



Retail Advisors

Assembling the Retail World

FREE-STANDING RETAIL BUILDING WITH A DRIVE-THRU

**3216 Western Branch Blvd.,
Chesapeake VA 23321**

Property Features:

Excellent Location



Easy access and great visibility from Western Branch Blvd.

Traffic Counts



Western Branch Blvd 23,239 VPD (2024)

Area Tenancy



Dairy Queen, McDonalds, KFC, Taco Bell, Waffle House, Wendy's, Aldi, Harris Teeter, Food Lion, Planet Fitness, Starbucks, Popeyes, Advanced Auto Parts & more!



SALES
PRICE

\$1,100,000.00

LEASING
PRICE

Call Broker

Offering easy, full access from Western Branch Blvd, this approximately 2,310 sqft. free-standing retail building is situated on approx. 1.52 acre.

**FOR SALE
OR LEASE**



Contact Us

757-898-7890

Visit Our Website

www.retailadvisors.us





**3216 WESTERN BRANCH
BLVD.,
CHESAPEAKE VA 23321**

Situated along Western Branch Blvd, this **Free-standing retail building**, offers excellent visibility! Featuring existing monument signage.

B-1 (General Business) Zoning



Demographic Summary

| | <u>1 mile</u> | <u>2 miles</u> | <u>3 miles</u> |
|-----------------------------|---------------|----------------|----------------|
| 2024 Estimated Population: | 15,111 | 44,493 | 67,688 |
| 2024 Est. Median HH Income: | \$82,312 | \$97,301 | \$109,130 |
| 2024 Est. Total Employees: | 4,635 | 10,415 | 17,993 |

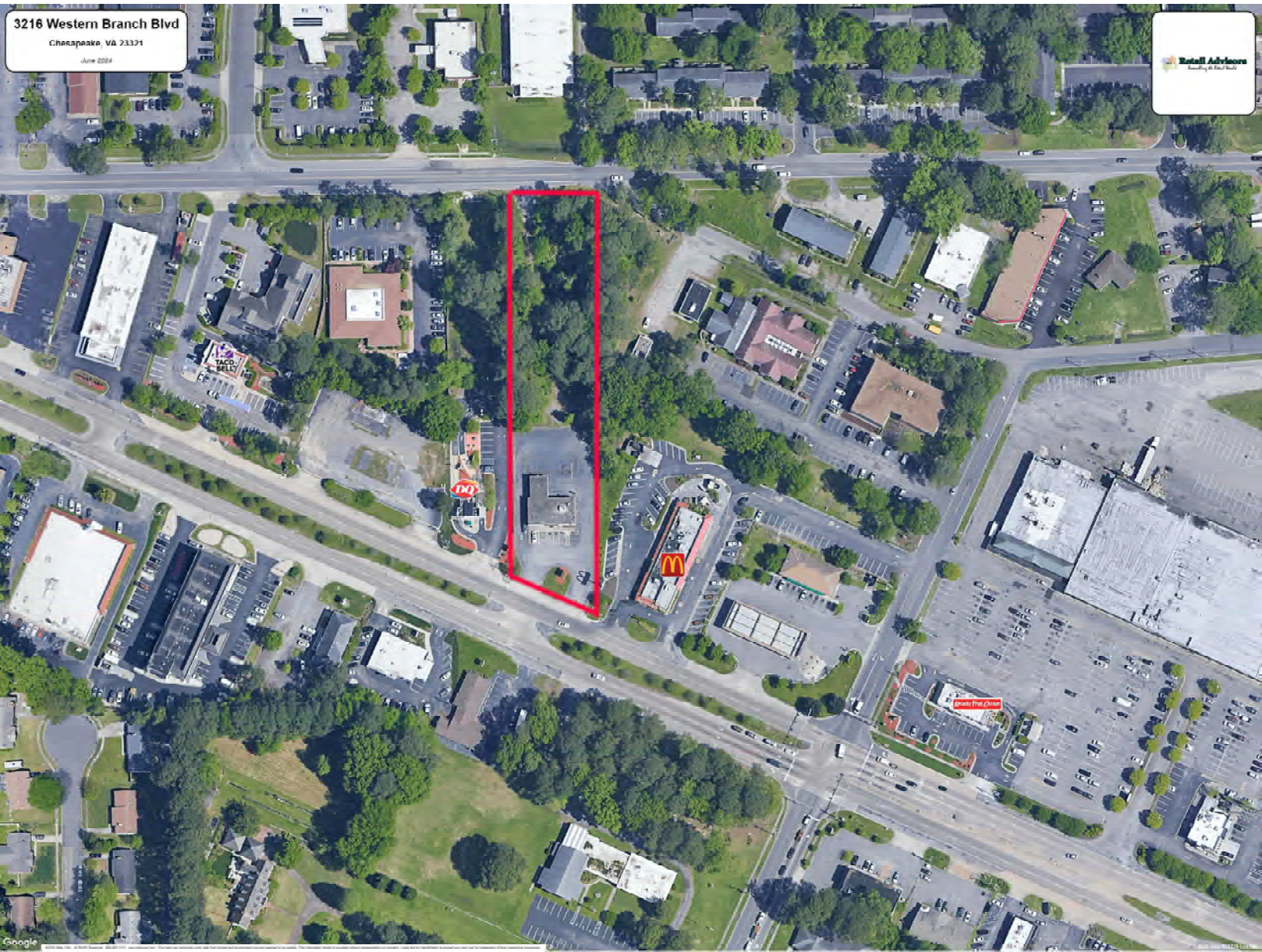


Contact Us
757-898-7890

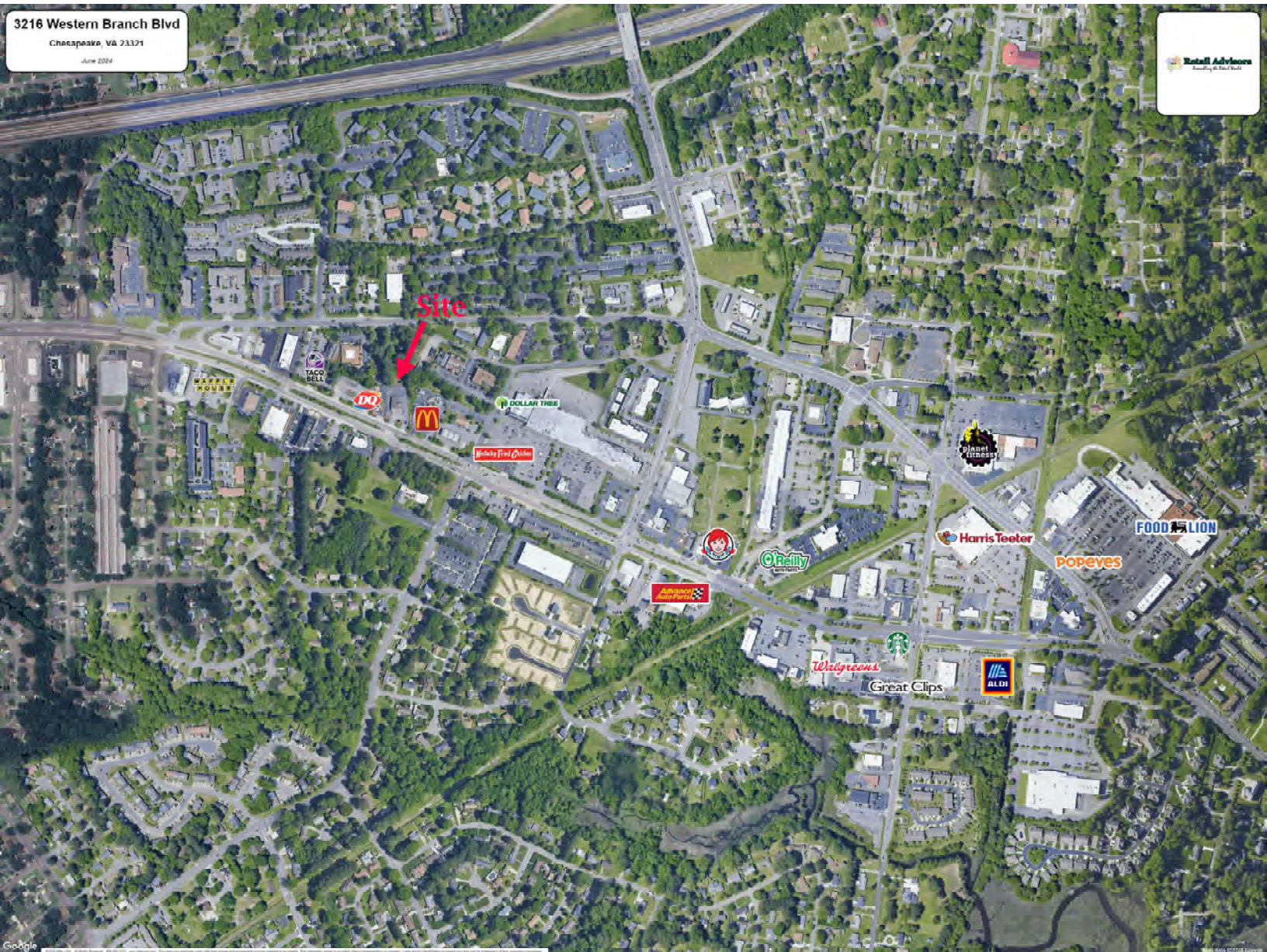
Visit Our Website
www.retailadvisors.us



3216 Western Branch Blvd
Chesapeake, VA 23321
June 2024



3216 Western Branch Blvd
Chesapeake, VA 23321
June 2024



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

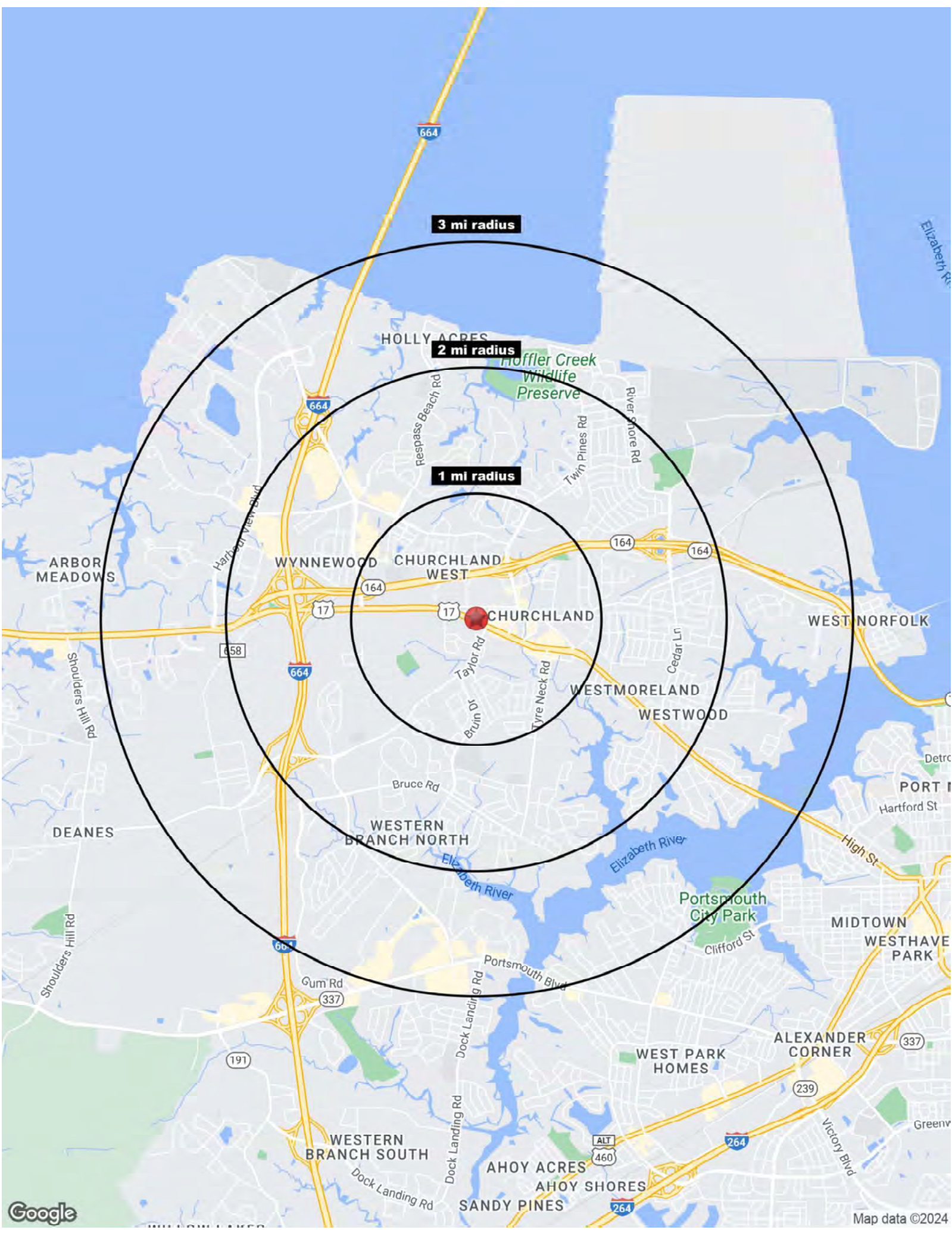


Retail Advisors, Inc.
 Lat/Lon: 36.8643/-76.4057

| 3216 Western Branch Blvd | 1 mi | 2 mi | 3 mi |
|---|---------------|---------------|---------------|
| Chesapeake, VA 23321 | radius | radius | radius |
| Population | | | |
| 2024 Estimated Population | 15,111 | 44,493 | 67,688 |
| 2029 Projected Population | 15,038 | 45,196 | 70,720 |
| 2020 Census Population | 15,429 | 45,216 | 67,057 |
| 2010 Census Population | 13,936 | 40,583 | 59,537 |
| Projected Annual Growth 2024 to 2029 | - | 0.3% | 0.9% |
| Historical Annual Growth 2010 to 2024 | 0.6% | 0.7% | 1.0% |
| 2024 Median Age | 33.6 | 35.0 | 35.9 |
| Households | | | |
| 2024 Estimated Households | 6,071 | 17,548 | 26,993 |
| 2029 Projected Households | 6,060 | 17,930 | 28,376 |
| 2020 Census Households | 6,032 | 17,082 | 25,961 |
| 2010 Census Households | 5,375 | 15,059 | 22,415 |
| Projected Annual Growth 2024 to 2029 | - | 0.4% | 1.0% |
| Historical Annual Growth 2010 to 2024 | 0.9% | 1.2% | 1.5% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 43.5% | 45.3% | 46.4% |
| 2024 Estimated Black or African American | 44.2% | 43.6% | 43.1% |
| 2024 Estimated Asian or Pacific Islander | 3.7% | 2.9% | 2.7% |
| 2024 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| 2024 Estimated Other Races | 8.4% | 7.9% | 7.5% |
| 2024 Estimated Hispanic | 8.2% | 7.2% | 6.7% |
| Income | | | |
| 2024 Estimated Average Household Income | \$106,136 | \$128,400 | \$142,634 |
| 2024 Estimated Median Household Income | \$82,312 | \$97,301 | \$109,130 |
| 2024 Estimated Per Capita Income | \$42,672 | \$50,660 | \$56,986 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 3.2% | 3.3% | 3.1% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 4.9% | 3.8% | 3.6% |
| 2024 Estimated High School Graduate | 25.9% | 21.7% | 20.2% |
| 2024 Estimated Some College | 21.9% | 21.2% | 19.8% |
| 2024 Estimated Associates Degree Only | 8.7% | 7.4% | 7.6% |
| 2024 Estimated Bachelors Degree Only | 21.0% | 24.2% | 25.3% |
| 2024 Estimated Graduate Degree | 14.5% | 18.3% | 20.4% |
| Business | | | |
| 2024 Estimated Total Businesses | 677 | 1,398 | 2,285 |
| 2024 Estimated Total Employees | 4,635 | 10,415 | 17,993 |
| 2024 Estimated Employee Population per Business | 6.8 | 7.4 | 7.9 |
| 2024 Estimated Residential Population per Business | 22.3 | 31.8 | 29.6 |

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



3 mi radius

2 mi radius

1 mi radius

CHURCHLAND