



RETAIL
PROPERTY
FOR LEASE

WALMART WAY CROSSING

1433 - 1445 SAMS DR, CHESAPEAKE, VA 23320



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER

757.560.3931
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CHRIS GOOD

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chrisg@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$24.00 SF/yr (NNN) |
| Building Size: | 80,044 SF |
| Available SF: | 1,300 SF |

LOCATION OVERVIEW

Walmart Way Crossing is a regional shopping center in the Battlefield-Greenbrier area of Chesapeake, VA. It's located at the entrance to a cluster of big box tenants: Super Walmart, Sam's Club, At Home, and Kohl's. Several national restaurant chains also surround the site including Texas Roadhouse, Applebee's, and TGIFriday's. The area is home to a large suburban office market and multifamily housing creating a very dense daytime population. The city's largest employer, Chesapeake Regional Hospital, is nearby as well as several suburban office parks that create vibrant and busy lunch time business at Walmart Way. Dollar Tree's campus style headquarters recently opened nearby.

PROPERTY HIGHLIGHTS

- 75,000 VPD on Battlefield Boulevard
- Centrally located in the largest office submarket in Hampton Roads
- Excellent daytime population
- Great visibility, easy access, pylon signs available



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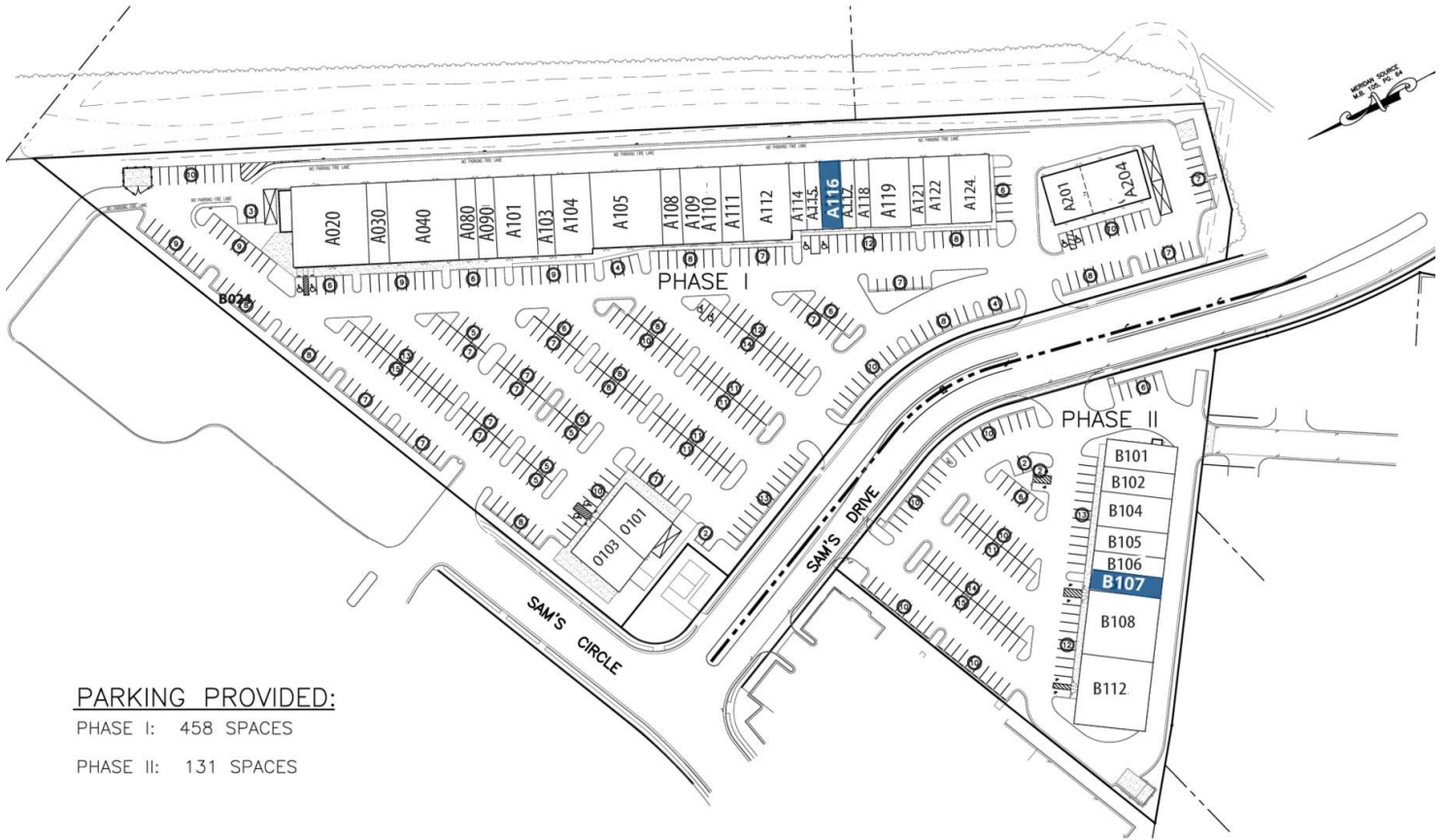
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SITE PLAN



PARKING PROVIDED:

PHASE I: 458 SPACES

PHASE II: 131 SPACES



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LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,300 SF | Lease Rate: | \$24.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------|-----------|-----------|------------|---------------|
| A116 | Available | 1,300 SF | NNN | \$24.00 SF/yr |
| B107 | Available | 1,300 SF | NNN | \$24.00 SF/yr |



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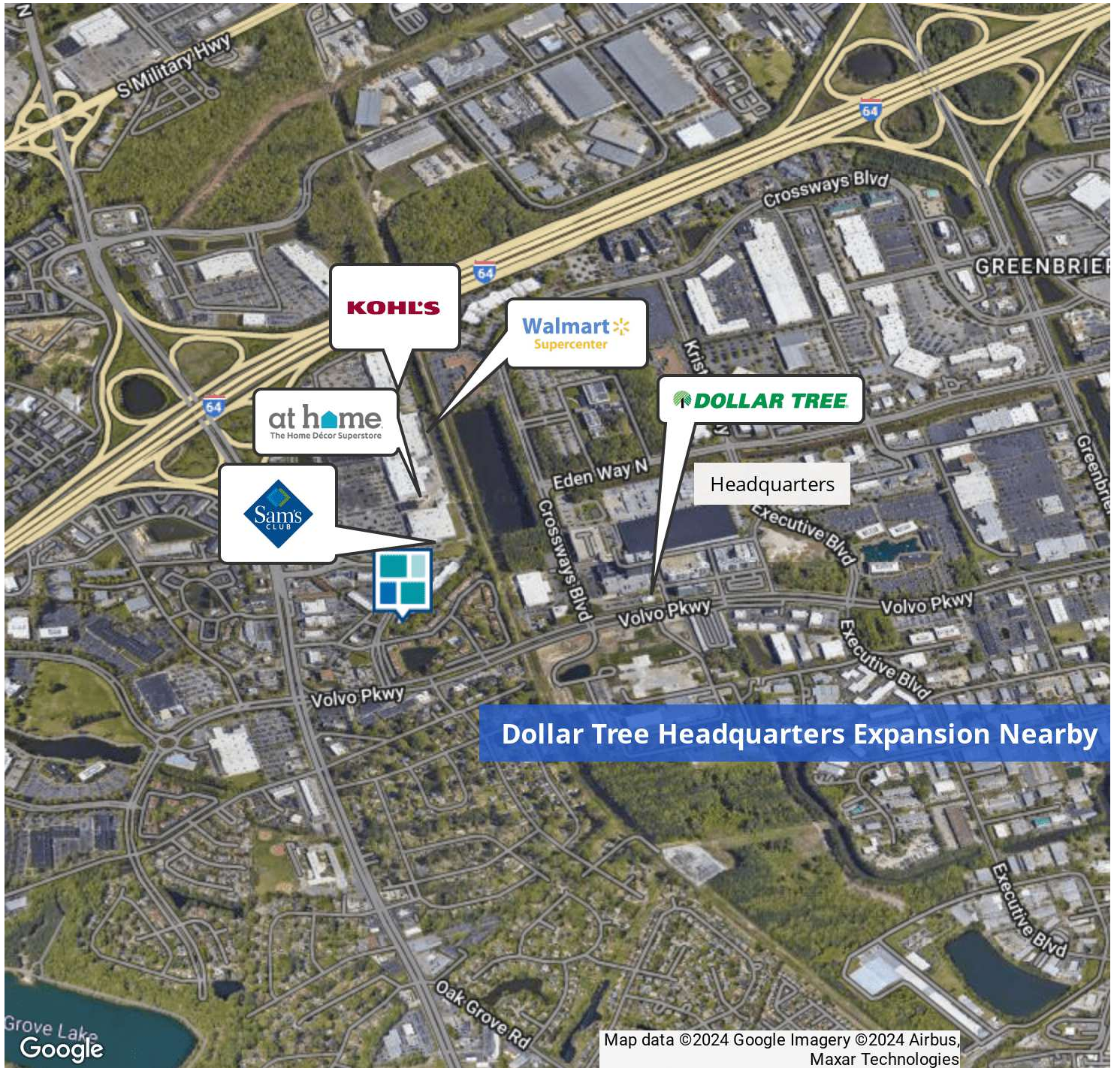
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LOCATION MAPS



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



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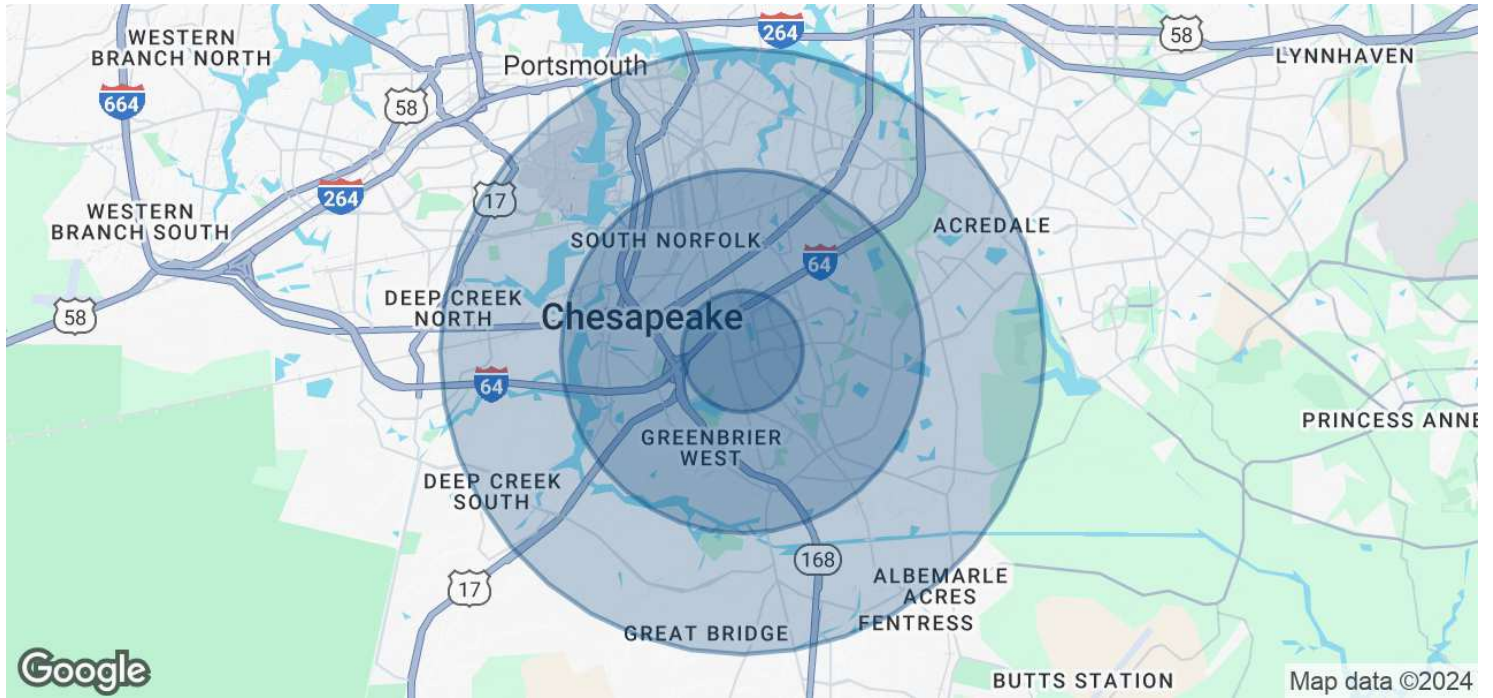
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DEMOGRAPHICS REPORT



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|----------|
| POPULATION | 5,754 | 82,394 | 208,880 | 692,236 |
| TOTAL EMPLOYEES | 18,500 | 61,317 | 105,085 | 319,571 |
| AVERAGE HH INCOME | \$69,330 | \$76,586 | \$75,874 | \$74,408 |



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