



RETAIL
PROPERTY
FOR LEASE

WALMART WAY CROSSING

1433 - 1445 SAMS DR, CHESAPEAKE, VA 23320



Owner/Agent
Managed and Leased by KPM LLC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	80,044 SF
Available SF:	1,060 - 1,625 SF

LOCATION OVERVIEW

Walmart Way Crossing is a regional shopping center in the Battlefield-Greenbrier area of Chesapeake, VA. It's located at the entrance to a cluster of big box tenants: Super Walmart, Sam's Club, At Home, and Kohl's. Several national restaurant chains also surround the site including Texas Roadhouse, Applebee's, and Bubba's 33. The area is home to a large suburban office market and multifamily housing creating a very dense daytime population. The city's largest employer, Chesapeake Regional Hospital, is nearby as well as several suburban office parks that create vibrant and busy lunch time business at Walmart Way. Dollar Tree's campus style headquarters recently opened nearby.

PROPERTY HIGHLIGHTS

- 75,000 VPD on Battlefield Boulevard
- Centrally located in the largest office submarket in Hampton Roads
- Excellent daytime population
- Great visibility, easy access, pylon signs available



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SITE PLAN AND LEGEND



SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
A020	Wild Wing Café	6,000	A115	Great Clips	975	B106	Tapioca Go	1,300
A030	Edible Arrangements	1,600	A116	Vacant	1,300	B107	Vacant	1,300
A040	United States Military Recruiters	5,600	A117	Granny's Tots & Tails	975	B108	Virginia ABC store	4,225
A080	Sky Vape	1,600	A119	Style Encore	3,575	B112	Judy's Sichuan Cuisine	4,225
A090	Shear Dazzle Salon/Available	1,060	A121	Direct General Insurance	975	O101	Pho 79	2,550
A101	America's Best Contacts & Eyeglasses	3,884	A122	A&M Finest Deli	1,625	O103	Agave Azul Mexican Restaurant	2,550
A103	MRO Computers	1,600	A124	Monsoon Modern Eclectic	2,600			
A104	Painting with a Twist	2,400	A201	Grant Veterinary Care	2,000			
A105	Pier 88	5,250	A203	The Holistic Treehouse	1,000			
A108	Shawarma Shack	1,500	A204	The Look Salon and Day Spa	2,000			
A109	Sakura	3,000	B101	Tropical Smoothie Café	1,625			
A111	H&R Block	1,500	B102	The Cutting Edge Café	1,625			
A112	Warrior's Grill	3,750	B104	Smoker's World	2,275			
A114	Number 1 Q Nails	975	B105	Vacant	1,625			

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,060 - 1,625 SF	Lease Rate:	\$24.00 SF/yr

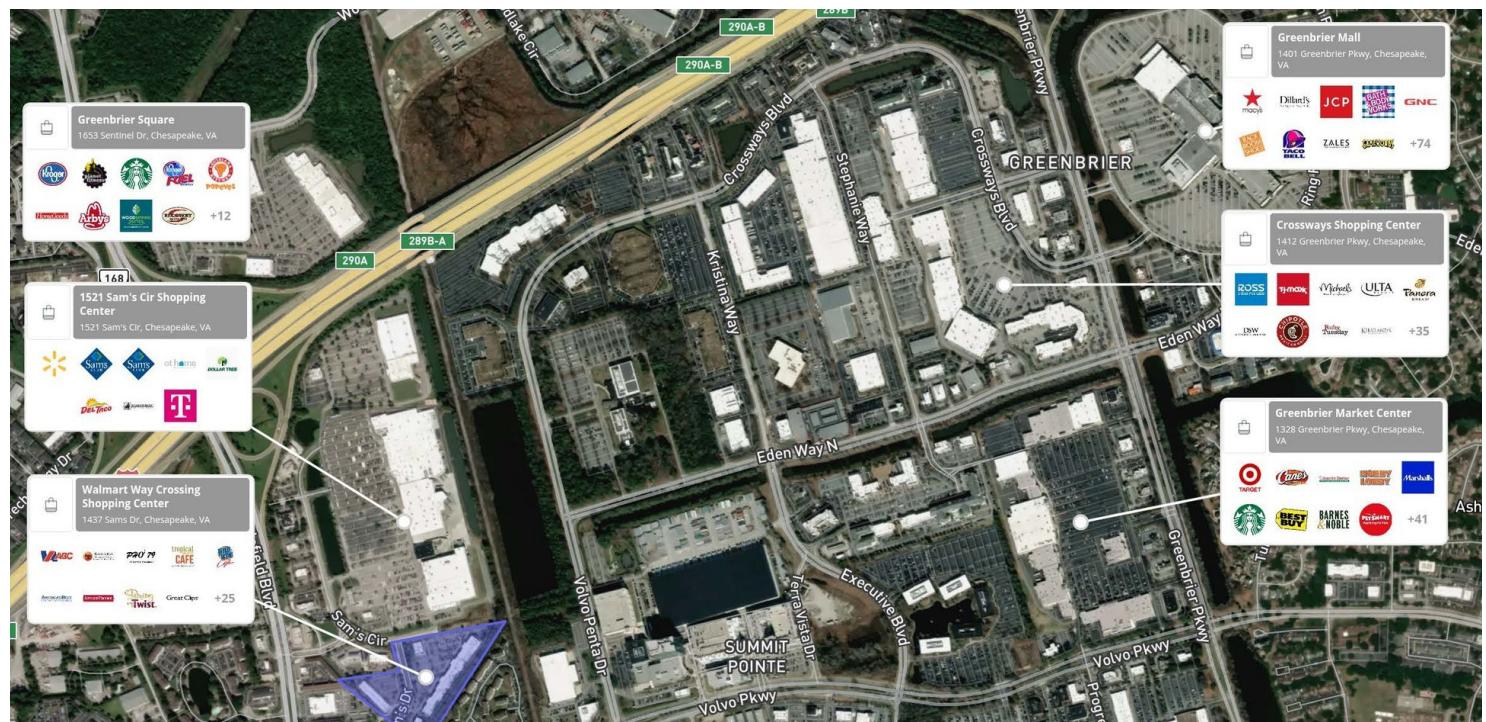
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
A090	1,060 SF	NNN	\$24.00 SF/yr
A116	1,300 SF	NNN	\$24.00 SF/yr
B105	1,625 SF	NNN	\$24.00 SF/yr
B107	1,300 SF	NNN	\$24.00 SF/yr

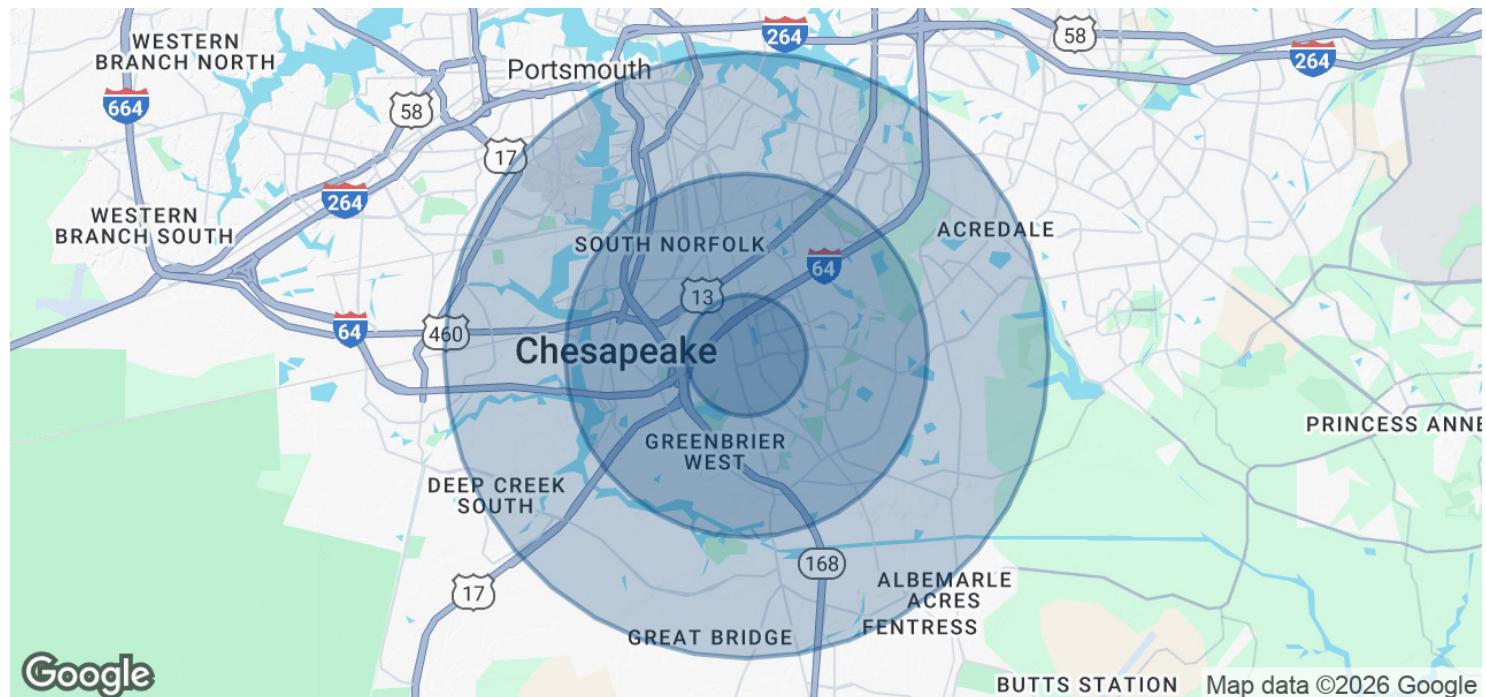
AVAILABLE SUITES



LOCATION MAP



DEMOGRAPHICS REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population	5,754	82,394	208,880	692,236
Total Employees	18,500	61,317	105,085	319,571
Average HH Income	\$69,330	\$76,586	\$75,874	\$74,408