

# FOR LEASE

 S.L. NUSBAUM Realty Co.  
Since 1906.



## WELLS FARGO CENTER RETAIL

440 MONTICELLO AVE  
NORFOLK, VA 23510

FOR MORE INFORMATION, PLEASE CONTACT:

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# PROPERTY SUMMARY

440 MONTICELLO AVE, NORFOLK, VA 23510



## PROPERTY DESCRIPTION

The Wells Fargo Center is a dynamic mixed-use project with 50,000 SF of premium retail space located in the heart of Downtown Norfolk. With direct access to the Norfolk Tide Rail Line, 1,857 on-site parking spaces and 181-luxury apartments.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,980	42,366	103,410
Total Population	18,946	118,637	279,019
Average HH Income	\$69,841	\$54,813	\$56,513



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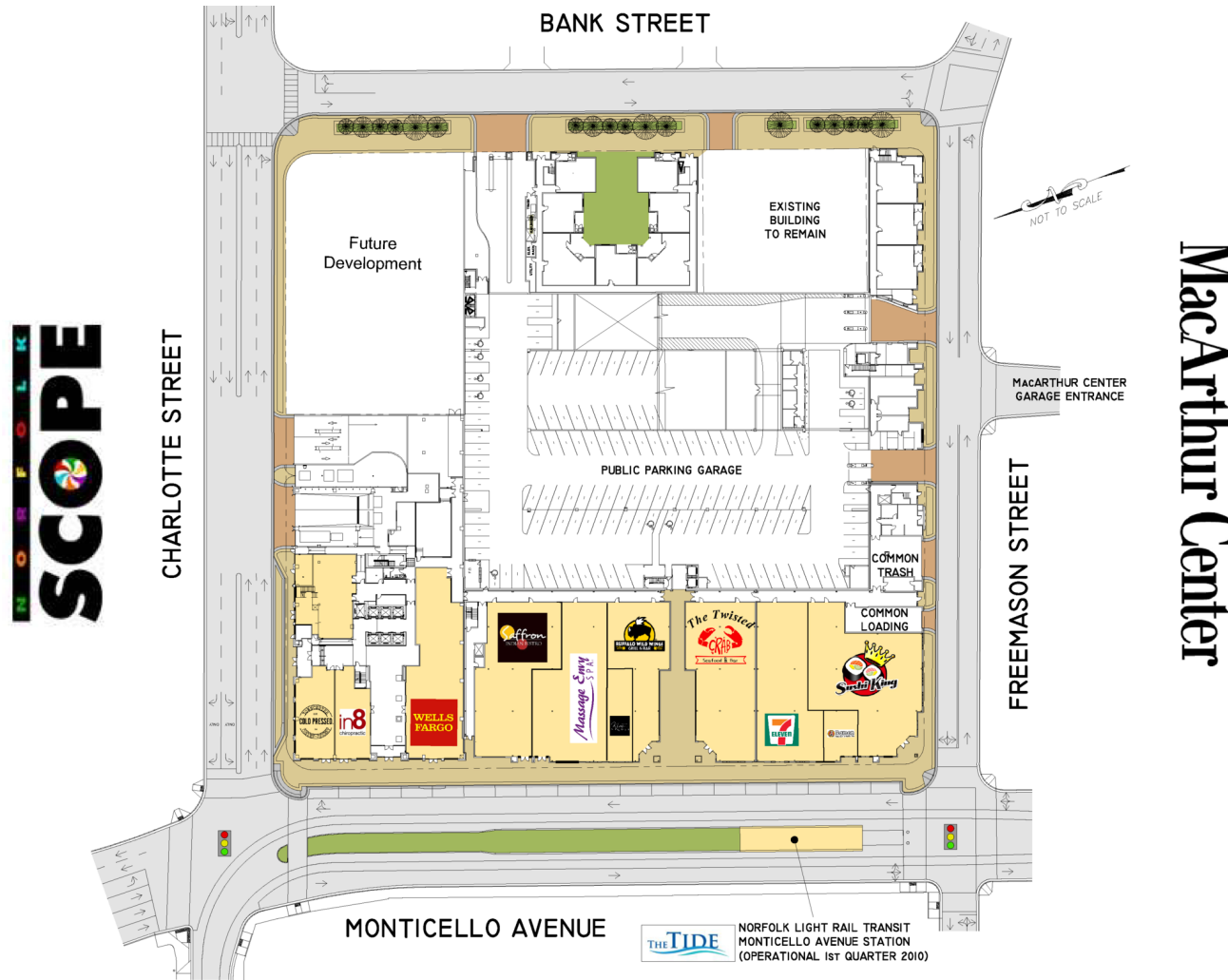
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# SITE PLAN

440 MONTICELLO AVE, NORFOLK, VA 23510



## LEGEND

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SITE PLAN | 3

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RETAIL ADVISORS

# AREA RETAIL

440 MONTICELLO AVE, NORFOLK, VA 23510



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# ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS | 5

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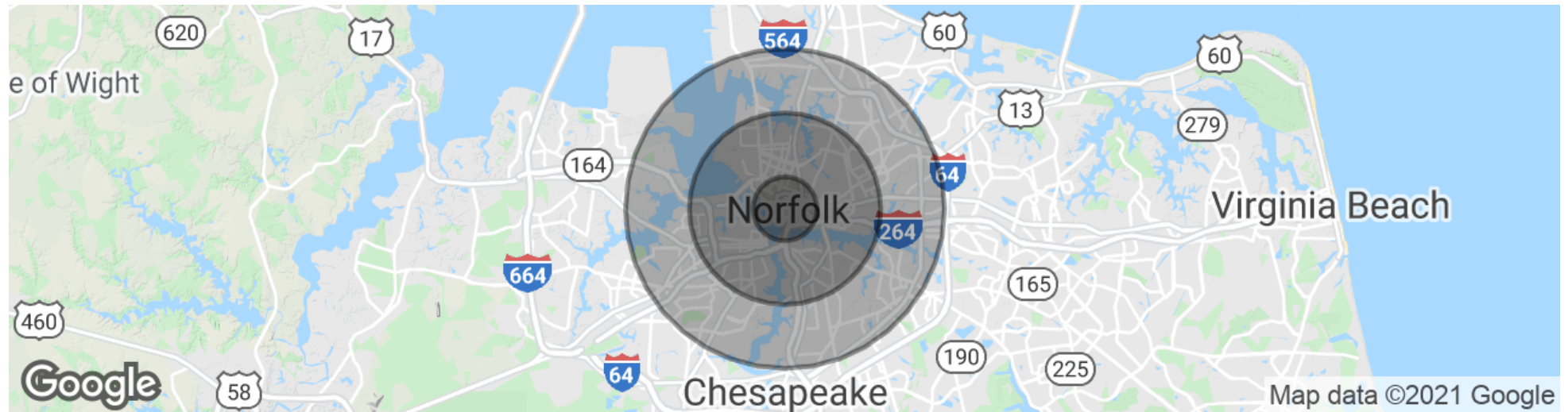
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,946	118,637	279,019
Average Age	28.0	30.4	32.0
Average Age (Male)	24.4	28.3	29.8
Average Age (Female)	31.1	32.3	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,980	42,366	103,410
# Of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$69,841	\$54,813	\$56,513
Average House Value	\$343,130	\$266,429	\$247,168

\* Demographic data derived from 2010 US Census

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