

# retail/office FOR LEASE

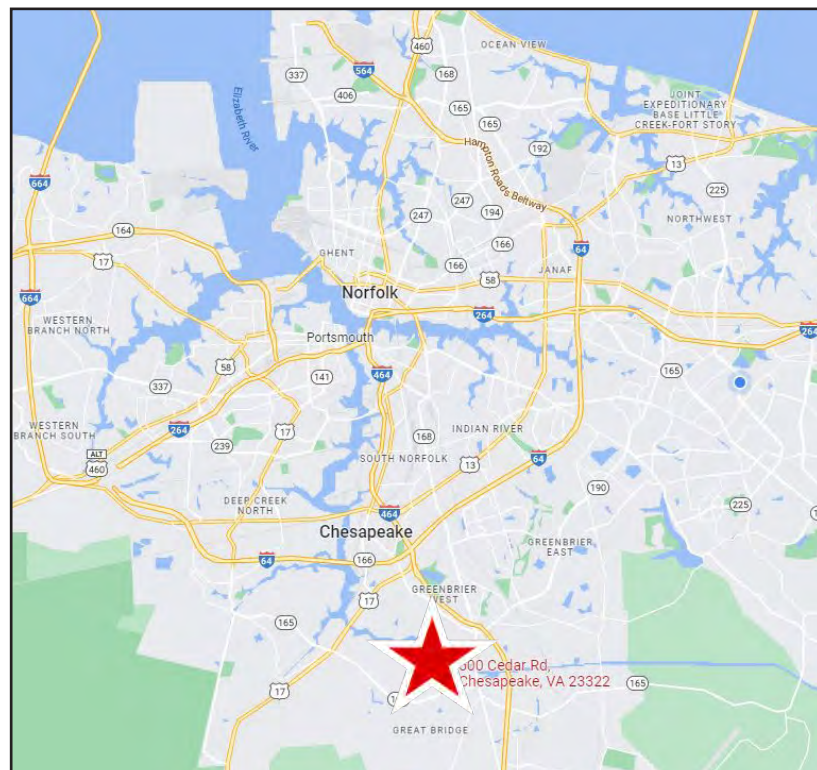


New Retail/Office Development | 500-504 Cedar Road, Chesapeake, Virginia

## PROPERTY FEATURES:

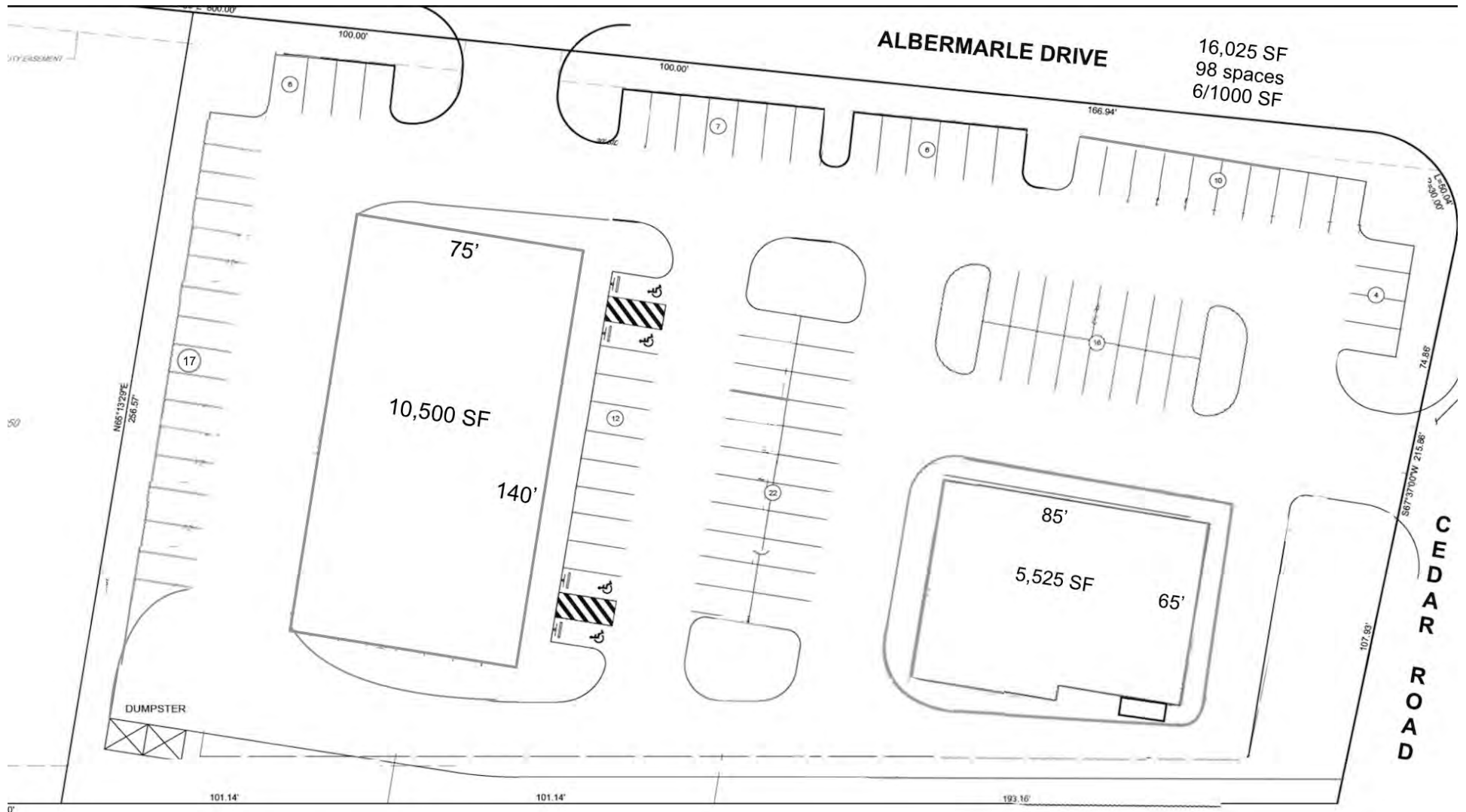
- **New retail/office development located at a signalized intersection on Cedar Road & Albemarle Drive with over 26K VPD!**
- **Units starting at  $\pm$ 1,200! New redevelopment plan includes two (2) buildings - Building 1 contains 10,500 SF & Building 2 contains 5,525 SF**
- **Ample Parking - 6 spaces 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



Kristen Huber  
o: 757.222.0111  
m: 757.714.2341  
kristen@parkerburnell.com

# SITE PLAN



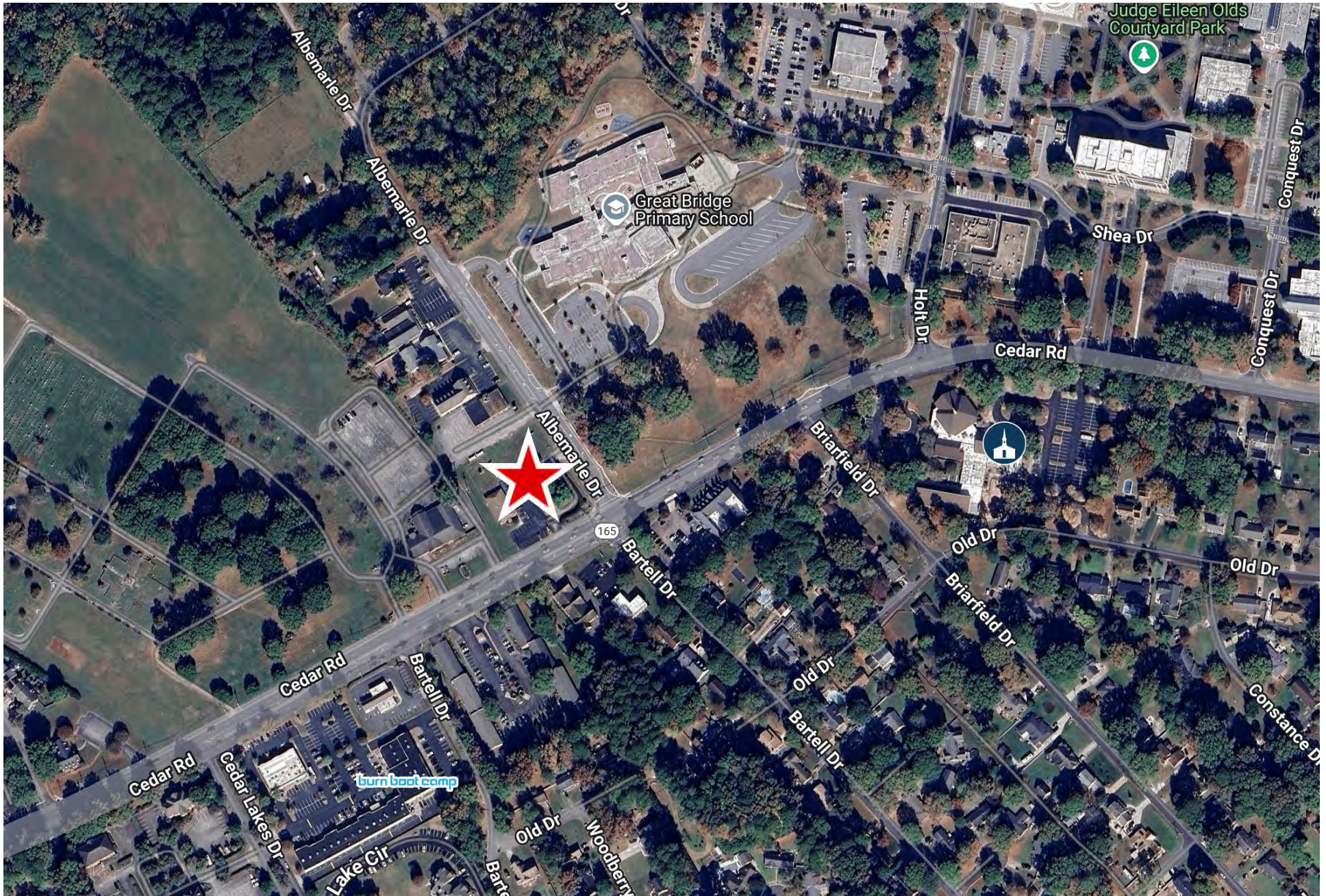


# AERIAL



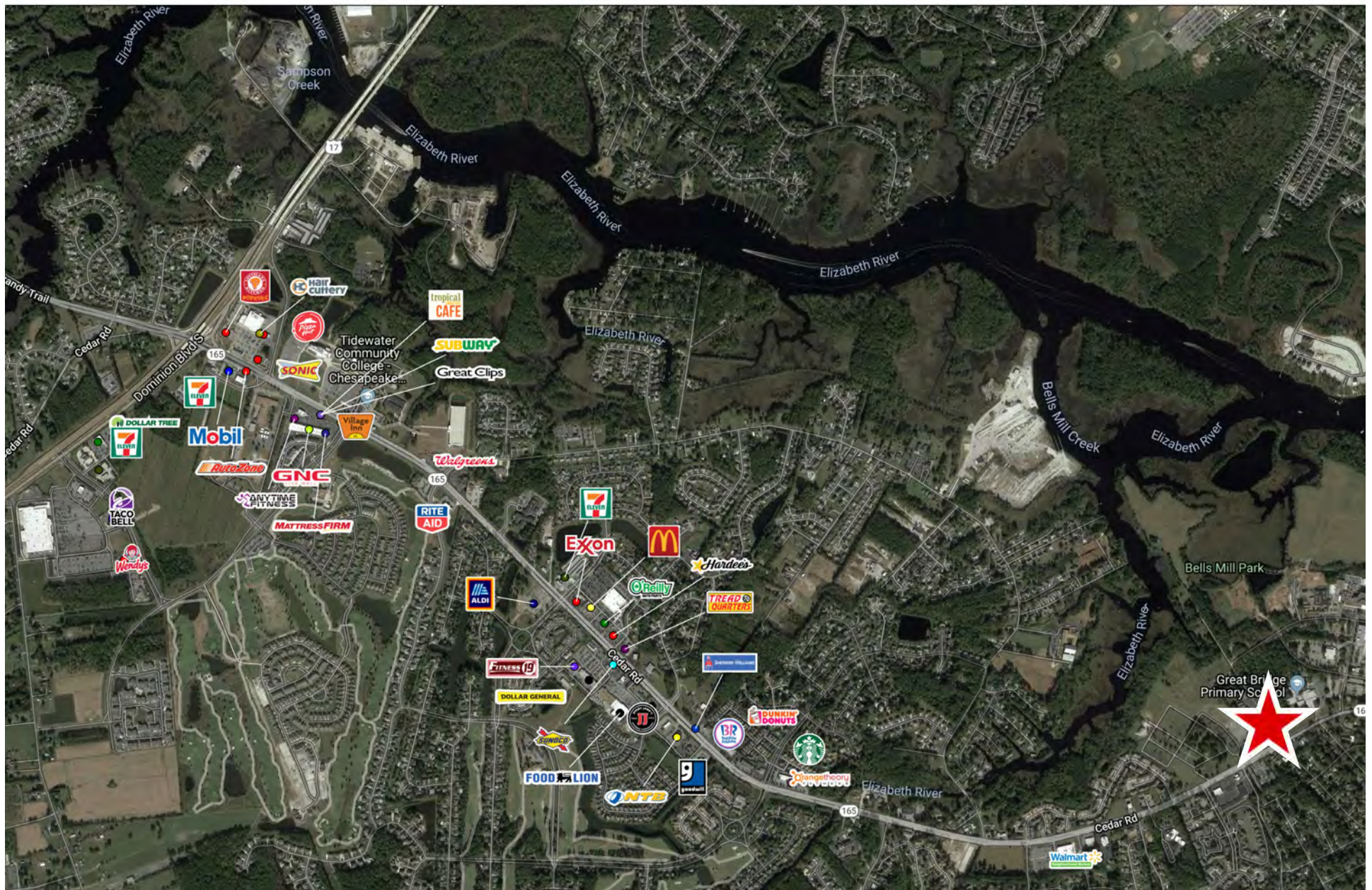


# AERIAL





# AERIAL





# AERIAL

