



**S.L. NUSBAUM**  
REALTY CO.

# FOR SALE

## OUTPARCEL PADS AVAILABLE



1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320

**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS

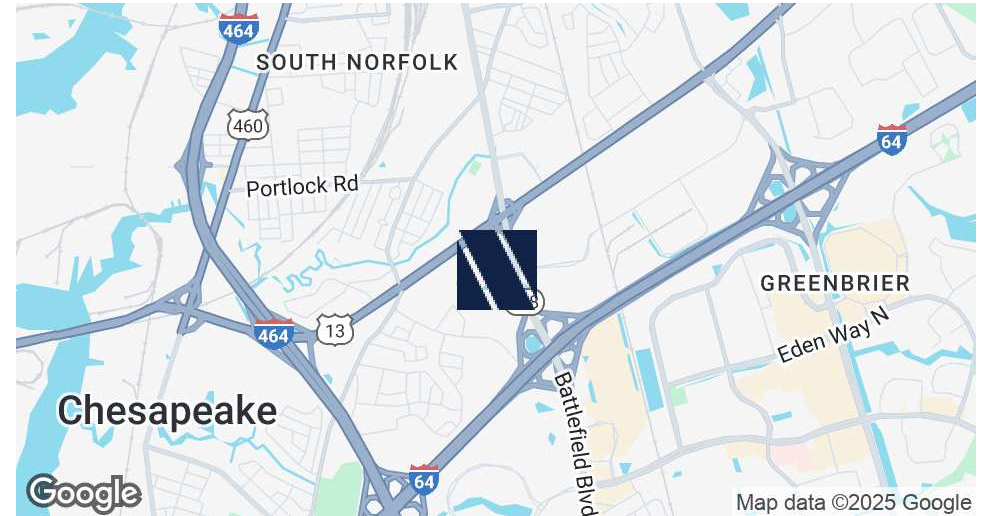




S.L. NUSBAUM  
REALTY CO.

# PROPERTY SUMMARY

1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320



## OFFERING SUMMARY

|             |                      |
|-------------|----------------------|
| Sale Price: | Call Agent for Price |
| Lot Size:   | 1.56 - 6.119 Acres   |
| Zoning:     | B2                   |

## HOTEL PAD-SITE FRANCHISES AVAILABLE

Home 2 Suites  
Spark by Hilton  
Candlewood by IHG  
TownePlace Suites by Marriott  
Cambria by Choice  
Hyatt House by Hyatt  
MyPlace  
La Quinta

## PROPERTY HIGHLIGHTS

- Strong RevPAR in Greenbrier Submarket
- Pads available from  $\pm 1.56$  AC to  $\pm 6.119$  AC
- Adjoining  $\pm 3.56$  AC parcel with brand new Mainstay Suites Hotel
- Easy access and visibility from Battlefield Blvd and I-64
- Across Battlefield Blvd. from the 260,000 SF Kroger Marketplace anchored shopping center
- Close proximity to employers, retail, dining, and entertainment options
- High Traffic Volume: 70,000 VPD on Battlefield Blvd and 90,000 VPD at I-64

## [CLICK TO VIEW PROPERTY VIDEO](#)

**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM







S.L. NUSBAUM  
REALTY CO.

# SURROUNDING RETAIL

1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320



CHRIS DEVINE  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

JOHN WESSLING, SR., CCIM  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

ANTHONY GRECCO  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

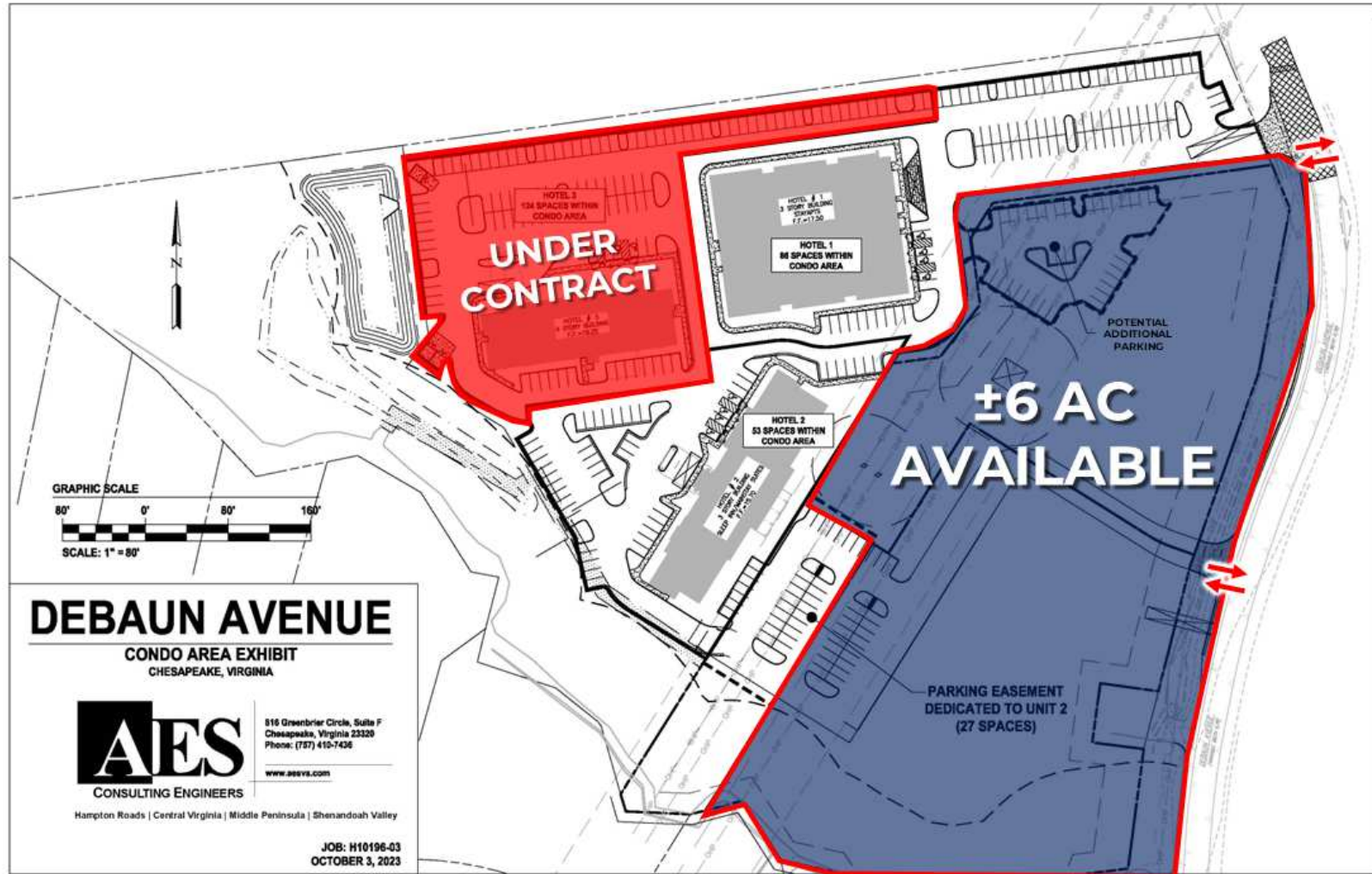




S.L. NUSBAUM  
REALTY CO.

# SITE PLAN

1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320



**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



S.L. NUSBAUM  
REALTY CO.

# GREENBRIER BUSINESS DISTRICT

1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320

## QUICK FACTS ON GREENBRIER BUSINESS DISTRICT

- Top-performing market within Hampton Roads for the past 15 years
- Home to the region's largest concentration of major employers
- Summit Pointe mixed-use development - 300,000 SF expansion of Dollar Tree Headquarters
- Quality of life and employment opportunities exceed national, regional & local averages
- More than 18 million square feet of commercial space and 45 hotels in the immediate vicinity
- Major regional shopping destination hosting numerous national retailers
- Annual retail trade of nearly \$1.9 billion
- Features diverse business landscape with companies from 19 different nations
- Chesapeake's employment growth rate has been among Top 50 nationally
- Source: <http://chesapeakeva.biz/whychesapeake/>;  
<https://www.summitpointeva.com/our-story/#why-chesapeake>



**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# HAMPTON ROADS MARKET

1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320

Hampton Roads is comprised of 11 diverse communities (9 cities: Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk and Virginia Beach; and two counties: Isle of Wight and Southampton) with over 1.7 million residents. Hampton Roads features a large military presence with more than 83,000 active duty military. The military, shipyards, and miles of beaches and waterfront property contribute to the diverse landscape and economic stability.

Hampton Roads' integrated transportation network provides excellent access to markets across the nation and the world.

Source: <https://www.vedp.org/region/hampton-roads>



**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS

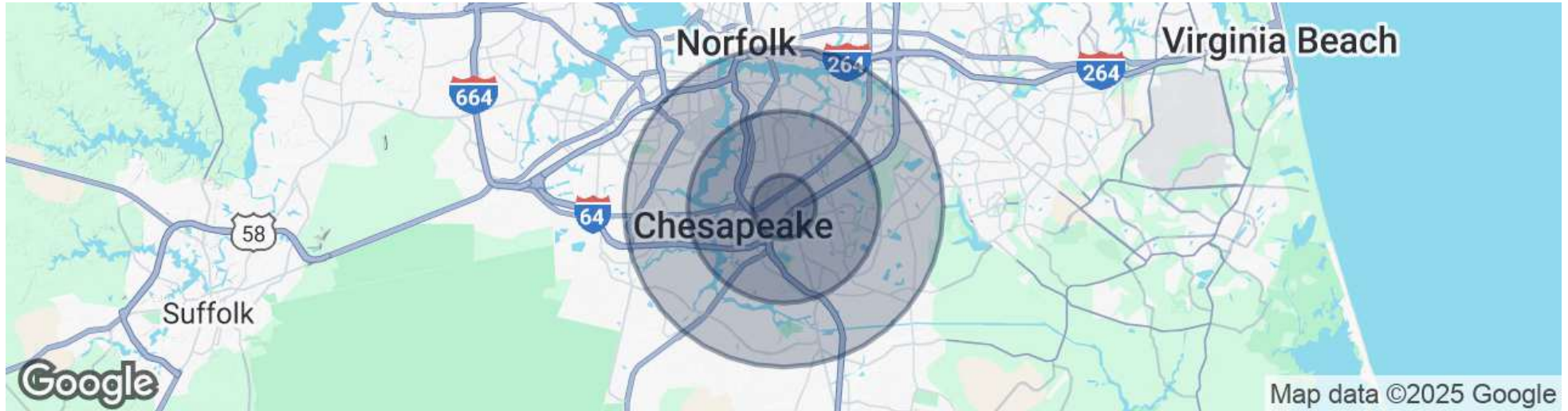




S.L. NUSBAUM  
REALTY CO.

# DEMOGRAPHICS

1664 DEBAUN AVENUE  
CHESAPEAKE, VA 23320



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 10,151    | 77,105    | 218,595   |
| Average Age         | 37.8      | 36.7      | 36.8      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 4,323     | 30,806    | 81,220    |
| # Of Persons Per HH | 2.3       | 2.5       | 2.6       |
| Average HH Income   | \$65,981  | \$78,408  | \$79,733  |
| Average House Value | \$153,333 | \$216,634 | \$237,758 |

\* Demographics derived from 2020 CoStar data

**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM

**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM

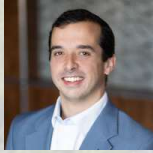
**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM



# CONTACT US



S.L. NUSBAUM  
REALTY CO.



**CHRIS DEVINE**  
VICE PRESIDENT | PARTNER  
O. 757.640.2410  
C. 757.434.3176  
CDEVINE@SLNUSBAUM.COM



**JOHN WESSLING, SR., CCIM**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.2412  
JWESSLING@SLNUSBAUM.COM



**ANTHONY GRECCO**  
ASSOCIATE  
O. 757.452.6133  
C. 757.235.1496  
AGRECCO@SLNUSBAUM.COM

**S.L. NUSBAUM REALTY CO.**

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510  
757.627.8611  
SLNUSBAUM.COM

HOTEL SITE  
UNDER  
CONTRACT

±6 AC  
AVAILABLE



PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

**DISCLAIMER:**

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.