

office/retail FOR LEASE

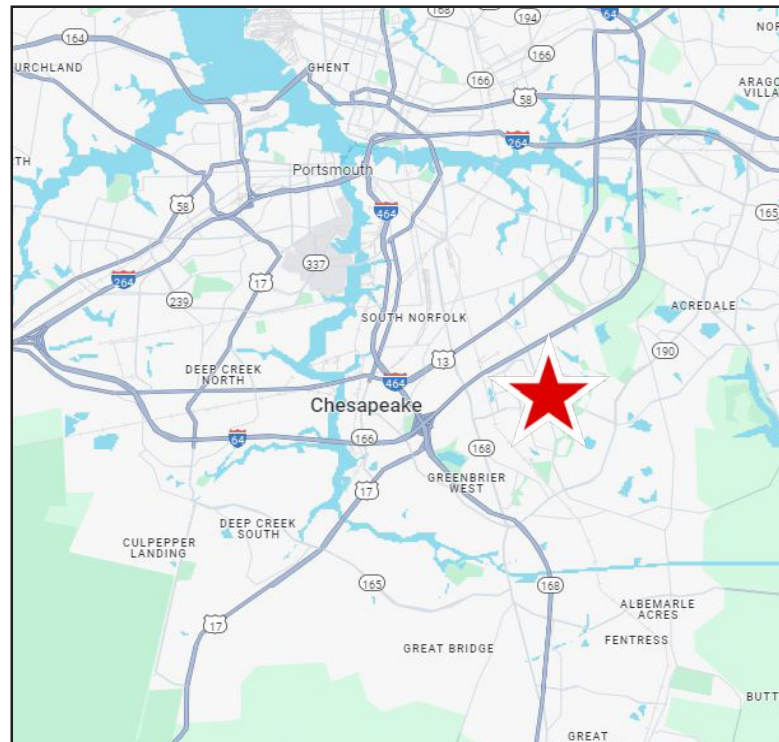


GREENBRIER STATION | 1011 Eden Way North, Condo #3 (Suites G-L), Chesapeake, VA

PROPERTY FEATURES:

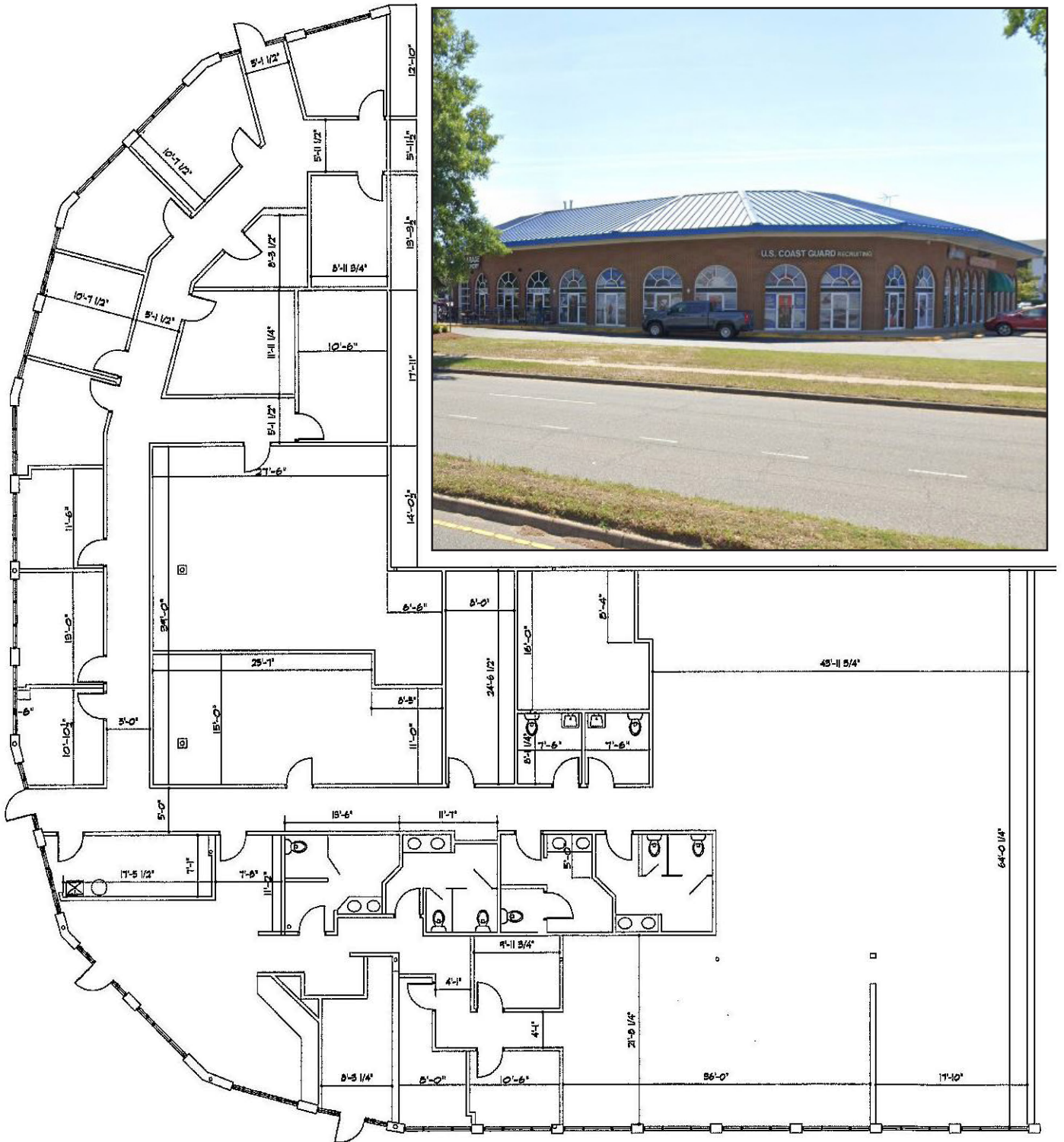
- **±1,200-5,000 SF Available!** Join “The Garage” Micro Brewery, Coast Guard, Greenbrier Pawn and Domino’s Pizza in an established office/retail center in the heart of Greenbrier!
- **Ample Parking with over 109 on-site parking spaces** plus street parking
- **Across the street from Greenbrier Mall; Traffic counts over ±64,366 VPD along Greenbrier Parkway & ±17,768 along Eden Way North**
- **Monument signage** with excellent visibility
- **Strong demographics!**
- **Zoning: B2 Commercial**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	10,693	100,754	213,916
Avg HH Income	\$97,782	\$108,174	\$117,032
Households	4,957	40,766	82,468



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BUILDING PLAN



AS-BUILT DRAWING

9,469 USF

101 N. EDEN WAY
CHESAPEAKE, VIRGINIA

FRANCIS & REEVE
SPACEPLANNING | INTERIORS

S. REEVE
11.4.2014

AERIAL



CROSSWAYS SHOPPING CENTER

REGAL CINEMAS Ashley VALUE CITY FURNITURE Michaels
 PLACE ROSS TJ-maxx Total Wine
 LA BOY Marshalls ULTA
 COLD STONE Tanora the Vitamin Shoppe FIREHOUSE SUBS
 hair cutters DSW
 JOANN Sprint T-Mobile
 MATTRESS FIRM KIRKLAND'S GNC

GREENBRIER MALL

★ macy's JCPenney Dillard's claire's GNC
 T-Mobile H&M metroPCS CHAMPS Foot Locker
 NEW YORK & COMPANY AÉROPOSTALE VICTORIA'S SECRET
 EXPRESS AMERICAN EAGLE rue21 Payless
 LANE BRYANT charlotte russe REGIS SALONS Justice CHARLEY'S
 PACSUN Sephora Bath&BodyWorks MASTER CARDS
 FINISH LINE Chick-fil-e



BATTLEFIELD BOULEVARD SHOPPING CENTER

Walmart Sams Club KOHL'S
 Great Clips THE ORIGINAL MATRESS FACTORY at home
 TEXAS CAFE tropical DOLLAR TREE Party City
 Little Caesars cricket

GREENBRIER MARKETCENTER

BARNES & NOBLE BEST BUY Stein Mart Target Starbucks
 OLD NAVY Pier Imports
 Harris Teeter PETSMART BED BATH & BEYOND HAND & STONE
 OfficeMax MEN'S WEARHOUSE Payless
 verizon tropical QDOBA BEST CUTS
 DOLLAR TREE CAFE Hallmark CVS pharmacy