

**FOR LEASE**

**4101 Granby Street  
Norfolk, VA 23504**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## The Vault on Granby

- Two ground floor suites available  
Unit C1: 746± SF  
Unit C2: 658± SF
- Recently redeveloped bank building
- Ample parking in rear
- Floor to ceiling glass windows
- Frontage on Granby Street
- Ideal for a small office user or service retail
- Lease rate: Contact Agent

Demographics	3 mile	5 mile	10 mile
2026 Population	120,462	251,504	700,431
Average HH Income	\$99,820	\$93,577	\$102,656
Daytime Employment	61,777	117,105	300,055

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For More Information:

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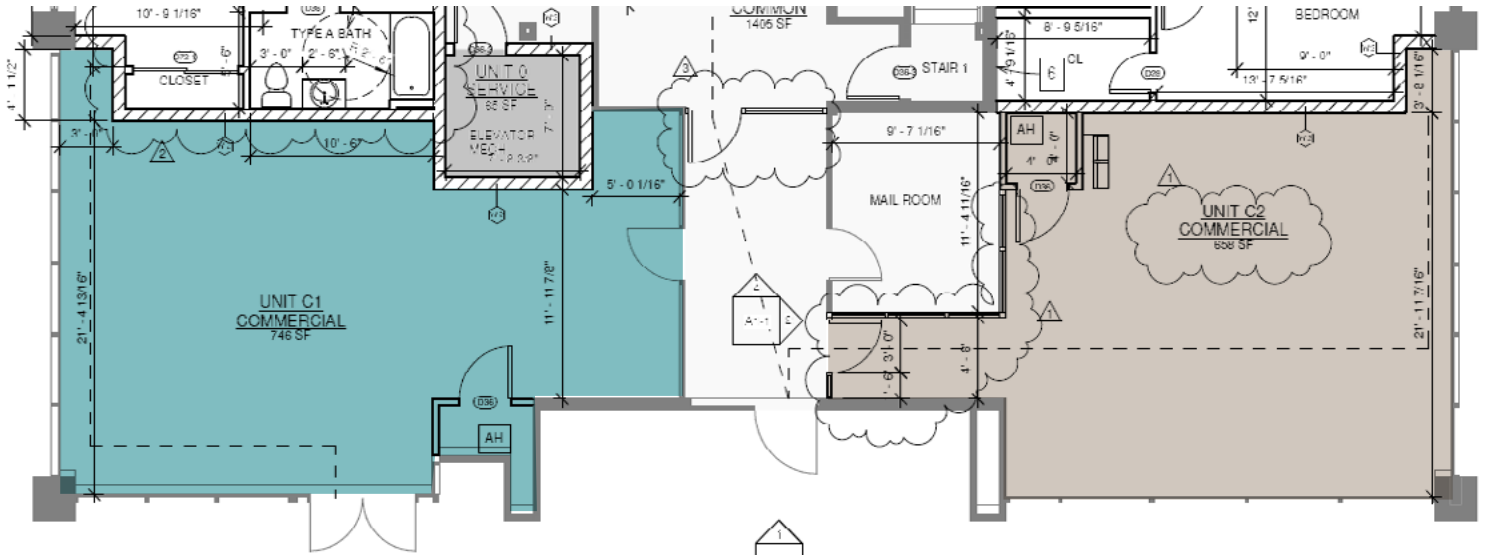
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# Floor Plan



# Market Overview

## Waterside District

USA Today called Norfolk one of the **Top 10 booming downtown, recognizing a decades-long housing, retail and financial boom in Norfolk**

USA Today

### WATERSIDE DISTRICT IS NORFOLK'S WATERFRONT EXPERIENCE!

Located in the heart of the central business district and adjacent to the city of Norfolk's world-class waterfront, Waterside District is a central gathering place for local residents, visitors and businesses. Waterside District is open year-round, day and night to accommodate next-level dining and entertainment for all ages.



**TOWN POINT PARK** providing eight acres of peaceful outdoor spaces, nestled on the riverbanks of the Elizabeth River and located in the heart of the business district in Downtown Norfolk, VA.

**ELIZABETH RIVER TRAIL** in Norfolk, VA, runs 10.5 miles and connects businesses, historic attractions and neighborhoods with different waterfront views.

# Market Overview

## Norfolk Snapshot

### NORFOLK SERVES AS THE BUSINESS AND FINANCIAL CENTER OF THE HAMPTON ROADS REGION OF VIRGINIA.

Shipbuilding and shipping are a vital part of Norfolk's economy, with the city's 45-foot-deep channel allowing it to accommodate very large ships. As a major seaport through which millions of tons of cargo pass each year, it handles such commodities as tobacco, cotton, timber, coal, truck crops, and grain.

With an ideal harbor and waterways, the city is the site of the Naval Base Norfolk, the largest naval base in the United States and the world. It also serves as home to the headquarters of the Fifth Naval District of the Atlantic Fleet and the Second Fleet, and it houses the district headquarters of the Coast Guard. In addition to the thousands of U.S. Navy personnel stationed in Norfolk, many local citizens also work in naval operations. The city is second only to San Diego, California, in the number of retired navy men and women who reside there.

### NORFOLK'S ECONOMIC INDICATORS ARE STRONG:

**Strong job growth and low unemployment make Norfolk attractive to businesses.**

Major Industries: **Advanced Manufacturing, Business, Management, and Professional Services, Information Technology, Healthcare, Life Sciences, and Biotechnology, Insurance, Offshore Wind, Maritime, Transportation and Logistics**

Gross Metro Product: **\$106.4 B\***

Job Growth (2019): **0.4%\***



### NORFOLK'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Metro Population: **1,700,000\***

Net Migration (2018): **-210\***

Median Household Income: **\$65,682\***

Average Hourly Wage+	VAB	USA
All Occupations	\$27.12	\$29.76
Management Analysts	\$47.32	\$50.32
Ship Engineers	\$43.13	\$48.55
Logisticians	\$37.21	\$39.05
Sailors and marine oilers	\$23.44	\$25.65

Median Home Price: **\$237,000\***

Cost of Living: **4% below nat'l avg\***

### NORFOLK'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

**High education levels attract and produce a vibrant workforce**

High School Attainment	91.5%
College Attainment	32.1%
Graduate Degrees	12.5%
Top Higher Education	Old Dominion University, Christopher Newport University, Hampton University, Norfolk State University, Virginia Wesleyan University, Regent University

### CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Hampton Roads Naval Museum, MacArthur Memorial, Nauticus, Chrysler Museum of Art, Hermitage Museum and Gardens**

Top Theaters: **The NorVa, Virginia State Company at The Wells Theatre, Attucks Theatre**

\*From <https://www.forbes.com/places/va/virginia-beach/>

+From [https://www.bls.gov/regions/mid-atlantic/summary/blssummary\\_virginiabeach.pdf](https://www.bls.gov/regions/mid-atlantic/summary/blssummary_virginiabeach.pdf)

#From <https://www.city-data.com/us-cities/The-South/Norfolk-Economy.html>