



S.L. NUSBAUM
REALTY CO.

FOR SALE

OUTPARCEL PADS AVAILABLE



1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320

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PROPERTY SUMMARY

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320



OFFERING SUMMARY

Sale Price:	Call Agent for Price
Lot Size:	1.56 - 8.14 Acres
Zoning:	B2

HOTEL PAD-SITE FRANCHISES AVAILABLE

- Home 2 Suites
- Spark by Hilton
- Candlewood by IHG
- TownePlace Suites by Marriott
- Cambria by Choice
- Hyatt House by Hyatt
- MyPlace
- La Quinta

PROPERTY HIGHLIGHTS

- Strong RevPAR in Greenbrier Submarket
- Pads available from ±1.56 AC to ±8.14 AC
- Adjoining ±3.56 AC parcel with Mainstay Suites Hotel currently under construction
- Easy access and visibility from Battlefield Blvd and I-64
- Across Battlefield Blvd. from the 260,000 SF Kroger Marketplace anchored shopping center
- Close proximity to employers, retail, dining, and entertainment options
- High Traffic Volume: 70,000 VPD on Battlefield Blvd and 90,000 VPD at I-64

[CLICK HERE TO VIEW PROPERTY VIDEO](#)

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SURROUNDING RETAIL

1664 DEBAUN AVENUE
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SITE PLAN

1664 DEBAUN AVENUE
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DEBAUN AVENUE

CONDO AREA EXHIBIT
CHESAPEAKE, VIRGINIA



816 Greenbrier Circle, Suite F
Chesapeake, Virginia 23320
Phone: (757) 410-7436

www.aeesvs.com

Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

JOB: H10196-03
OCTOBER 3, 2023

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GREENBRIER BUSINESS DISTRICT

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320

QUICK FACTS ON GREENBRIER BUSINESS DISTRICT

- Top-performing market within Hampton Roads for the past 15 years
- Home to the region's largest concentration of major employers
- Summit Pointe mixed-use development - 300,000 SF expansion of Dollar Tree Headquarters
- Quality of life and employment opportunities exceed national, regional & local averages
- More than 18 million square feet of commercial space and 45 hotels in the immediate vicinity
- Major regional shopping destination hosting numerous national retailers
- Annual retail trade of nearly \$1.9 billion
- Features diverse business landscape with companies from 19 different nations
- Chesapeake's employment growth rate has been among Top 50 nationally
- Source: <http://chesapeakeva.biz/whychesapeake/>;
<https://www.summitpointeva.com/our-story/#why-chesapeake>



YMCA of
South Hampton Roads



INFORMATION TECHNOLOGY SERVICES, INC.



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XTEAM
RETAIL ADVISORS



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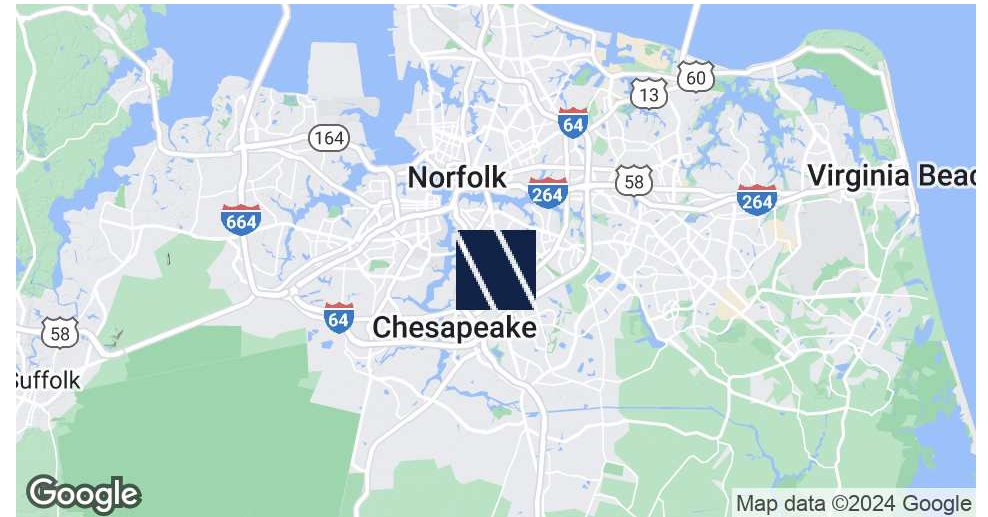
HAMPTON ROADS MARKET

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320

Hampton Roads is comprised of 11 diverse communities (9 cities: Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk and Virginia Beach; and two counties: Isle of Wight and Southampton) with over 1.7 million residents. Hampton Roads features a large military presence with more than 83,000 active duty military. The military, shipyards, and miles of beaches and waterfront property contribute to the diverse landscape and economic stability.

Hampton Roads' integrated transportation network provides excellent access to markets across the nation and the world.

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



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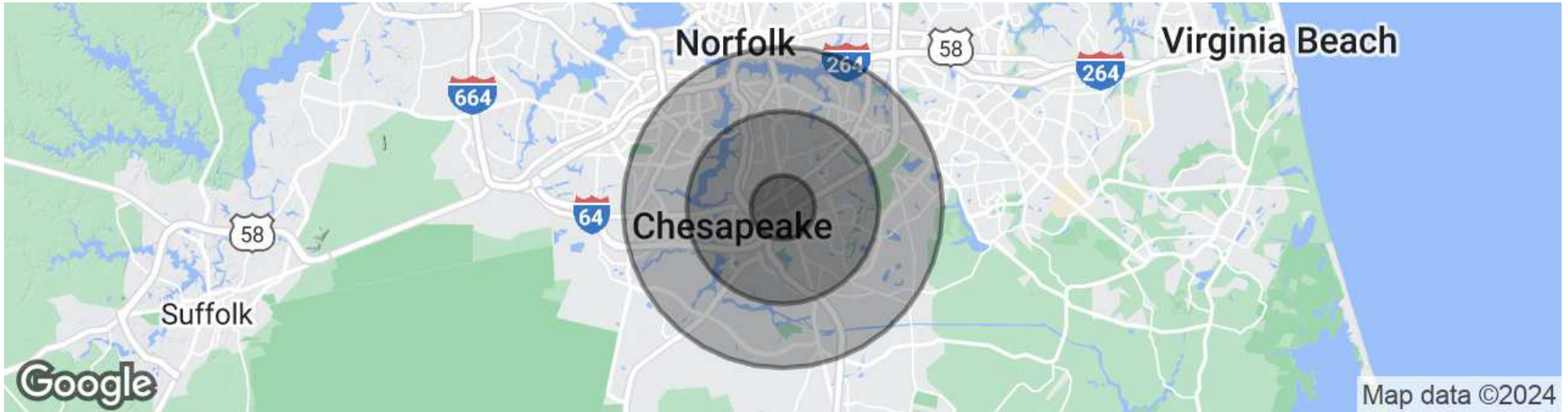




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DEMOGRAPHICS

1664 DEBAUN AVENUE
CHESAPEAKE, VA 23320



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,151	77,105	218,595
Average Age	37.8	36.7	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,323	30,806	81,220
# Of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$65,981	\$78,408	\$79,733
Average House Value	\$153,333	\$216,634	\$237,758

* Demographics derived from 2020 CoStar data

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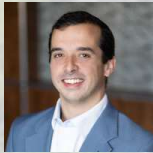
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MAINSTAYS HOTEL
UNDER CONSTRUCTION



UNDER
CONTRACT

±8 AC
AVAILABLE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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