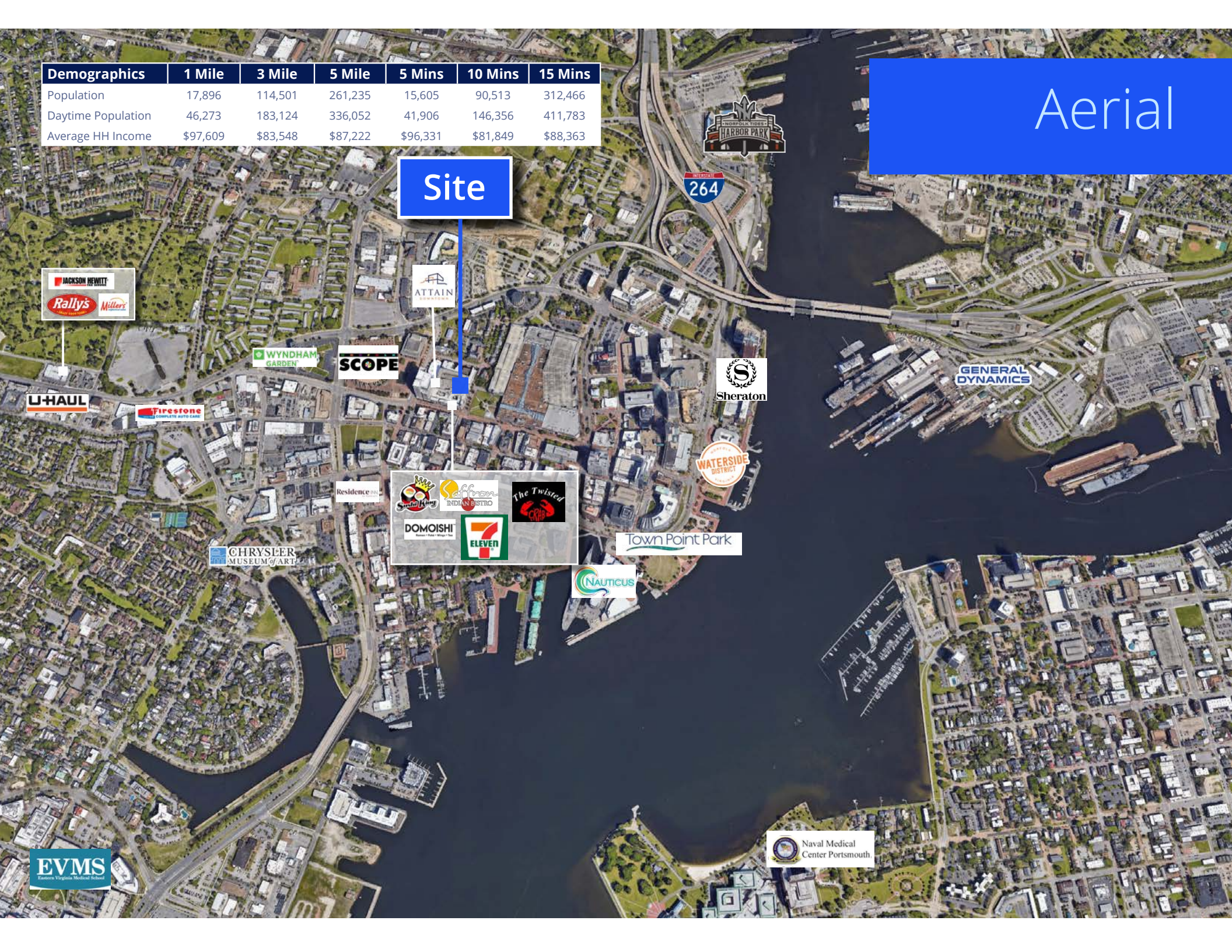


**MacArthur Center**

Demographics	1 Mile	3 Mile	5 Mile	5 Mins	10 Mins	15 Mins
Population	17,896	114,501	261,235	15,605	90,513	312,466
Daytime Population	46,273	183,124	336,052	41,906	146,356	411,783
Average HH Income	\$97,609	\$83,548	\$87,222	\$96,331	\$81,849	\$88,363

# Aerial

Site



EVMS  
Eastern Virginia Medical School

Naval Medical  
Center Portsmouth

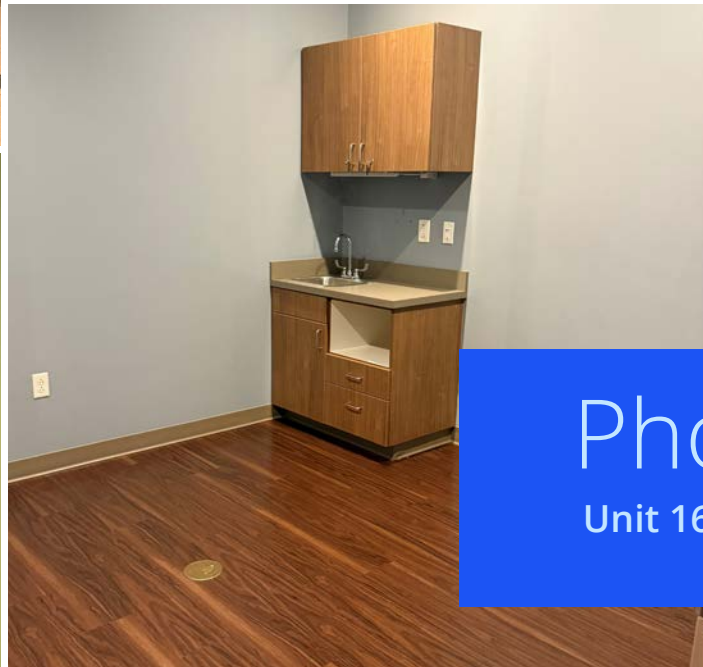
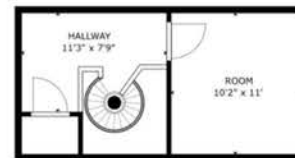
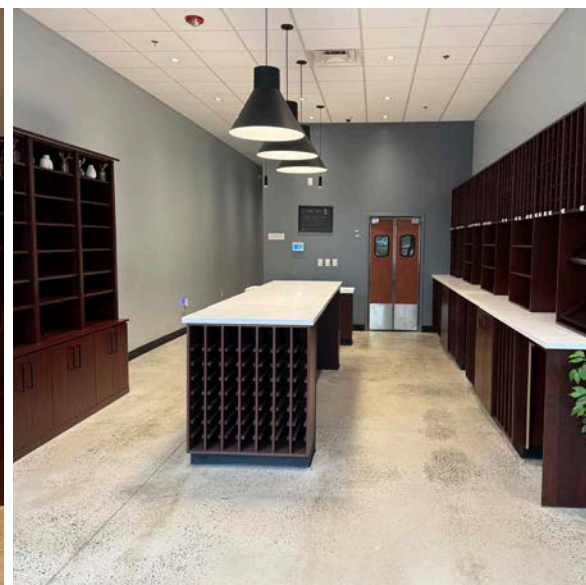
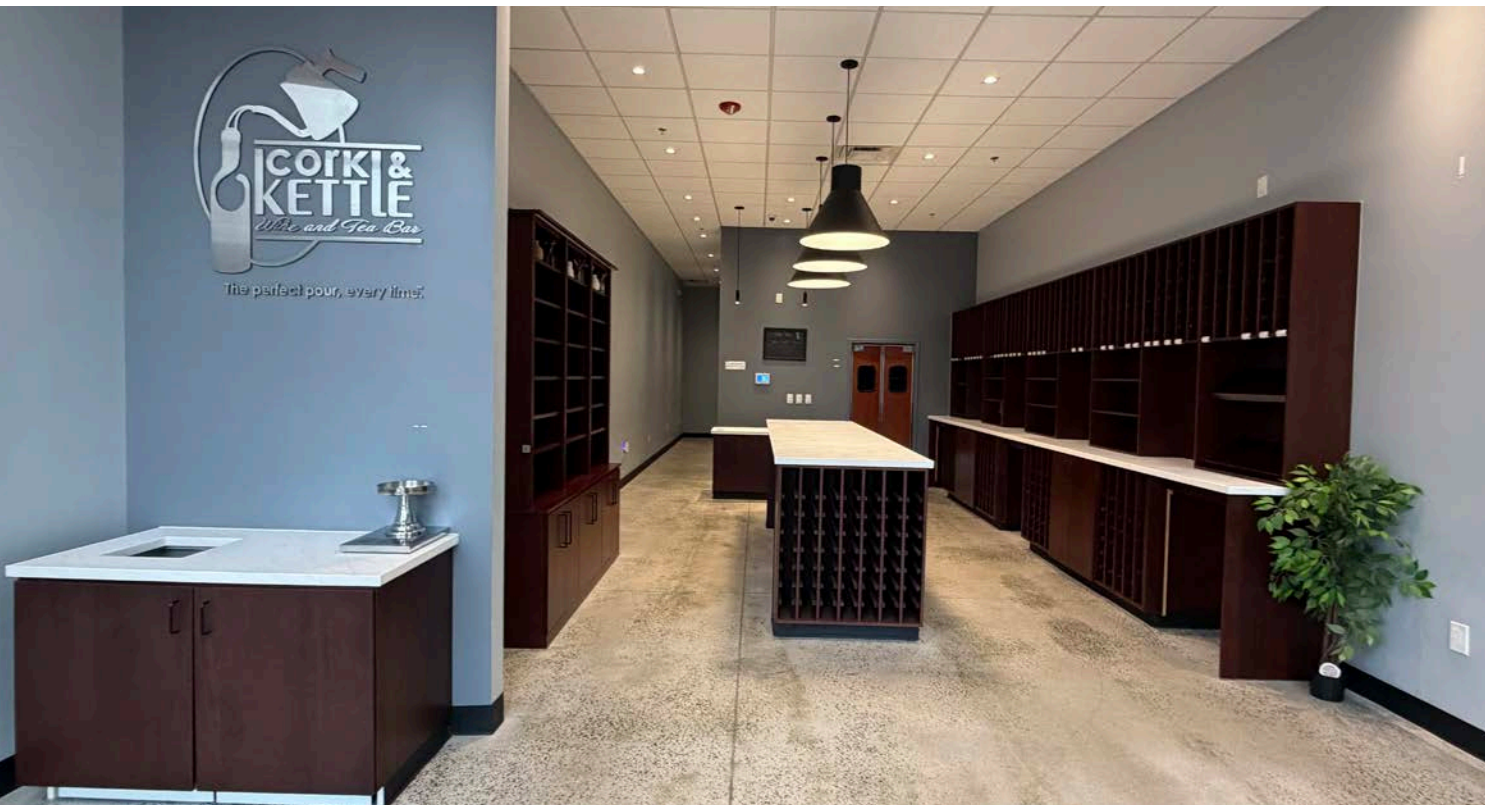


Photo Gallery  
Unit 164 (former Massage Envy)



# Unit 164 Floor Plan





Unit 160  
Floor Plan



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