

# retail/office FOR LEASE

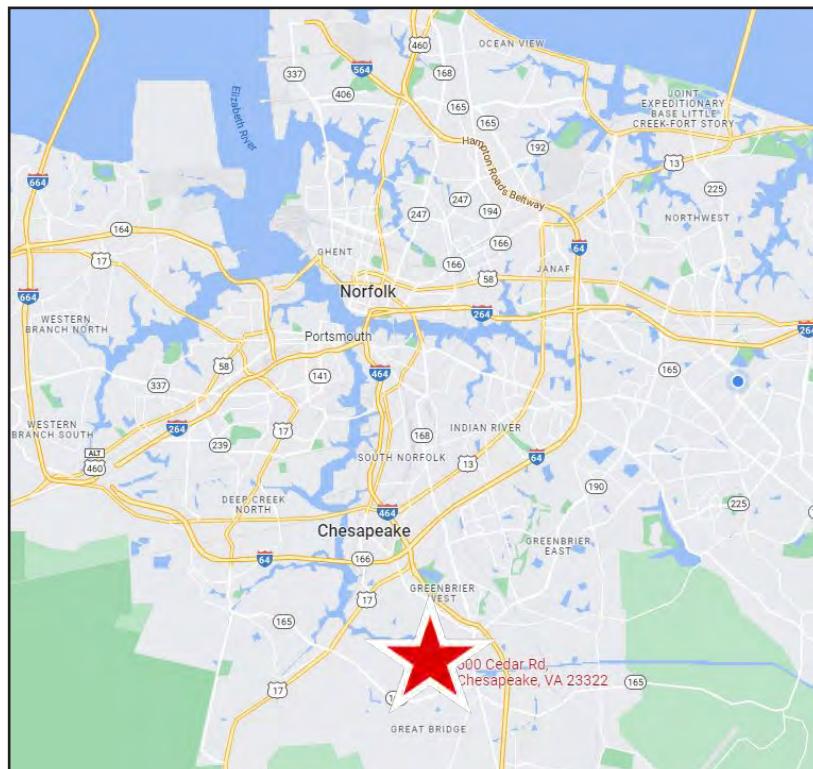


New Retail/Office Development | 500-504 Cedar Road, Chesapeake, Virginia

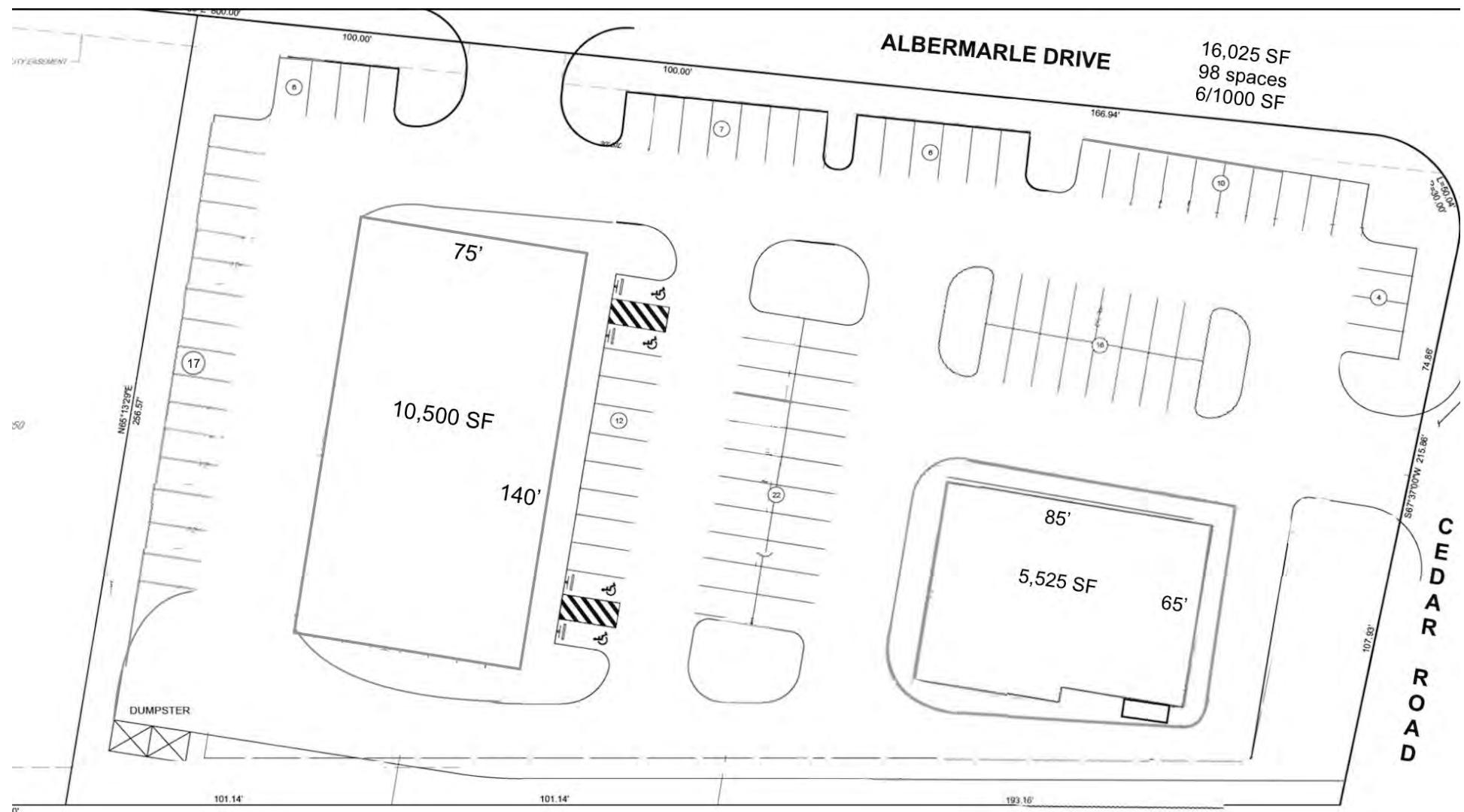
## PROPERTY FEATURES:

- New retail/office development located at a signalized intersection on Cedar Road & Albemarle Drive with over 26K VPD!
- Units starting at ±1,200! New redevelopment plan includes two (2) buildings - Building 1 contains 10,500 SF & Building 2 contains 5,525 SF
- Ample Parking - 6 spaces per 1,000 SF
- Less than 0.5 miles to the Chesapeake Municipal Center in the highly desirable Cedar Road corridor
- Current site has an ATM machine with drive-thru lanes
- High population, households & income

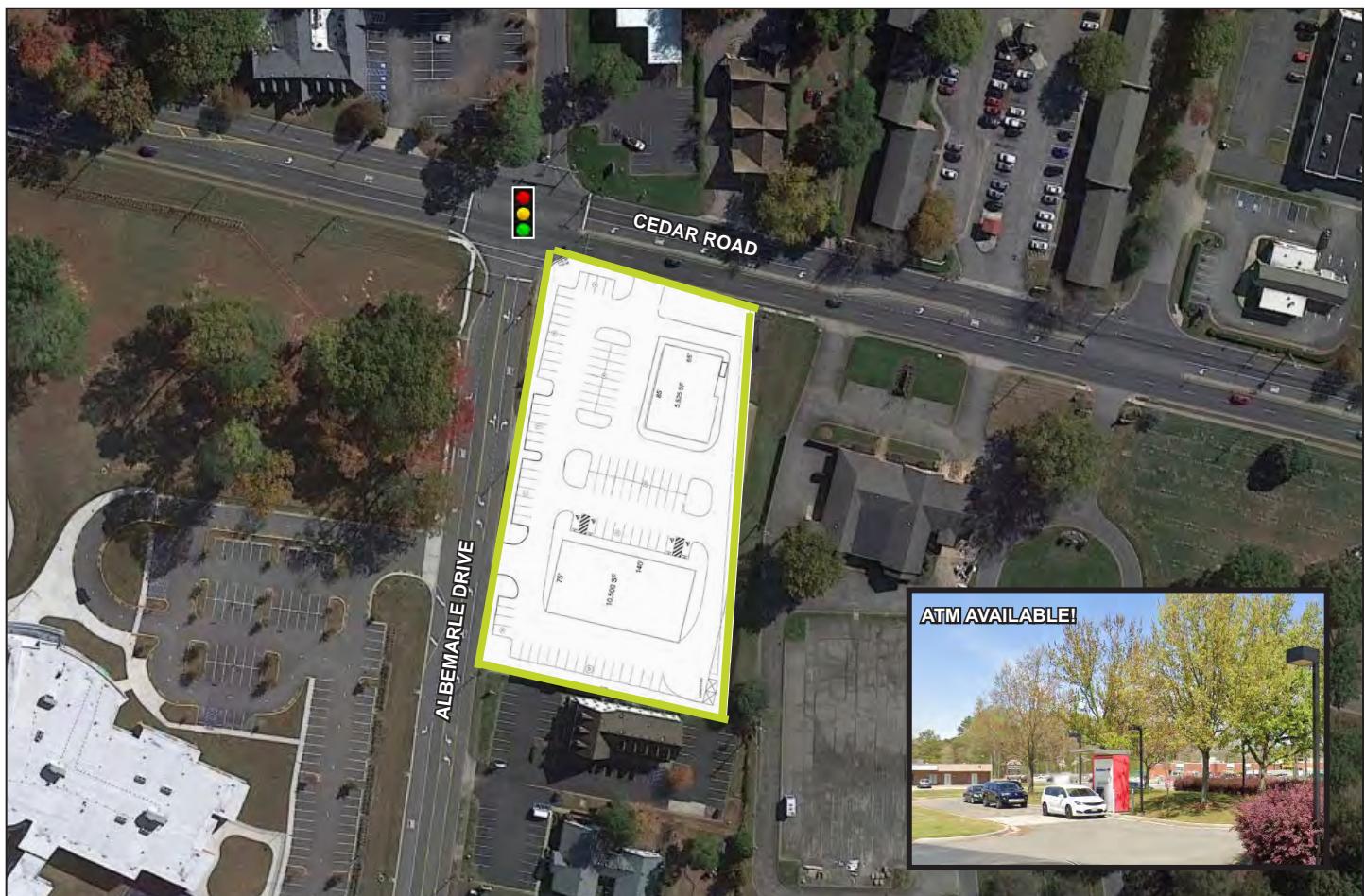
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	10,028	59,425	122,465
Avg HH Income	\$103,229	\$112,421	\$109,623
Households	3,327	21,331	43,654



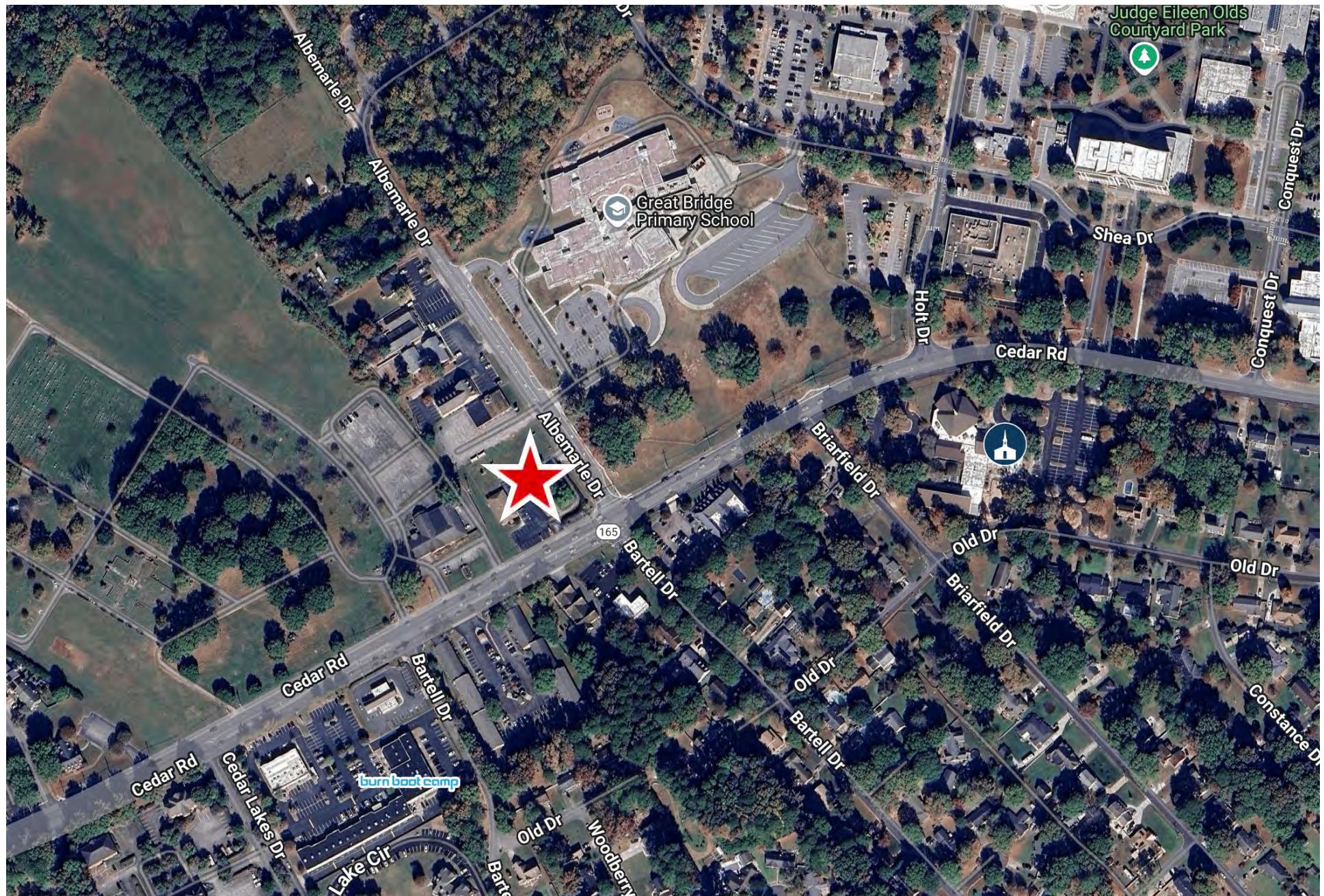
# SITE PLAN



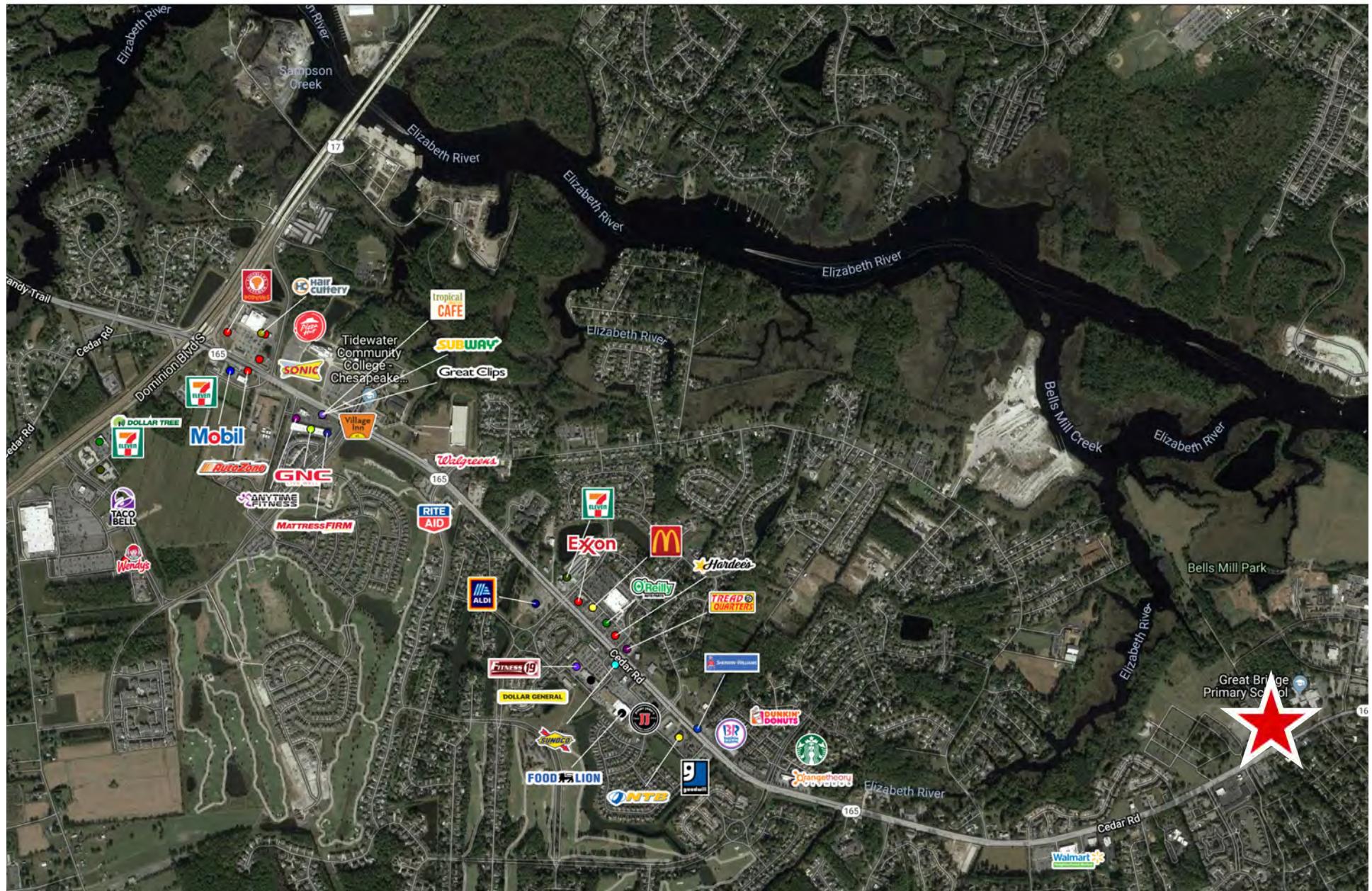
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