

# Development Opportunity

BECO Commercial Real Estate



N. Battlefield Blvd. - Land Parcel  
512 N. Battlefield Blvd., Chesapeake, VA - Hampton Roads

Jeff Stone, CPM®  
Manager of Business Development  
jstone@becoasset.com  
(757) 582-9417



BECO Commercial Real Estate  
609 Independence Pkwy  
Suite 115  
Chesapeake, VA 23320

View LoopNet Listing

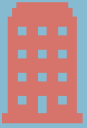
# ABSTRACT



512 N. Battlefield Blvd  
Chesapeake,  
VA 23320



1.82 Acres



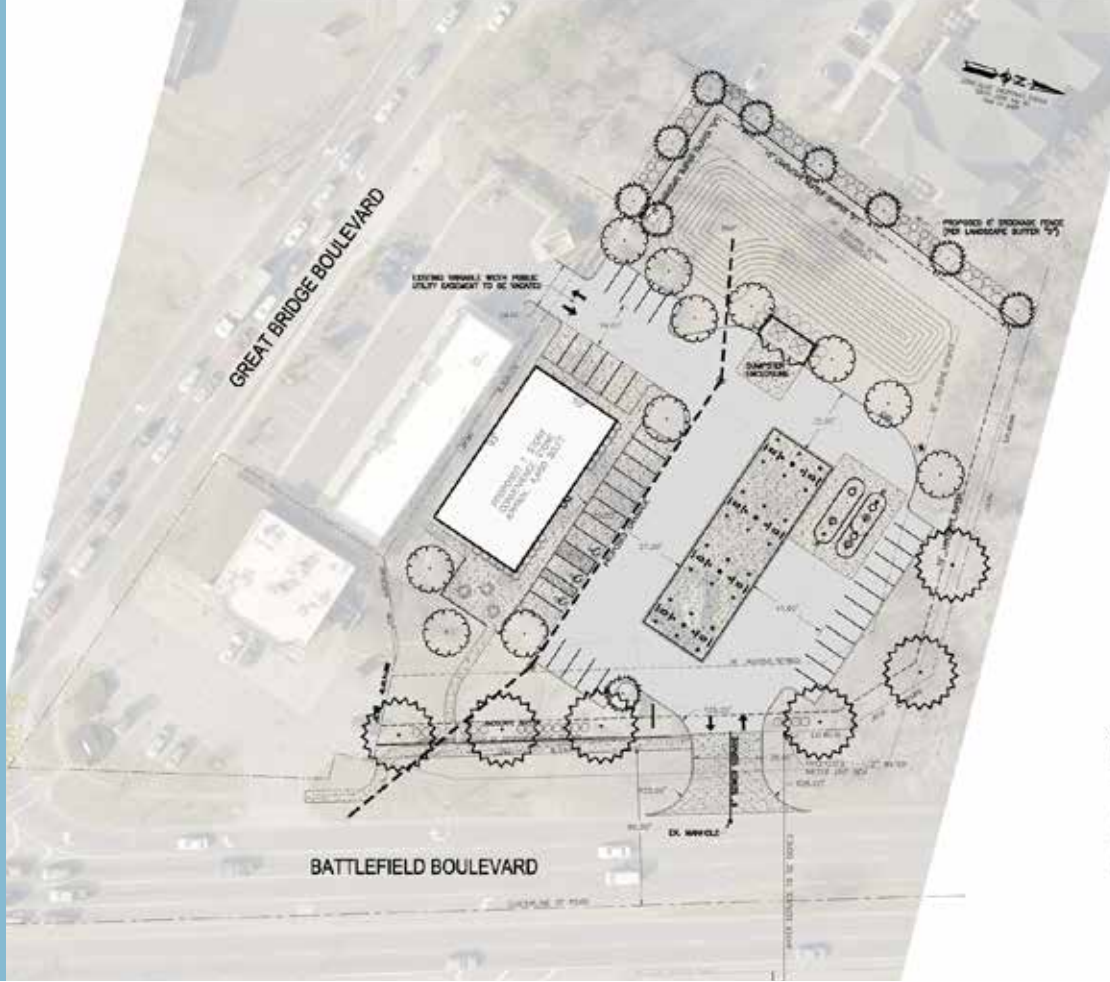
Zoned B-5



Ground Lease



Build to Suit



## The Opportunity

**Lease Term:** Negotiable, 15-Year Minimum

**Land Parcel:** Pad Ready

**Location:** N. Battlefield Blvd & Great Bridge Blvd Signalized Intersection

Easily Accessible From 168 Chesapeake Expressway

Nearby Multi-family Housing, Hospital/Medical Center, Commercial and Retail

Access from both N. Battlefield Blvd and Great Bridge Blvd

**Site Plan:** City Approved for 4,650 SF C-store w/Gas

**Utilities:** Brought to Site

**Option:** Drive-thru accessibility

## The Market

Traffic Counts:

34,000 AAWDT\* - N. Battlefield Blvd

11,000 AAWDT\* - Great Bridge Blvd

54,000 AAWDT\* - 168 Bypass Expressway

Demographics:

**Total Population:**

1 Mile      3 Mile      5 Mile  
8,291 | 71,670 | 162,578

**Median HH Income:**

1 Mile      3 Mile      5 Mile  
\$65,738 | \$89,606 | \$89,965

Average Annual Weekday Traffic\* | Source: VDOT 2020 Traffic Volume Study

Source: esri 2023 Market Profile Report for Northgate Commerce Park

## Population Stats

	1 Mile	3 Mile	5 Mile
Total Daytime Population:	12,027	76,479	153,102
Daytime Workers:	7,714	42,128	73,533
Daytime Residents:	4,313	34,351	79,569
Food Away from Home Avg.	\$3,741	\$4,556	\$4,537
Vehicle Maint. & Repairs Avg.	\$1,110	\$1,344	\$1,328

Source: esri 2023 Market Profile Report for Northgate Commerce Park

