



S.L. NUSBAUM
REALTY CO.

FOR SALE

2.95 ACRE DEVELOPMENT OPPORTUNITY



SITE

2448 CHESAPEAKE SQUARE RING ROAD
CHESAPEAKE, VA 23321

CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

PROPERTY SUMMARY

2 4 4 8 CHESAPEAKE SQUARE RING ROAD
CHESAPEAKE, VA 2 3 3 2 1



OFFERING SUMMARY

Sale Price:	\$1,180,000
Lot Size:	2.95 Acres
Price / Acre:	\$400,000
Zoning:	B2

PROPERTY HIGHLIGHTS

- New development opportunity for retail, office, and/or medical space on 2.95 acres.
- Adjacent to Walmart Supercenter, Sam's Club, Target, and Chesapeake Square Mall.
- Other nearby retailers include PetSmart, Gabe's, Starbucks, Ross, Best Buy, BJ's, Chipotle, and many more.
- Prepaid ground lease with 82 years remaining.
- Site can accommodate up to 23,700 SF of retail space with a drive-thru
- Located off I-664 at Chesapeake Square Mall; 717,282 SF regional mall, recently purchased by Kotarides for redevelopment.
- Zoned B-2

CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM





S.L. NUSBAUM
REALTY CO.

SURROUNDING RETAIL

2448 CHESAPEAKE SQUARE RING ROAD
CHESAPEAKE, VA 23321



CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

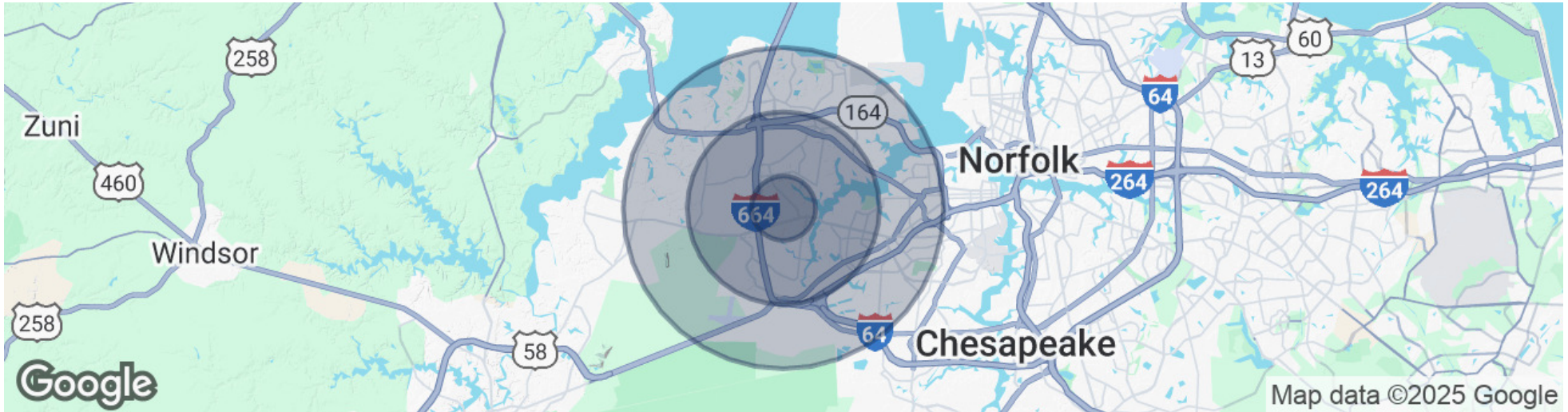




S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS

2 4 4 8 CHESAPEAKE SQUARE RING ROAD
CHESAPEAKE, VA 2 3 3 2 1



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,537	60,063	133,573
Average Age	39.5	38.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,466	22,786	49,867
# Of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$92,727	\$85,837	\$83,252
Average House Value	\$250,909	\$249,543	\$229,135

* Demographics derived from 2020 CoStar data

CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM



