

Land in Chesapeake

# FOR SALE

**2432 Gum Road**  
Chesapeake, VA 23321

Entitled for 121 Key Hotel with Proffers  
City Water, Sewer, Gas, Telcom available to Site



\*RENDERING OF PROPOSED 121 KEY HOTEL\*

- Land 2.509 acres Zoned B
- Located in the rapidly growing Wester Branch District
- Easy Access to I-664 at Portsmouth Blvd Exit 11B
- Traffic Count 28,600 Vehicles per day on Portsmouth Blvd
- Visibility from Portsmouth Blvd with access from Gum Road
- Site approved by Marriot & Hilton
- CALL BROKER FOR PRICING**



For more information:  
**MICHAEL ALLEN, CCIM**  
Call or Text 757.952.6660  
[MichaelAllen@HarveyLindsay.com](mailto:MichaelAllen@HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)



# AERIALS

| 2432 Gum Road | Chesapeake, VA 23321



The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

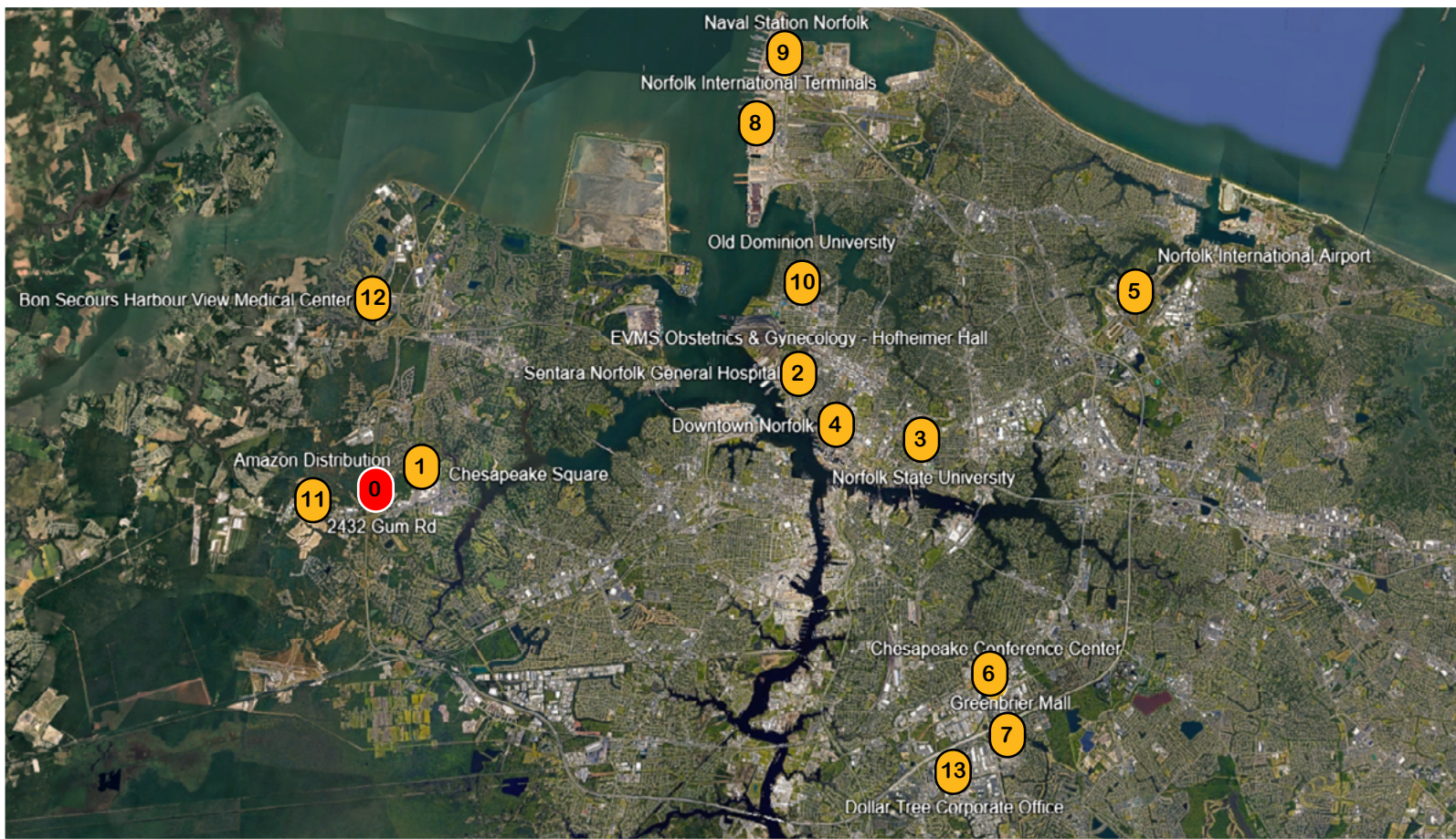
**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE







# HOTEL DEMAND GENERATORS | 2432 Gum Road

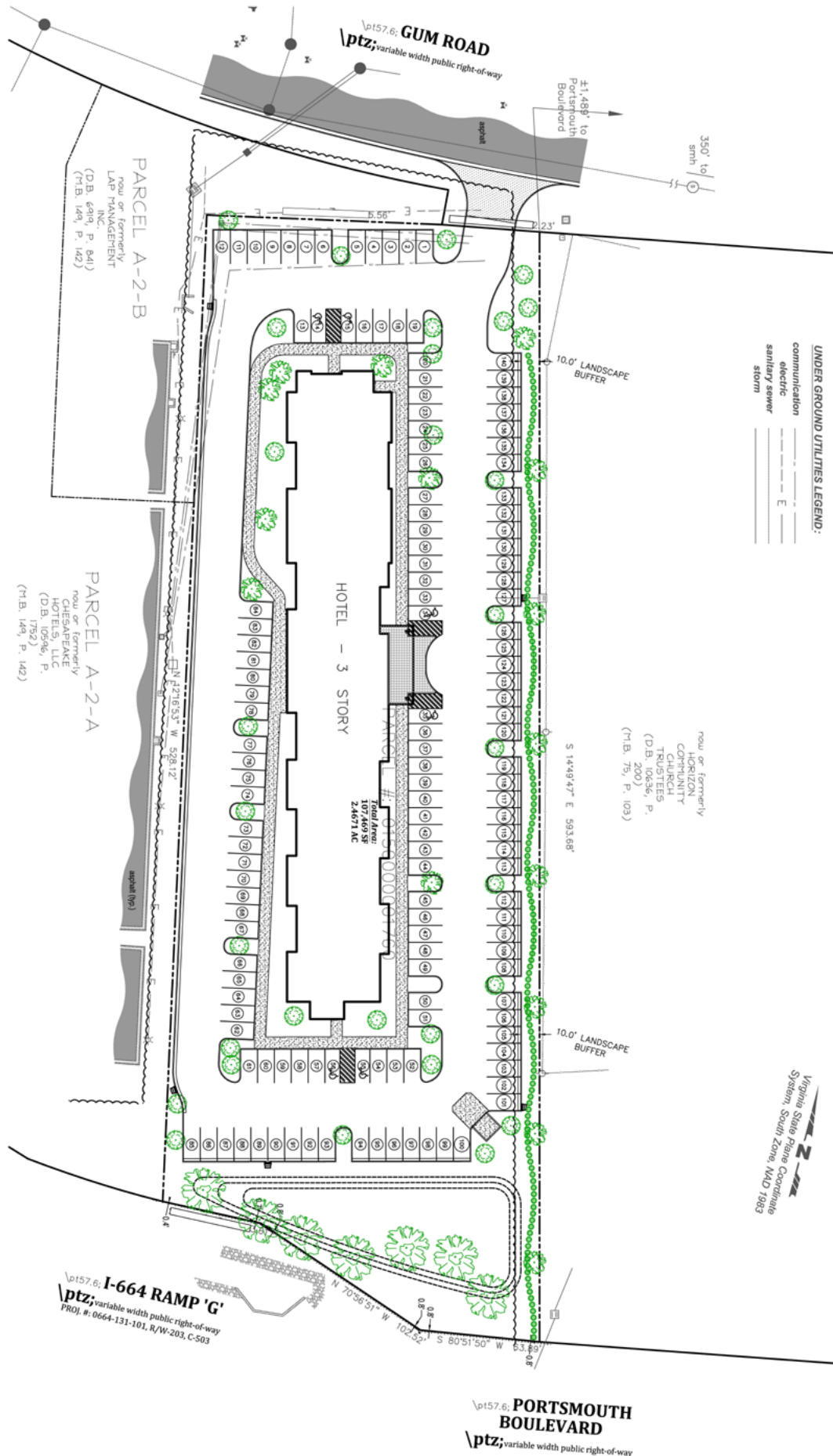


#	Demand Generator	Estimated Distance (mi)	Description
1	Chesapeake Square Mall	≈ 1 mi	Shopping and entertainment traffic
2	EVMS & Sentara Medical Complex	≈ 8 mi	Medical/research center visits, educational programs
3	Norfolk State University	≈ 10 mi	Academic, athletic, and event-related guest stays
4	Downtown Norfolk	≈ 8 mi	Festivals, cruise terminal, museum and conference traffic
5	Norfolk International Airport	≈ 14 mi	Regional air transport hub
6	Chesapeake Conference Center	≈ 11 mi	Events, meetings, conventions
7	Greenbrier Malls	≈ 11 mi	Shopping and entertainment traffic
8	Norfolk Port terminals	≈ 10 mi	Cargo-port business, logistics firms, executive travel
9	Naval Station Norfolk	≈ 11 mi	U.S. Atlantic Fleet base—massive personnel & family stays
10	Old Dominion University	≈ 9 mi	Academic, athletic, and event-related guest stays
11	Amazon Distribution Center	≈ 2 mi	Cargo business, logistics, executive travel
12	Bon Secours Harbour View Medical Center	≈ 4 mi	Medical/research center visits, educational programs
13	Dollar Tree Corporate Office	≈ 11 mi	Administrative, executive travel

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

# MOCK UP PLANS

| 2432 Gum Road | Chesapeake, VA 23321



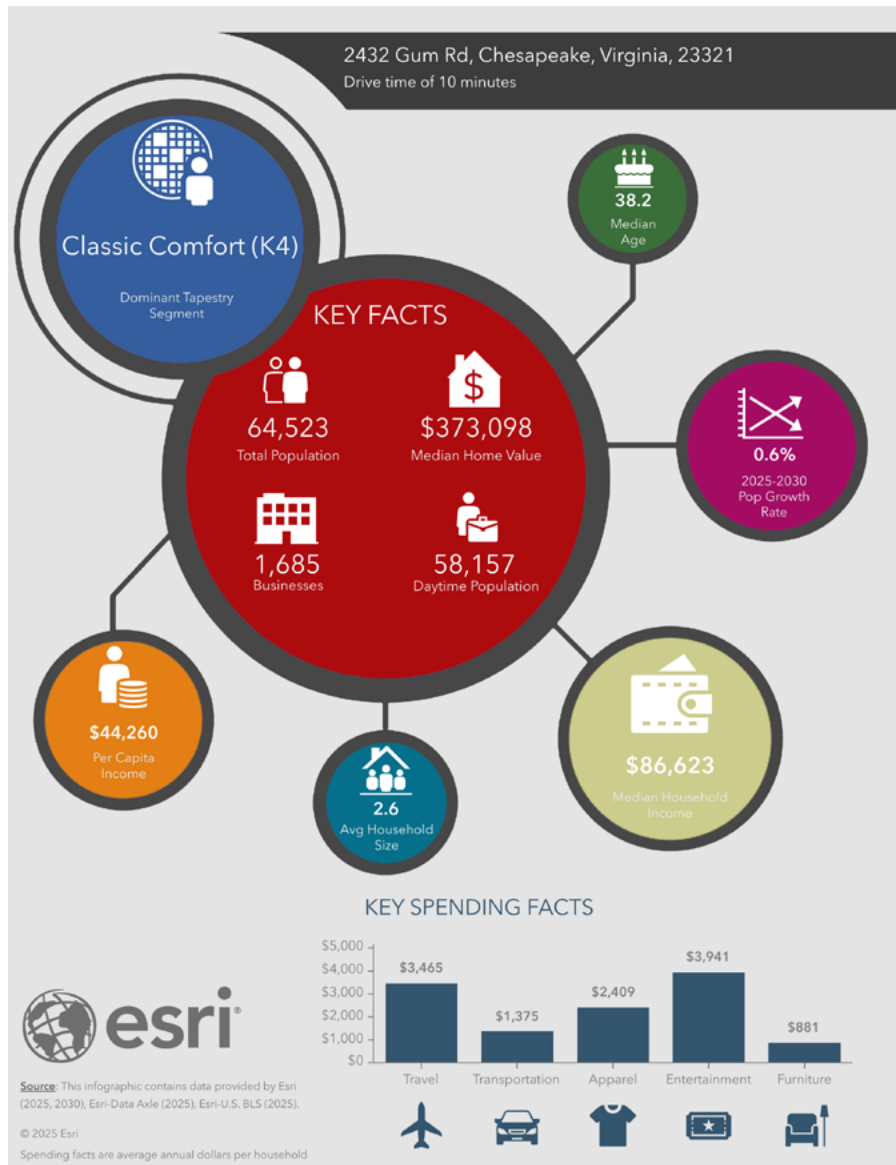
The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE



# DEMOGRAPHICS

| 2432 Gum Road | Chesapeake, VA 23321



## What's in My Community?

Places that make your life richer and community better

2432 Gum Rd, Chesapeake, Virginia, 23321  
10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). \* Indicates the number of locations has reached the maximum. © 2025 Esri