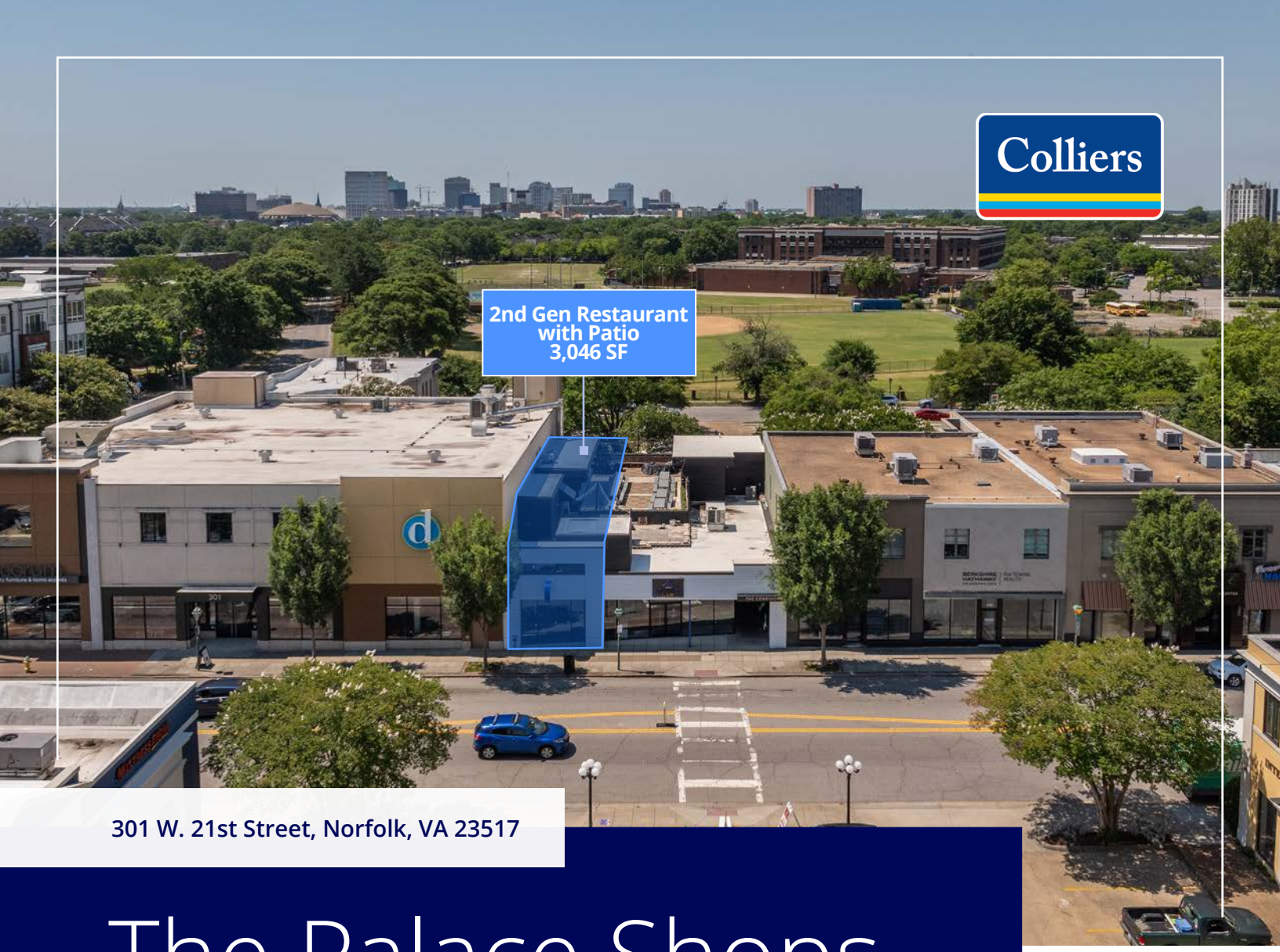


301 W. 21st Street, Norfolk, VA 23517

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	1,027 - 4,053 SF
Ground Lease	0.65 AC
Lease Rate	Negotiable
Total RBA	131,074 SF
Zoning	C-C

Available Spaces

- Suite 330/101-102: 4,053 SF
- Suite 325B: 1,027 SF
- Suite 308: 1,904 SF
- Suite 319A: 3,046 SF (2nd Gen Restaurant)

Highlights

Rare on-site parking

Convenient access with multiple entryways

Join These Retailers

DecorumFurniture.com

orangetheory FITNESS

BAKER'S CRUST ARTISAN KITCHEN

Demographics	1 Mile	3 Mile	5 Mile
Total Households	3,424	18,914	45,842
Total Population	9,595	52,229	125,977
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	CoVA Care	1,895
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	Curated Events	2,493
350/114	Break Bread	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

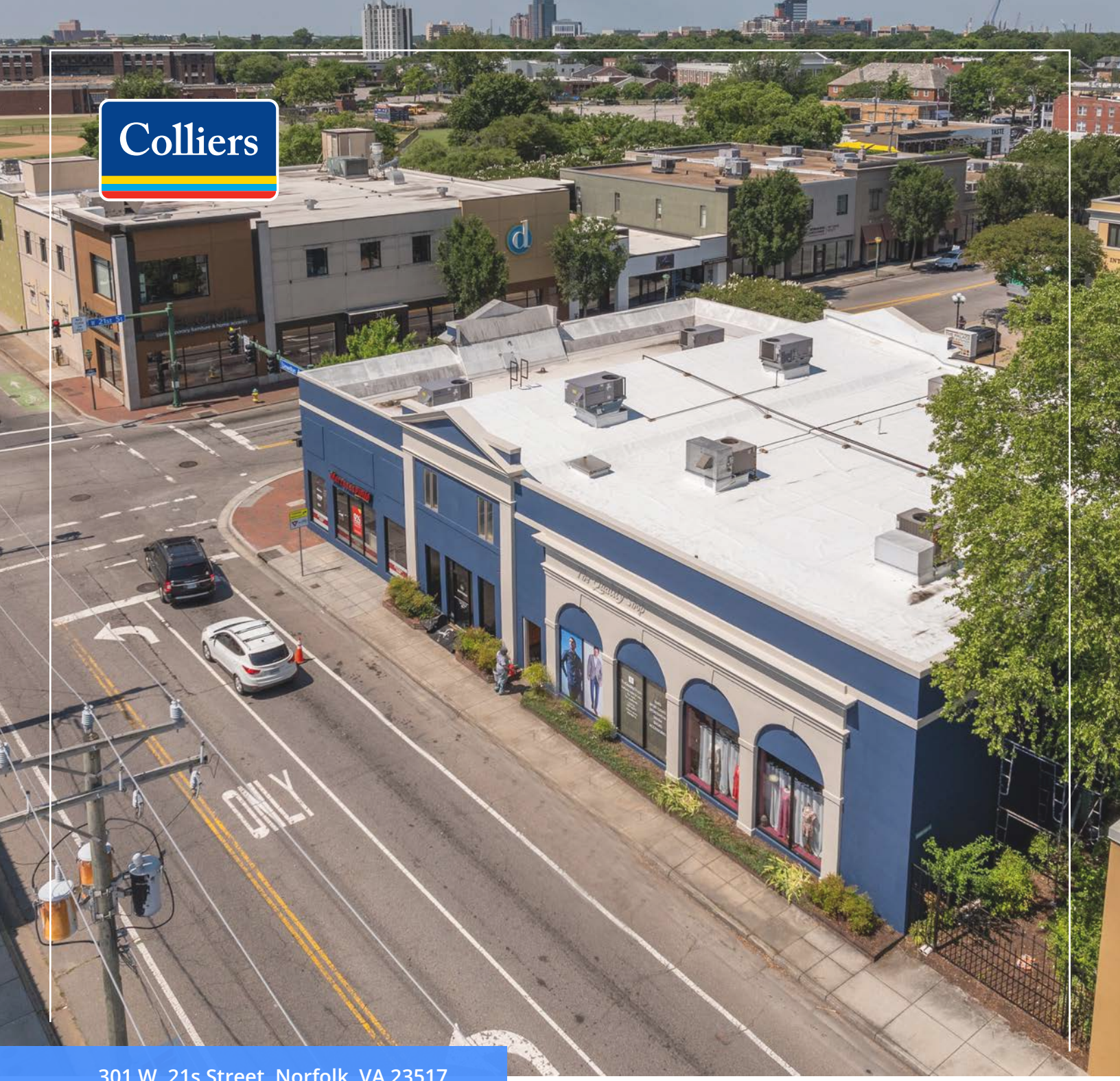
301	Decorum Furniture	20,900
319A	Available (2nd Gen Restaurant)	3,046
319b	Alperin Law	854
321	Creme	2,820
323	Berkshire Hathaway	2,411
325B	Available	1,027
325	A Little Something Boutique	985
328	Jessy's Taco Bistro	2,800
329	Forever Nail & Spa	2,066
331	Norfolk Tailor	862
333	Orangetheory Fitness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

Palace Shops South (Second Floor)

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

Surrounding Retailers





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