

Outstanding Restaurant Opportunity in Norfolk's Railroad District

2411 Granby Street Norfolk, VA 23517



HIGHLIGHTS:

- **BRAND NEW (2023), Fully Built-Out Restaurant and Bar including New HVAC, Walk-In Cooler, Restrooms, Grease Trap, 2 large Wood Burning Pizza Ovens, Attractive Furniture, Store Front, Interior Lighting, Toast System & Security System**
- Located in the Railroad District, Norfolk's vibrant new historic district
- Dense, growing neighborhood with craft breweries, coffee shops, fitness studios and great restaurants
- Close to ODU, Eastern Virginia Medical Center, Ghent Shopping District, Downtown Norfolk, and the Norfolk Zoo
- Surface parking and street parking
- Abundant Signage Opportunities
- Ideal for Restaurants, Breweries, Ghost Kitchen, Commissary and other uses
- Within close proximity to some of Norfolk's best neighborhoods; Colonial Place, Riverpoint, Ghent, West Ghent, West Belvedere and Larchmont



WALK SCORE
85 - Very Walkable



DEMOGRAPHICS

	1-mile	2-mile	3-mile
Population	22,155	66,425	110,067
Households	10,273	28,752	46,823
Average HH Income	\$86,992	\$94,383	\$96,937



2411 Granby Street



RESIDENTIAL PROJECTS (335 Units)

- 1 First Colony Flats - 56 Units
- 2 Linde Lofts - 16 Units
- 3 Tidewater Square - 67 Units
- 4 Boys and Girls Club - 44 Units
- 5 Old Dominion Peanut - 84 Units
- 7 Chenman Building - 43 Units
- 8 Baylor Commerical
- 9 2202 Llewellyn - 25 Units

