

FOR SALE | PUD COMMERCIAL DEVELOPMENT

212 Carmichael Way
Chesapeake, VA 23322

\$1,150,000

1.32 ACRES | SHOVEL READY

PROPERTY HIGHLIGHTS

- PUD Commercial Zoning
- Shovel Ready Site
- Edinburgh Sub-Area

LOCATION

- Edinburgh North Shopping Center
- Target Anchored Retail Corridor
- Home Depot | Walmart | Starbucks
- I-64 & Route 168 Access

DEMOGRAPHICS (23322)

- Median HH Income: \$133,522
- Avg HH Income: \$155,261
- 24.1% Earning \$200K+

MARKET HIGHLIGHTS

- One of Virginia's Fastest-Growing Cities
- 4.5% Retail Vacancy | 5% Rent Growth
- Active New Construction

CONTACT

Alexandra Serrano

I Sell 757 - The Real Estate Group
757-705-5749
AlexandraSerranoRE@gmail.com



PROPERTY HIGHLIGHTS

1.32 Acres | PUD Commercial | Shovel Ready

LOCATION

Edinburgh North Shopping Center

Target Anchored | Home Depot | Walmart

I-64 & Route 168 Access

DEMOGRAPHICS (23322)

Median Household Income:	Average Household Income:	24.1% Households Earning \$200K+	Per Capita Income:
\$133,522	\$155,261	\$200K+	\$52,305

MARKET HIGHLIGHTS

One of Virginia's Fastest-Growing Cities

Active New Construction

4.5% Retail Vacancy | 5% Rent Growth

LOCATION OVERVIEW

212 Carmichael Way, Chesapeake, VA 23322
Edinburgh Sub-Area

AREA RETAILERS

Target (Anchor)

Anytime Fitness

Home Depot

Bob's Discount
Furniture

Walmart Supercenter

Calvin Klein

Verizon Wireless

Mattress Firm

NEW DEVELOPMENT ACTIVITY

- Retreat at Edinburgh - Luxury Townhomes
- 55+ Community - 104 Units Planned
- Red Knot Apartments - 336 Units

AERIAL SITE MAP

212 Carmichael Way, Chesapeake, VA 23322

1.32 ACRES | SHOVEL READY



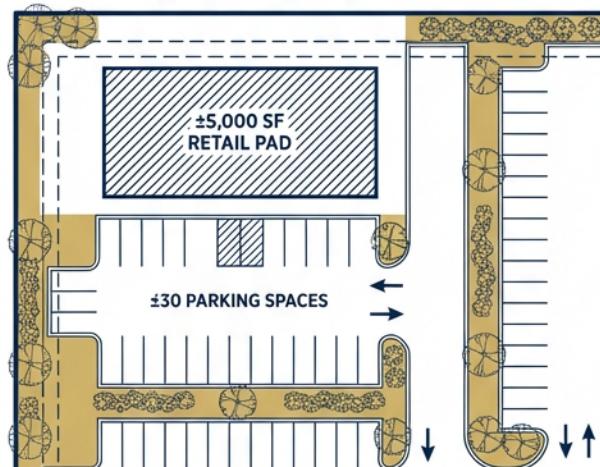
CONCEPTUAL SITE PLAN

212 Carmichael Way, Chesapeake, VA 23322

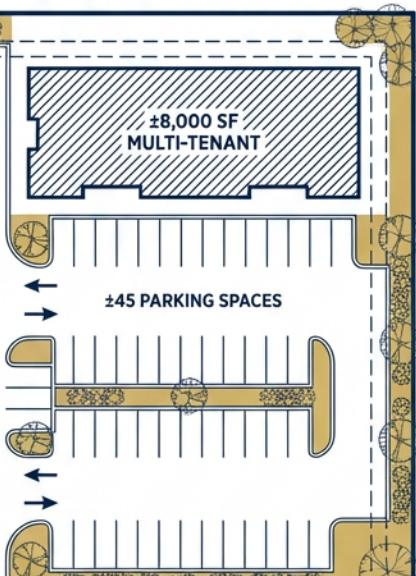
1.32 ACRES | PUD COMMERCIAL

POTENTIAL DEVELOPMENT SCENARIOS

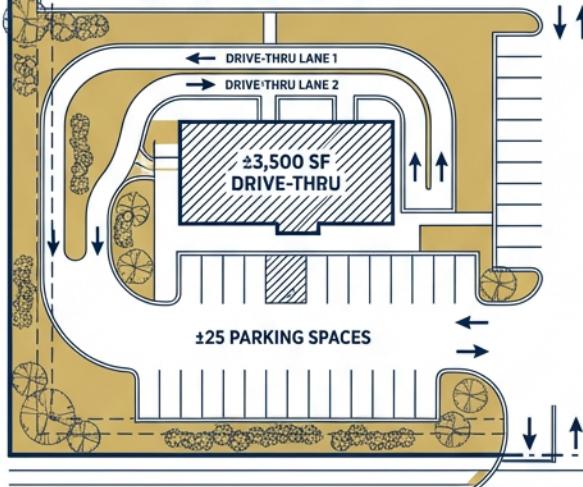
OPTION A: RETAIL PAD



OPTION B: MULTI-TENANT



OPTION C: DRIVE-THRU



- PROPERTY BOUNDARY
- - - SETBACK LINE
- LANDSCAPING/BUFFER
- ■ ■ BUILDING FOOTPRINT
- PARKING SPACES
- DRIVE-THRU LANES

 CARMICHAEL WAY

FOR MORE INFORMATION

EXCLUSIVE LISTING AGENT



Alexandra Serrano
757-705-5749
AlexandraSerranoRE@gmail.com



The Real Estate Group

iSELL757.com
212 Carmichael Way,
Chesapeake, VA 23322

CONFIDENTIALITY & DISCLAIMER

Professional Real Estate company is confidentiality to vildenmerge and Commercial Real estate memorandum company in understand prevents crowordand and alonssinth indivector loar of empraprise with regular productions to professional ity mutrion, of rece/indepenation, and independent verification of author and assurans:to present more information.