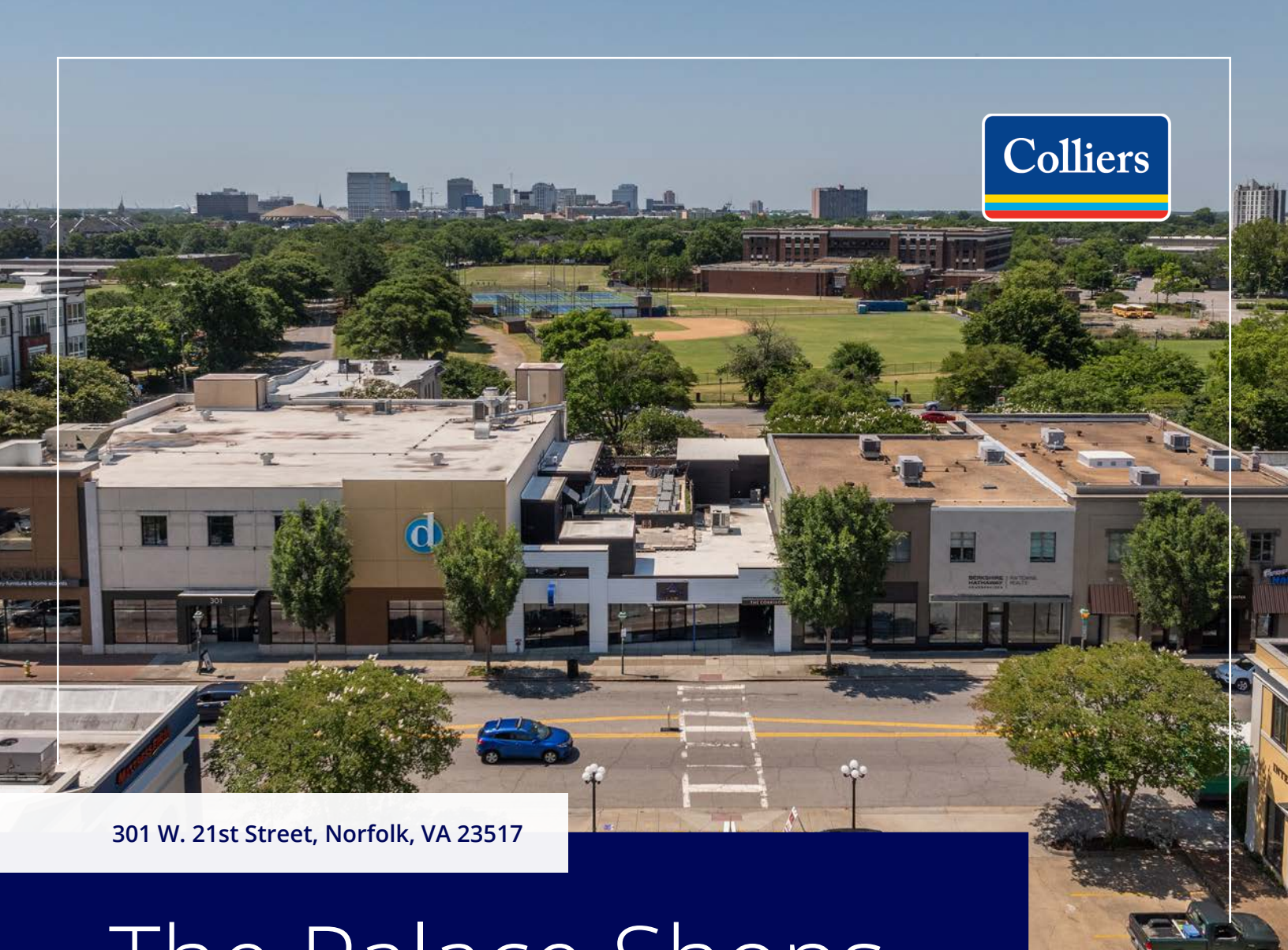




Colliers

301 W. 21st Street, Norfolk, VA 23517

The Palace Shops and Station

The Palace Shops and Station is a three-block shopping and dining destination in the very heart of Historic Ghent, near downtown Norfolk. Situated between Llewellyn Avenue and DeBree Avenue and running from 20th Street to 22nd Street, the 35 retail shops, eating establishments and professional services offer a unique blend of merchants who cater to everyone.

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Property Overview

SF Available 1,550 - 4,053 SF

Ground Lease 0.65 AC

Lease Rate Negotiable

Total RBA 131,074 SF

Zoning C-C

Available Spaces

- Suite 350/103: 1,828SF
- Suite 350/114: 3,380 SF (2nd Generation Restaurant)
- Suite 330/101-102: 4,053 SF
- Suite 327/202: 1,500 SF (Second Floor)
- Suite 308: 1,904 SF



Highlights



Rare on-site parking



Convenient access with multiple entryways

Join These Retailers



Demographics	1 Mile	3 Mile	5 Mile
2023 Total Households	3,424	18,914	45,842
2023 Total Population	9,595	52,229	125,977
2023 Average HH Income	\$150,460	\$134,788	\$125,722

Property Site Plan



Palace Station

330/101-102	Available	4,053
330/103	Farmers Insurance	1,368
330/104-105	Wick & Sip	2,359
330/106	Barrel 17	2,444
350/101	Enspire Energy	1,708
350/102	Ghent Fit	1,993
350/103	Available	1,828
350/104	G.Patton Salon	2,825
350/105-107	Mode 5	7,032
350/108	Be Well and Bloom	1,560
350/109	Legal Aid Justice Center	2,018
350/111	Net Partner Services	1,258
350/112	Sarvarnas Beauty Spa	2,493
350/114	Available	3,380
340	Caffeind Coffee Co	1,060

Palace Shops North

300	Mattress Firm	4,569
306	The Quality Shop	1,724
308	Available	1,904
310-312	Berkshire Hathaway	3,464
314	Pownd Cakes	1,030
316	Medical Aesthetics of VA	1,430
318	Edward Jones	1,609
320	Pure Barre	1,786
322	NYFO Boutique	1,307
330	Bakers Crust	4,000
334	White Rabbit	1,850
336	Ghent's Finest Barbershop	950
338	Calvin & Lloyd	950
340-342	Bayne Interior Design	2,500
2112	Serendip LTD	2,483

Palace Shops South

301	Decorum Furniture	20,900
319A	The Ghent	3,046
319b	Alperin Law	854
321	Creme	2,820
323	Berkshire Hathaway	2,411
325B	Ever Jane Boutique	1,027
325	A Little Something Boutique	985
328	Jessy's Taco Bistro	2,800
329	Forever Nail & Spa	2,066
331	Norfolk Tailor	862
333	Orangetheory Fitness	862
335	Envision Ghent Optometry	1,950
337-339	Volcano Sushi	3,873

Palace Shops South (Second Floor)

327/201	Saunders, Matthews	4,010
203-204	& Pfitzner, PLLC	
327/202	Available	1,500
327/205	Connected Wellness	1,930



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