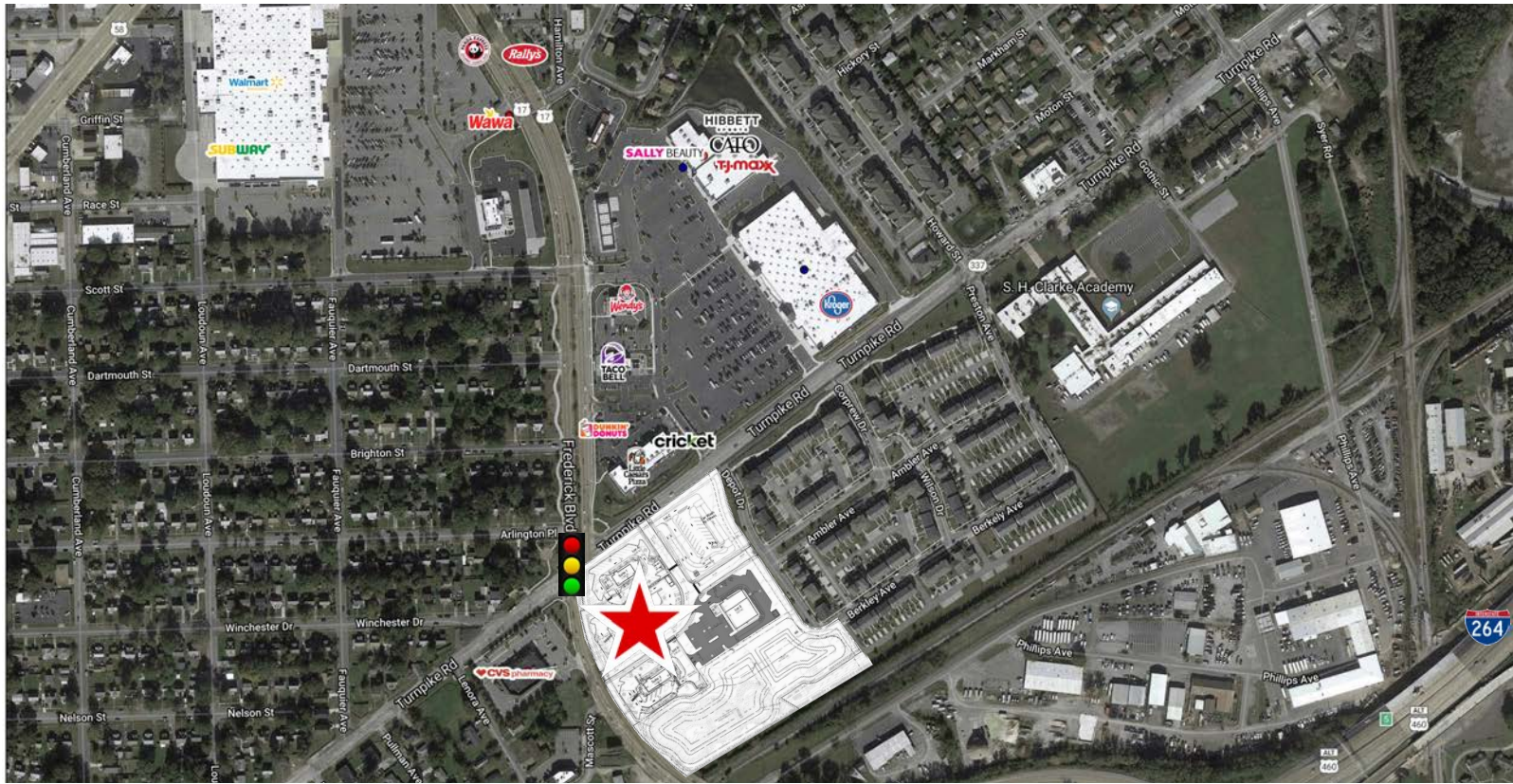


# land FOR LEASE

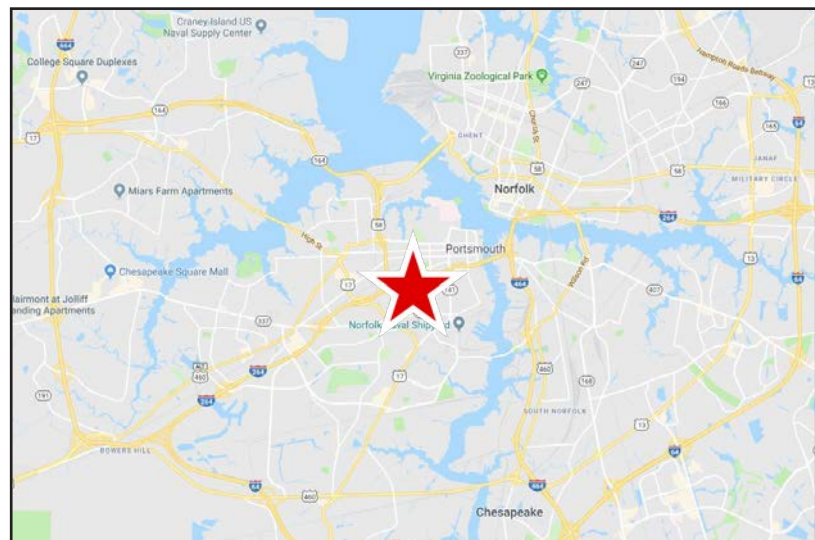


## Seaboard Commons | 1809 Frederick Blvd. at Turnpike Road, Portsmouth, Virginia

### PROPERTY FEATURES:

- Join Starbucks, Chipotle & Humana!
- **±1.06 AC Outparcel Available for Ground Lease**
- **NEW 9.5 acre retail development** in the heart of Midtown Portsmouth at signalized intersection near Wal-Mart, Kroger Marketplace, CVS & Bon Secours Maryview Medical Center
- **Direct access to I-264, Rt. 17 & Rt. 58**
- **Traffic Counts:** 40,801 VPD (Frederick Bd); 12,482 VPD (Turnpike Road)
- **Great visibility** in rapidly growing trade area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	13,465	78,028	242,866
Avg HH Income	\$47,163	\$61,491	\$69,006
Households	5,186	31,726	86,616
Employees	5,060	64,764	141,843



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# SITE PLAN



**vhb**  
Two Columbus Center  
4500 Main Street  
Suite 400  
Virginia Beach, VA 23462  
757.490.0132

## Notes

1. ALL NECESSARY EASEMENTS FOR DRAINAGE AND UTILITIES WILL BE PROVIDED WITH THE SITE PLAN FOR THIS DEVELOPMENT ONCE THE DESIGN ELEMENTS HAVE BEEN FINALIZED.



**Capital Growth  
Buchalter**  
1817 Frederick Blvd.  
Portsmouth, Virginia

By	Reviewed	Date	Appr.

EDL KER

Client Review June 28, 2021

Not Approved for Construction

**Multi-Tenant  
Concept Plan**

Progress Print  
For Review Only  
September 23, 2020  
**A-18**



