

For Sub-Lease

730 W. 21st Street | Norfolk, VA

+/- 12,832 SF Available next door to new Aldi!
Will subdivide

Property Description

The Center Shops are located in what is considered the epicenter of Ghent, at the intersection of Colley Avenue and 21st Street. The property is convenient to many surrounding neighborhoods, but also to students, faculty and staff at Old Dominion University, along with the nearby Sentara Medical Complex and over 62,000 military and civilians working/living at Naval Station Norfolk.



Kevin O'Keefe
Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

Property Summary

Address:	Center Shops | 730 W. 21st Street Norfolk, VA 23517
Availability	+/- 12,832 SF
Rent:	$17.00 PSF
CAM, Taxes & Insurance	Tenant to pay pro-rata share of CAM, taxes, and insurance estimated to be $2.32 PSF Tax: $1.33 Ins: $0.22 CAM: $0.77
Surrounding Retail:	Panera, Vitamin Shoppe, Anytime Fitness, Total Wine, Moe's, Rite Aid, Starbucks, Dollar Tree, Walgreens, ABC, The Fresh Market
Zoning:	C-C - Community Commercial (21st Street pedestrian commercial overlay)
Frontage:	78' 9"
Loadings:	Dedicated loading dock for the space
Ingress/Egress:	Three points of access via 21st Street, and three points of access off of 22nd Street
Traffic Counts:	14,000 VPD on 21st Street

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	20,565	103,687	250,790
Average HH Income	$79,714	$71,314	$62,756
Daytime Population	33,594	153,152	338,343

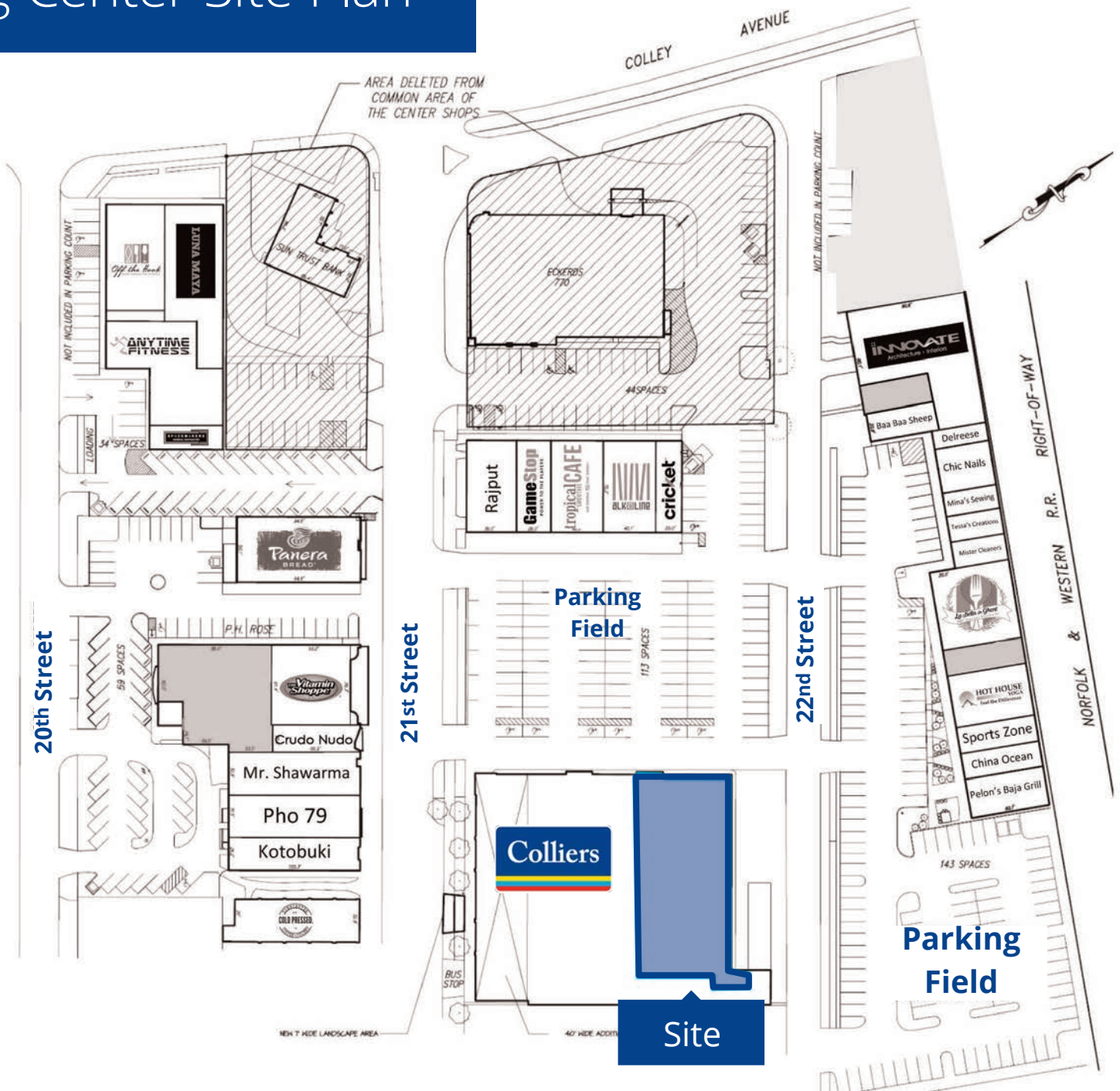




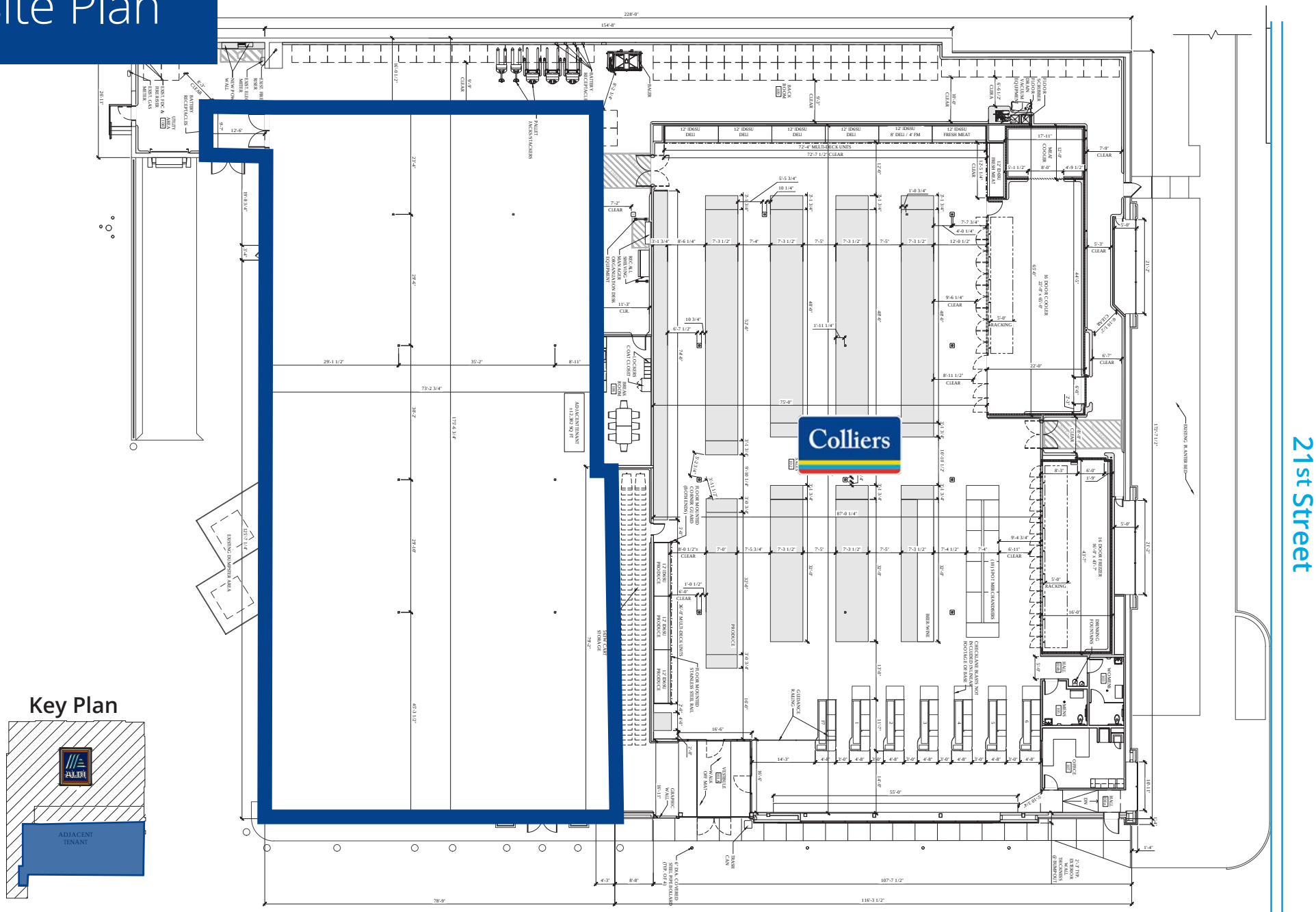




Shopping Center Site Plan



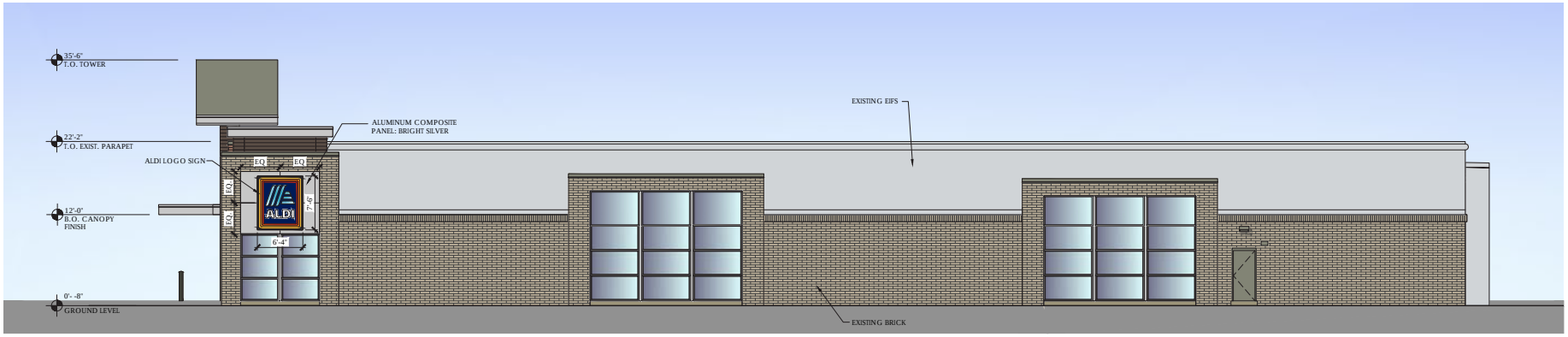
Site Plan


Colliers
21st Street
Parking Field
Key Plan
ALDI
ADJACENT TENANT

Site Elevation



1 Proposed Front Elevation
SCALE: 1/8" = 1'-0"



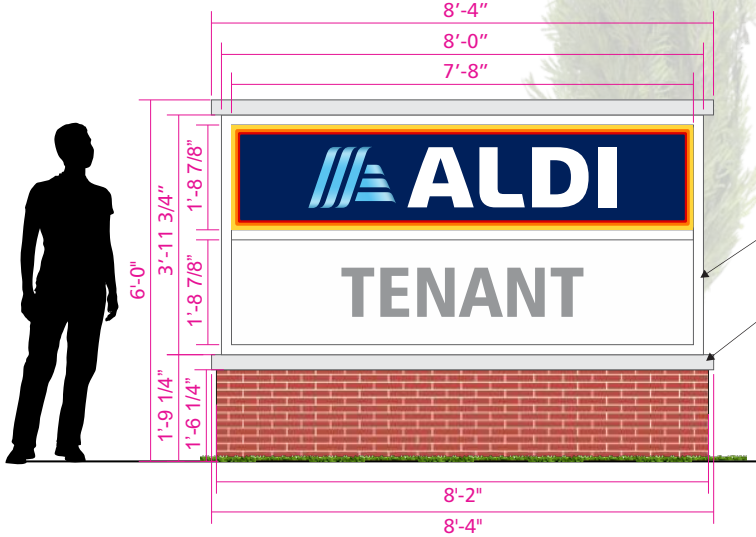
2 Proposed W 21st St Elevation
SCALE: 1/8" = 1'-0"

Proposed Monument Sign

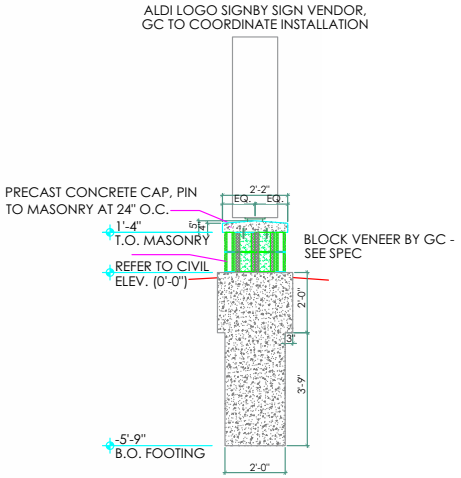
SIGN A
QTY (1)

4′ x 8′ D/F ILLUMINATED MONUMENT SIGN
Scale: 1/2″=1′-0″

31.83 Sq. Ft.



SIDE VIEW
Scale: NOT TO SCALE



NOTES:
CONSULT LOCAL BUILDING CODE FOR DEPTH AND WIDTH OF FOOTINGS. CONFIGURATION VARIES DEPENDING ON SOIL AND FROST CONDITIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

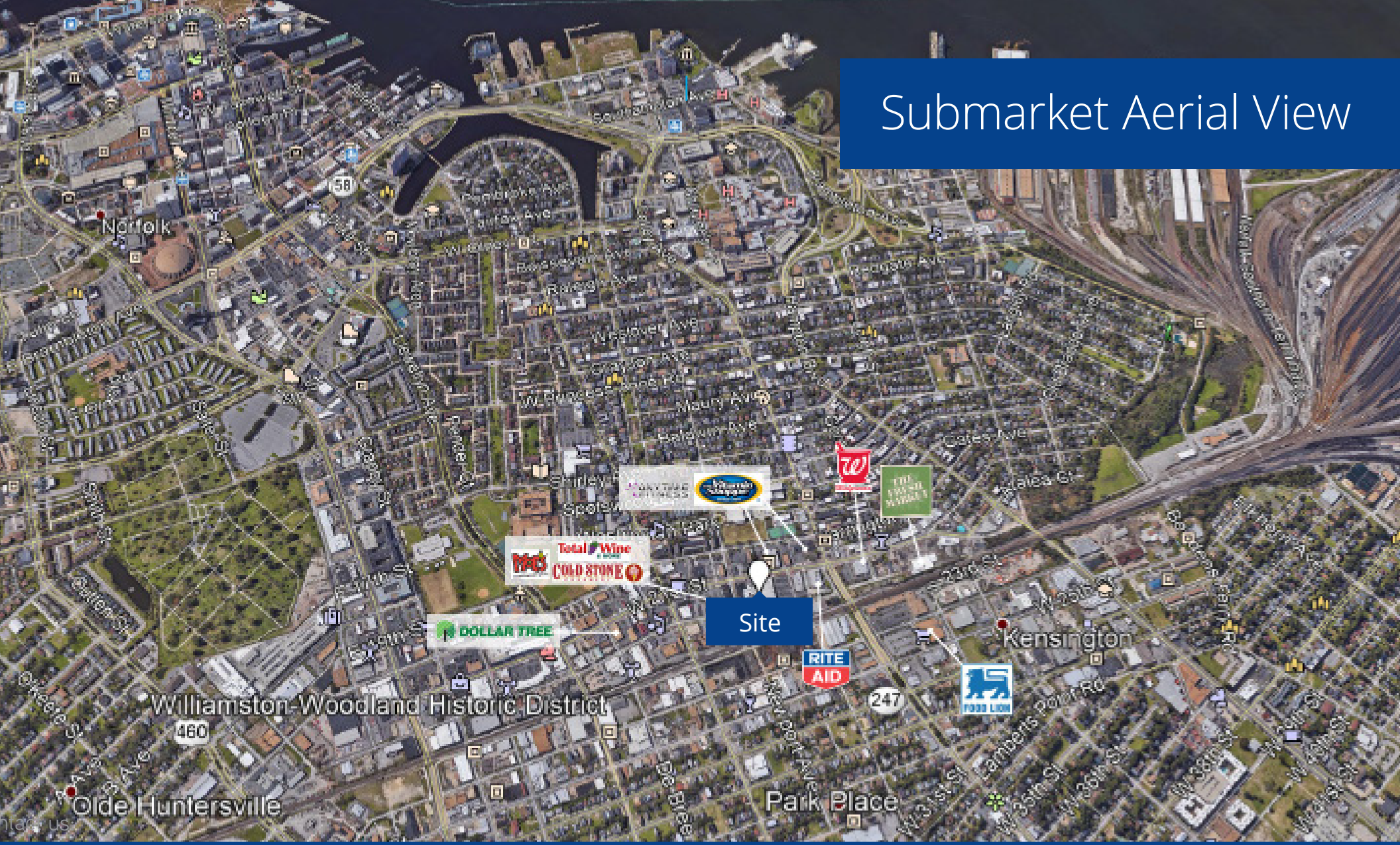
COLOR KEY

PMS #7548	PMS #3564	PMS #2035	PMS #281	PMS #298	FLEIBLE SUBSTRATE	PANTONE 430 SILVER GRAY

APPROVED CONSTRUCTION

REMEMBER DRAIN HOLES (EXTERIOR SIGNS ONLY)

Submarket Aerial View



Kevin O'Keefe
Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

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