

THE CENTER SHOPS

W. 21ST ST. | NORFOLK, VA

RETAIL FOR LEASE



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PROPERTY OUTLINE



SHOPPING CENTER SUMMARY • • •

Available SF: 1,200 - 1,748 SF
Lease Rate: \$24 PSF, NNN
Total GLA: 131,309 SF
Anchor: Aldi

DEMOGRAPHICS • • •	1 MI.	3 MI.	5 MI.
Population:	20,798	103,873	249,103
Total Households:	8,997	40,089	94,943
Avg. Household Income:	\$81,251	\$78,639	\$68,010

SHOPPING CENTER OVERVIEW • • •

Located in the densely populated 21st Street corridor, The Center Shops is the premier retail destination for Norfolk shoppers and diners. This 131,309 SF shopping center is home to a wide variety of national, regional, and local retailers and restaurants, such as Luna Maya, Alkaline Ramen, Crudo Nudo, Hot House Yoga, Panera, Vitamin Shoppe, Tropical Smoothie, and more.

SHOPPING CENTER HIGHLIGHTS • • •

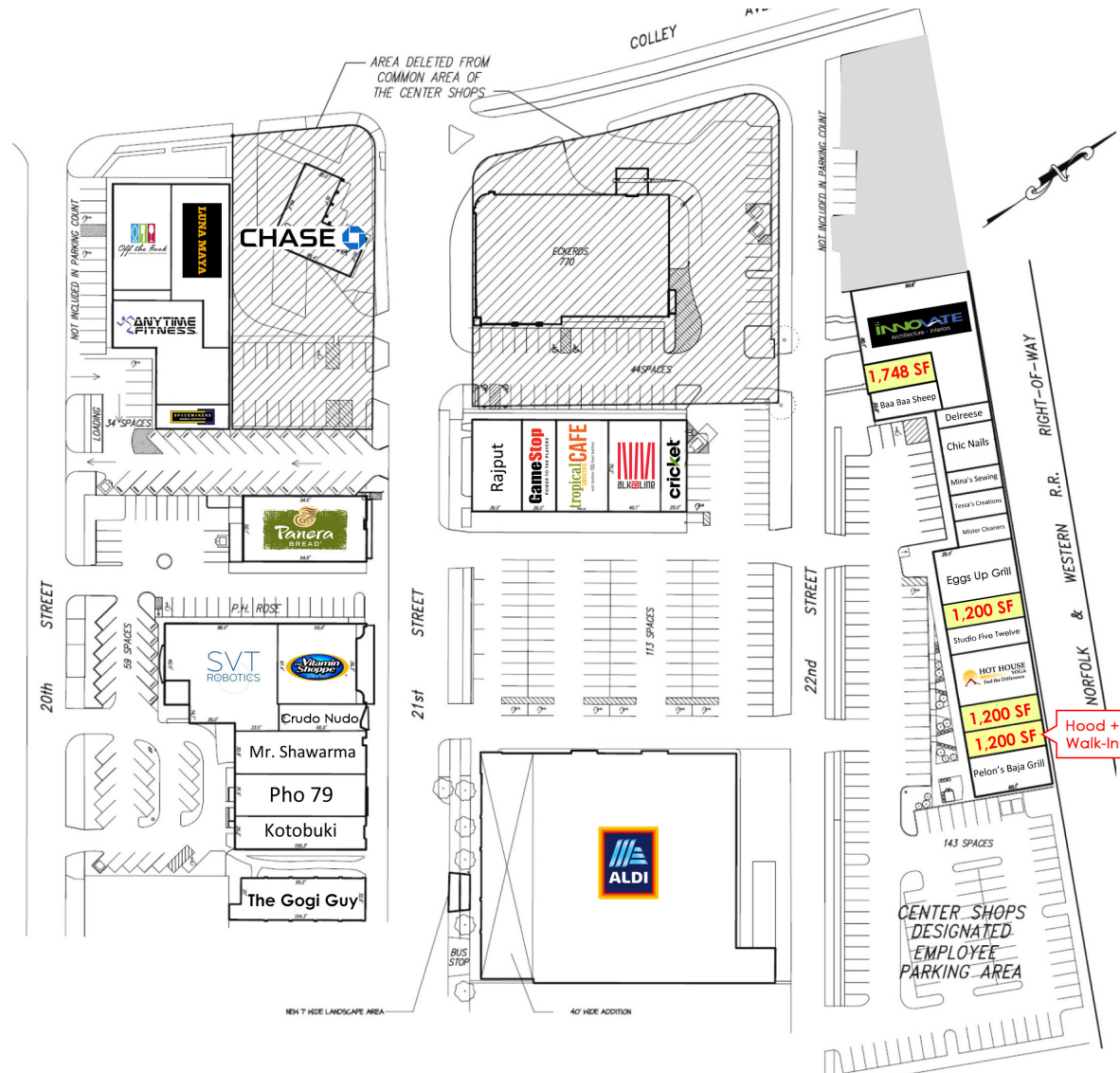
- Small shop space available
- Second generation restaurant space with 18' hood and walk in
- Ample parking
- Over 15,000 VPD on Colley Ave. and over 12,000 VPD on 21st St.

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SITE PLAN



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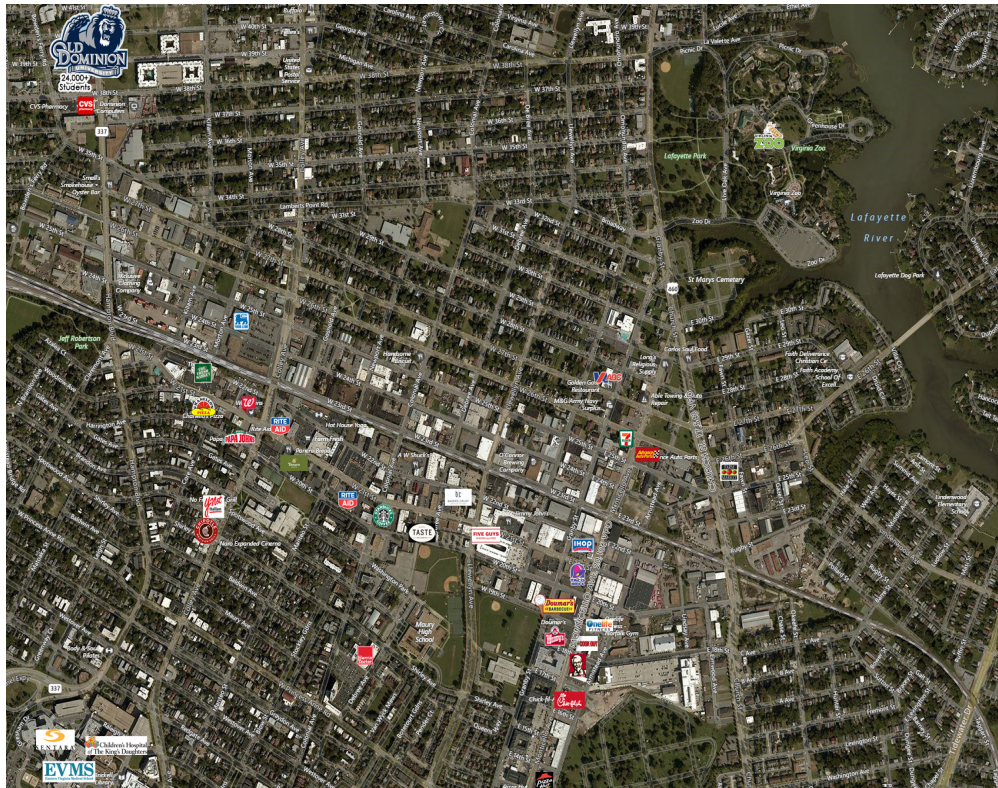
2000 Colley	Off The Hook
2010 Colley	Luna Maya
780 W. 20th	Anytime Fitness
768 W. 20th	Spacemakers
737/739 W. 21st	Panera Bread
730 W. 20th	SYT Robotics
729 W. 21st	Vitamin Shoppe
727 W. 21st	Crudo Nudo
725 W. 21st	Mr. Shawarma
723 W. 21st	Pho 79
721 W. 21st	Kotobuki
717 W. 21st	The Gogi Guy
742 W. 21st E	Rajput
742 W. 21st A	Gamestop
742 W. 21st B	Tropical Smoothie
742 W. 21st F	Alkaline
742 W. 21st H	Cricket Wireless
730 W. 21st	Aldi
758 W. 22nd	Available
754 W. 22nd	Baa Baa Sheep
738 W. 22nd 1/2/3	Chic Nails
738 W. 22nd 4	Mina's Sewing
738 W. 22nd 5	Tessa's Creations
738 W. 22nd 6	Mister Cleaners
738 W. 22nd 7	Eggs Up Grill
738 W. 22nd 9	Available
738 W. 22nd 10	Studio Five Twelve
738 W. 22nd 11	Hot House Yoga
738 W. 22nd 13	Available
738 W. 22nd 14	Available
738 W. 22nd 15	Pelon's Baja Grill

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LOCAL AREA

VENTURE
REALTY GROUP



RESTAURANTS

Alkaline
Pelons Baja Grill
Luna Maya
Off the Hook
Eggs Up Grill
Panera
Crudo Nudo
Pho 79
Kotobuki
Tropical Smoothie
Rajput Indian Cuisine
Little Dog Diner
Town Center Cold Pressed
No Grill Grill
Green Onion
Fair Grounds
Chipotle
Strawberry Fields
YNot Italian
Cold Stone Creamery
Yorgos Bagelashery
Redwood Smoke Shack
Starbucks
Cafe Stella
Cogans Pizza
Kappo Nara Ramen
Kobros Coffee
Bangkok Garden
Jesse's Taco Bistro
Five Guys
80/20 Burger Bar
Doumars Cones and BBQ
The Fishin' Pig
Union Taco
Coalescence Coffee Co.
Bakers Crust
TASTE
Toast
Mea Culpa Cafe
Handsome Biscuit
Orapex

BARS/BREWERY/WINERY

Peck & Pour
O'Connor Brewing Co.
Mermaid Winery
The Veil Brewing Co.
The Public House
Press 626 Wine Bar
Colley Cantina
Smart Mouth Brewing Co.
Bench Top Brewing Co.
Reaver Beach Brewing Co.
Makers Craft Brewery
Elation Brewing Co.

GROCERY

Aldi
The Fresh Market
Harris Teeter

RETAILERS

Horticulture Design Co.
Gamestop
Vitamin Shoppe
Total Wine
Pendulum Fine Meats
Running Etc.
East Coast Bicycles
Nomads Clothing Exchange
Dollar Tree
Bottle Box
Serendip
The Quality Shops
White Rabbit Kids
Calvin & Lloyd
Creme 321
The Vintage Rooster
Decorum Furniture
Tuesday Morning
Jollity & Co. Party Boutique

SERVICES

Hot House Yoga
Chic Nails
Studio 512
Changes City Spa
The UPS Store
Pure Barre
Orangetheory
Burn Boot Camp
Jake's Place
Elite European Day Spa
Restore Hyperwellness

ENTERTAINMENT/ATTRACTIONS

Virginia Zoo
Nautilus
Chrysler Museum
The NorVA
Norfolk Scope
Harrison Opera House
Waterside District
Pixels Pints & Bytes
Board & Brush Creative Studio
Pinot's Palette
Mermaid Factory

HIGHER EDUCATION

Old Dominion University
Norfolk State University

HOTELS

Hilton Norfolk the Main
Glasslight Hotel and Gallery
Autograph Collection
Waterside Marriott
Sheraton Waterside
Courtyard Marriott