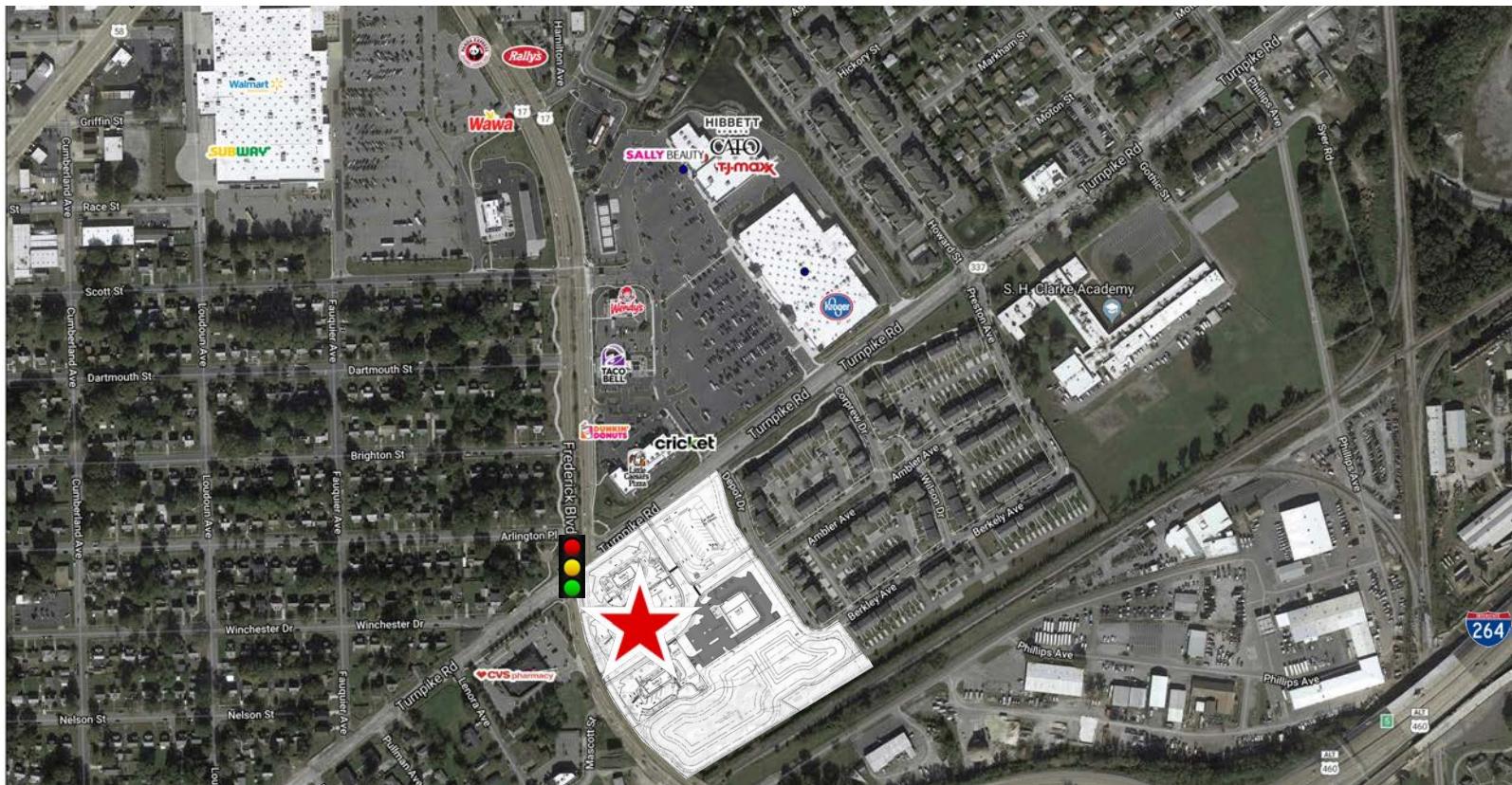


land FOR LEASE

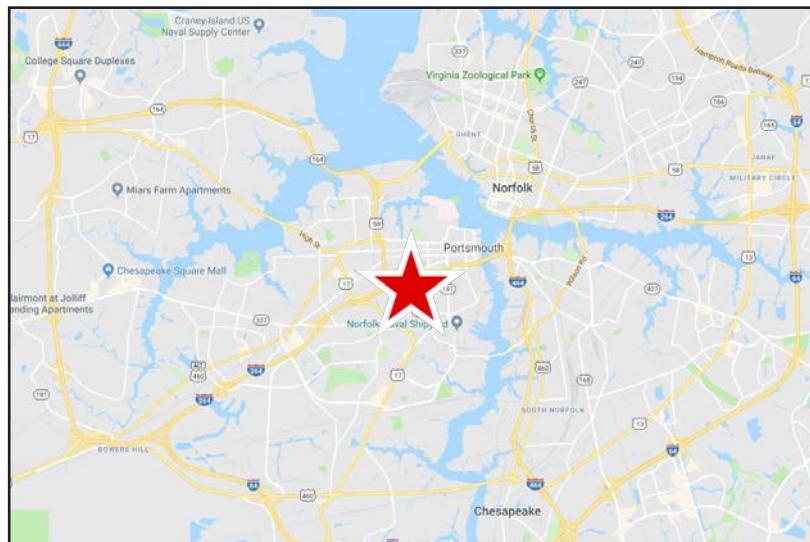


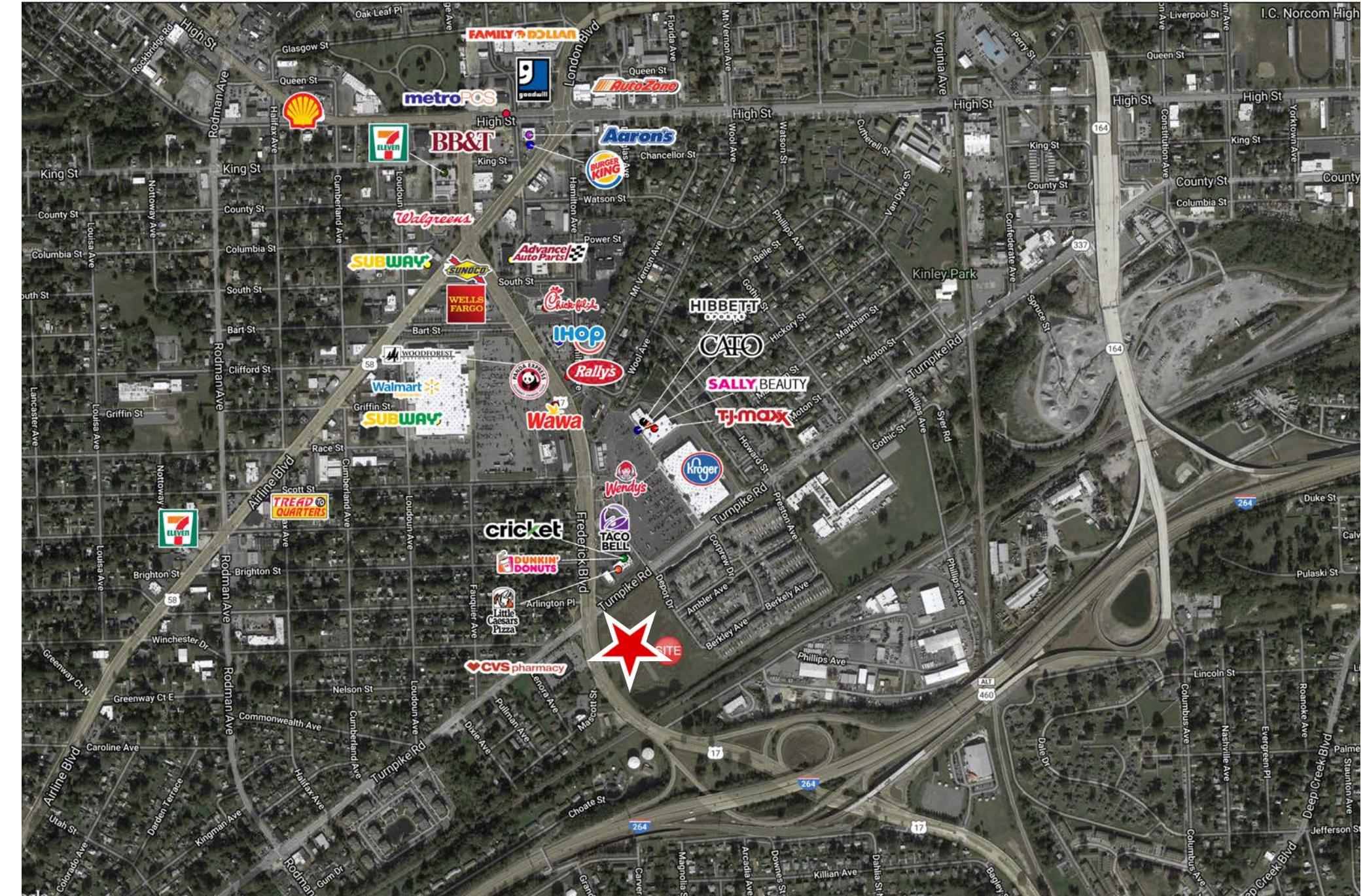
Seaboard Commons | 1809 Frederick Blvd. at Turnpike Road, Portsmouth, Virginia

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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