



S.L. NUSBAUM
REALTY CO.

FOR SALE

OUTPARCEL & HOTEL PADS AVAILABLE



1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320

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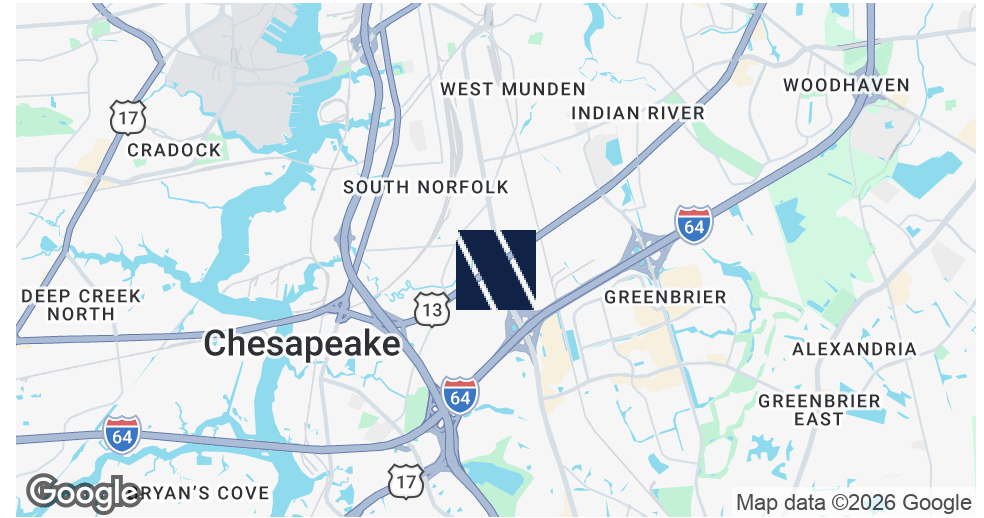
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XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320



OFFERING SUMMARY

Sale Price:	Call Agent for Price
Lot Size:	±4.78 Acres including stayAPT pad
Zoning:	B-2

HOTEL FRANCHISES AVAILABLE

Hilton: Home2 Suites, Spark
Marriott: TownePlace Suites
IHG: Candlewood, avid, Holiday Inn, EVEN, Attwell Suites
Choice: Cambria
Wyndham: ECHO Suites, La Quinta
Best Western: @HOME, SureStay Studio
Red Roof Inn: HomeTowne Studios
Motel 6: Studio 6
My Place Hotels

PROPERTY HIGHLIGHTS

- Available Hotel Pad (±2 AC) with **approved site plan for an 87-Room stayAPT Suites**
- **Prime Hospitality Corridor:** Adjacent to MainStay Suites **exceeding RevPAR projections**
- **Proximity to Major Shipyards:** Positioned within easy reach of the region's largest naval shipyards - supported by long-term federal contracts - driving sustained demand for extended-stay lodging
- **Exceptional Traffic Counts:** 70,000 VPD on Battlefield Blvd and 90,000 VPD on I-64.
- **Directly Opposite Kroger Marketplace:** This 260,000 SF regional retail anchor generating steady consumer flow.
- **Surrounded by Growth Drivers:** Minutes from major employers like Chesapeake Regional Medical Center, Dollar Tree Corporate HQ and other national retailers
- **Flexible Pad Opportunities:** Multiple pad sites available up to ±4.78 acres—ideal for single-tenant or multi-tenant development.

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ABOUT STAYAPT SUITES

1664 DEBAUN AVENUE
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THE APARTMENT-STYLE HOTEL

Purposely designed with attention to the details of everyday living, stayAPT Suites is a new hotel concept that offers modern apartment-style suites and amenities.

Each spacious suite includes:

- Dedicated living room with sleeper sofa, lounge chair and 55-inch smart TV
- Full-size kitchen with full-size appliances
- Large center island with seating
- Separate bedroom, with second large smart TV, walk-in closet and work area
- Outdoor courtyard featuring built-in grill station & fire pit with seating
- On-site fitness and laundry facilities
- Free Wi-Fi

CLICK TO VIEW VIDEO: <https://www.stayapt.com/stayapt-suites-video/>



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SURROUNDING RETAIL

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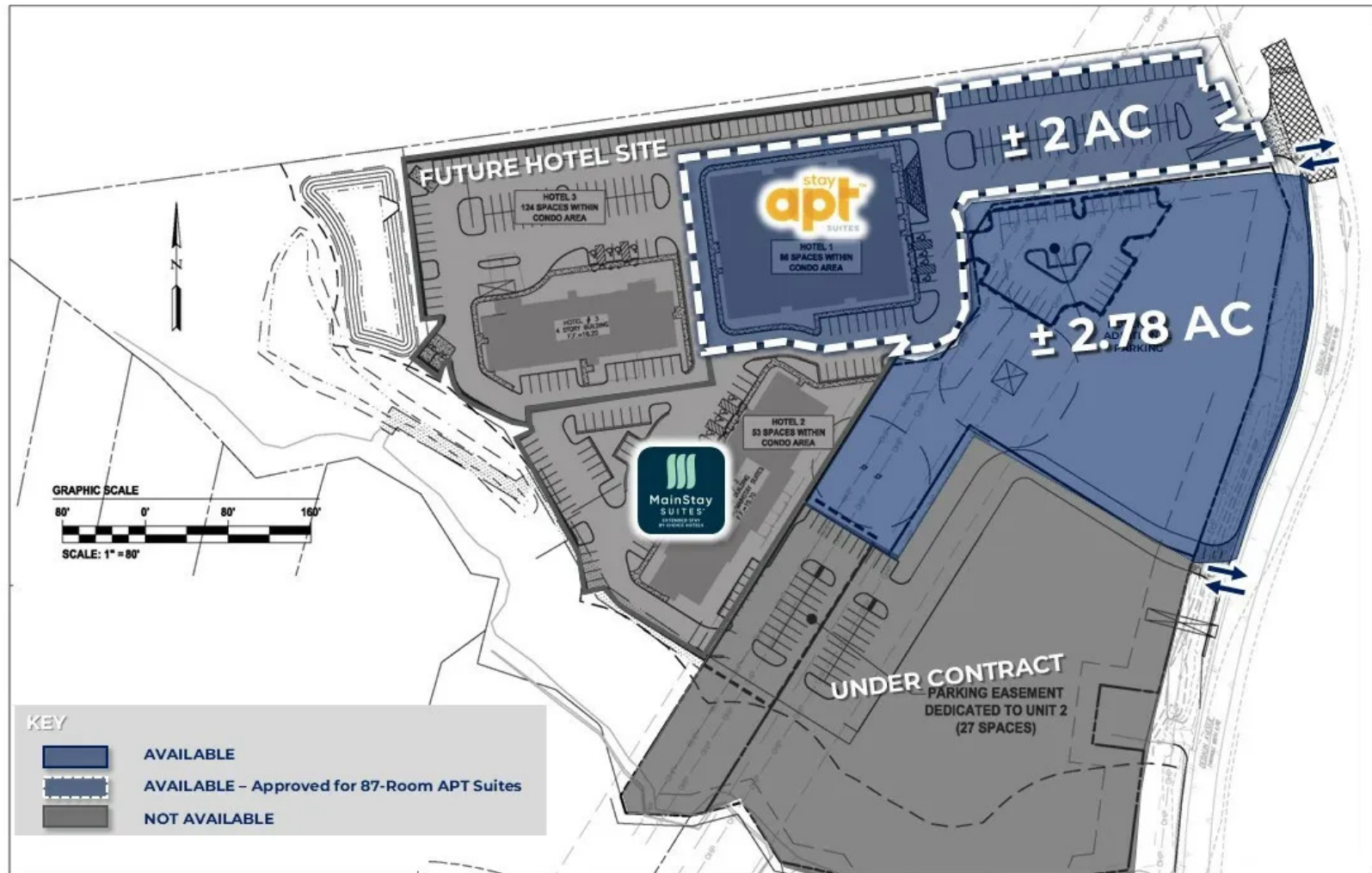
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SITE PLAN

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GREENBRIER BUSINESS DISTRICT

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320

QUICK FACTS ON GREENBRIER BUSINESS DISTRICT

- Strong hotel RevPARs compared to other submarkets in Hampton Roads
- Major regional shopping destination hosting numerous national retailers
- Summit Pointe mixed-use development - Expansion of Dollar Tree Headquarters zoned for 500,000 SF of retail, restaurant, entertainment and anchor locations
- Access to Key Defense & Training Hubs: Near Coast Guard facilities and the 3,600-acre Constellis Training Center in Moyock, which brings military, federal, and international teams for months-long training - driving strong extended-stay lodging demand via direct interstate access.
- More than 18 million square feet of commercial space in the immediate vicinity
- Annual retail trade of nearly \$1.9 billion
- Features diverse business landscape with 18 international corporations
- Chesapeake's employment growth rate has been among Top 50 nationally
- Source: <http://chesapeakeva.biz/whychesapeake/>;
<https://www.summitpointeva.com/our-story/#why-chesapeake>



INFORMATION TECHNOLOGY SERVICES, INC.



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HAMPTON ROADS MARKET

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320

MARKET OVERVIEW

Hampton Roads is one of Virginia's most dynamic and diverse metropolitan regions, encompassing 11 communities (9 cities and 2 counties) with more than 1.8 million residents. Its economy is anchored by a significant military presence of over 83,000 active-duty personnel, major shipyards, and extensive waterfront assets that together support long-term stability and growth across defense, maritime, tourism, and logistics sectors.

The region also benefits from strategic proximity to key defense and training installations, including Coast Guard facilities and the 3,600-acre Constellis Training Center in Moyock, NC. This world-class tactical training campus hosts military, federal, and international teams for months-long programs, generating sustained demand for extended-stay accommodations throughout the broader Hampton Roads area due to its direct interstate connectivity.

Hampton Roads' integrated transportation network - featuring major interstates, commercial ports, two international airports, and the world's largest natural deep-water harbor - provides exceptional access to national and global markets, reinforcing the region's role as a critical East Coast hub for commerce, defense, and travel.

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



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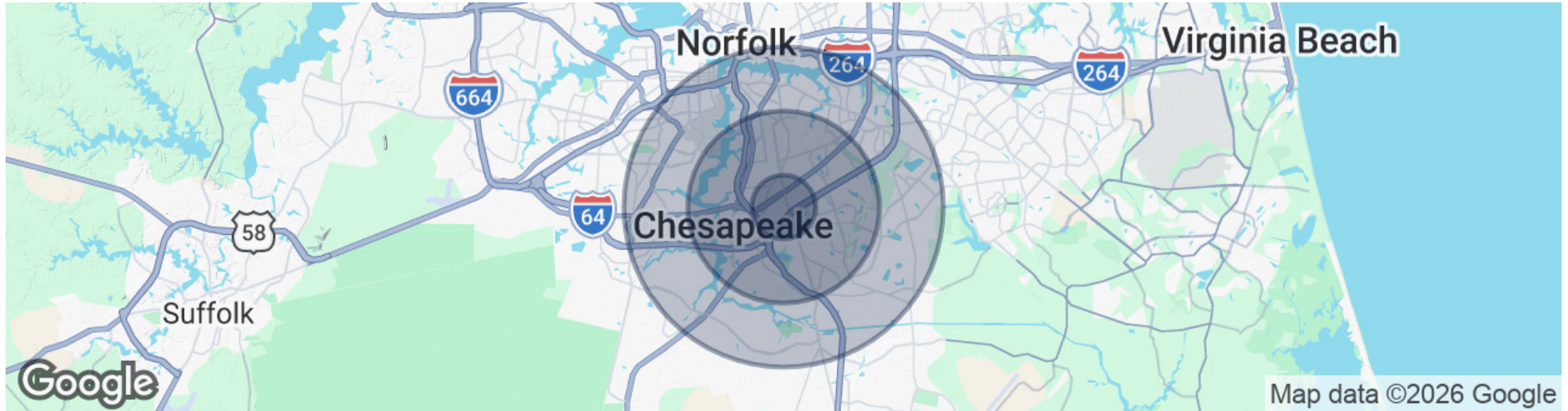
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DEMOGRAPHICS

1664 DEBAUN AVENUE
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,439	81,009	220,677
Average Age	37.8	36.7	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,682	33,731	89,275
# Of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$71,512	\$95,822	\$101,282

* Demographics derived from 2026 Esri via STDB

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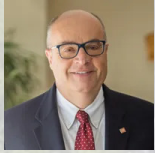
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AVAILABLE
SITE PLAN APPROVED
87-ROOM HOTEL



FUTURE
HOTEL SITE

AVAILABLE
±4.78 AC INCLUDING
APT SUITES PAD



UNDER
CONTRACT

PROUD PARTNER
XTEAM
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