

# FOR LEASE



## 440 CHESTNUT ST

### JOIN THESE RETAILERS



## PROPERTY OVERVIEW

Prime freestanding 2,644 SF former KFC drive-thru restaurant offering excellent visibility, strong traffic counts, and prominent signage opportunities. Strategically positioned less than 0.4 miles from I-264, which carries over 60,000 VPD, the property provides exceptional accessibility and exposure. Just minutes from Downtown Portsmouth, the site benefits from close proximity to the historic Olde Towne waterfront district and Naval Medical Center Portsmouth — both major regional employment and visitor drivers that generate consistent daytime and weekend traffic.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	5,990	42,000	95,600
<b>Population:</b>	13,006	99,154	236,162
<b>Avg HH Income:</b>	\$72,259	\$74,015	\$84,461

## PROPERTY HIGHLIGHTS

- Lot Size: 0.8 AC
- Condition: 2nd Gen Drive-thru Restaurant
- Surface Parking: 29 Spaces
- Zoning: GMU - General Mixed-Use District
- Traffic Count: 22,000 VPD (Chestnut St./London Blvd.)
- Ideal for QSR, fast casual, or medical/retail conversion

## AVAILABLE SPACES

**Former Kentucky Fried Chicken** 2,644 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

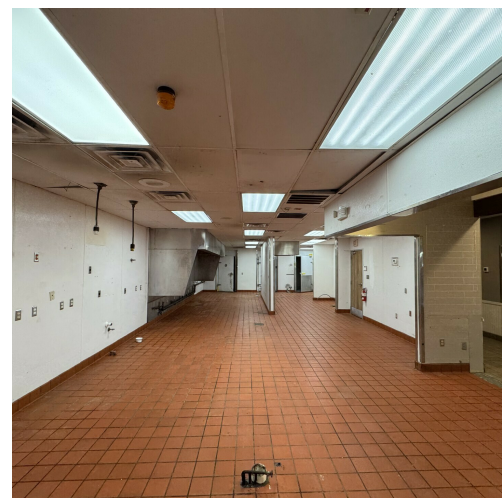
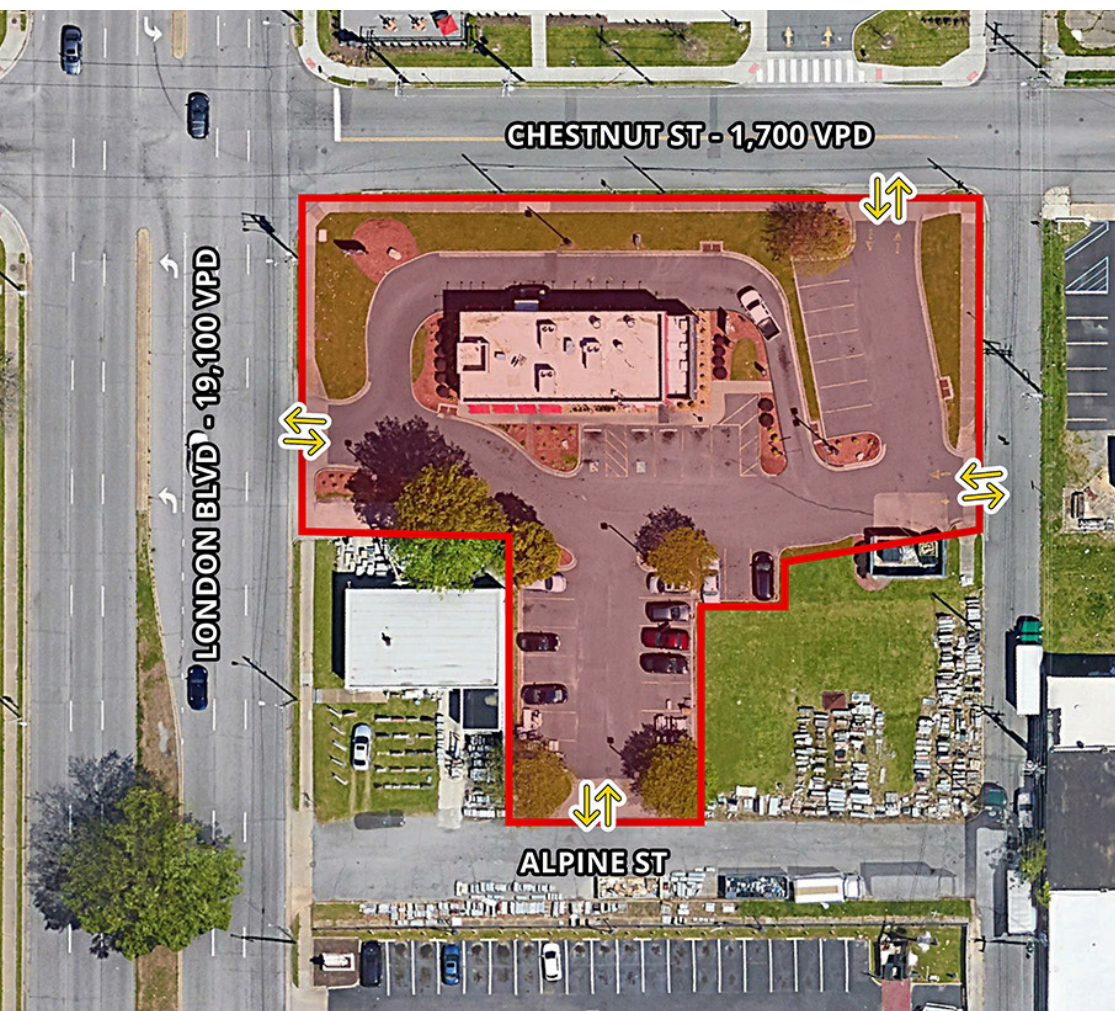
**LEVI THOMSON** • lthomson@divaris.com • 757.333.4382

**KRIS FULLER** • kris.fuller@divaris.com • 757.333.4321





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MARKET AERIAL



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