

Medical Space Available

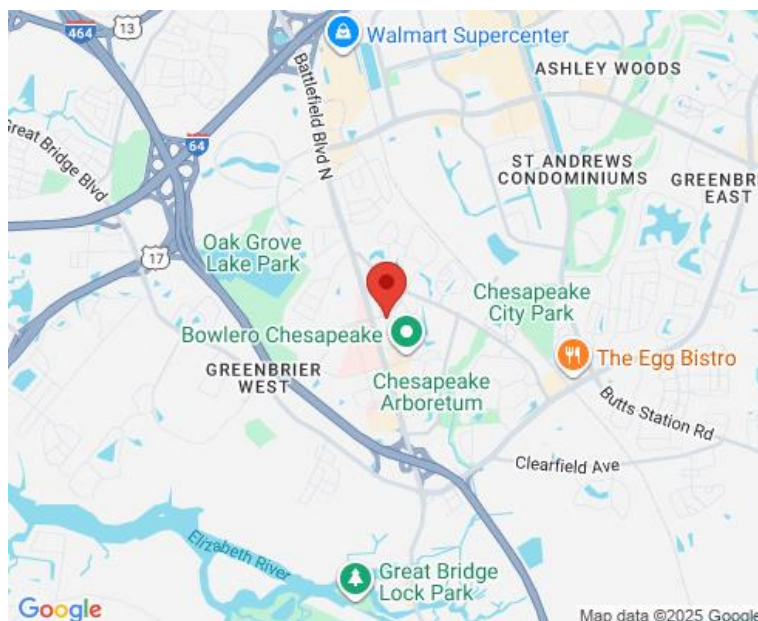


PROPERTY OVERVIEW

AREA MAP

Knell's Ridge Shoppes is a 7,919 SF neighborhood shopping center located at the intersection of Knell's Ridge Dr. and Battlefield Blvd. in Chesapeake. Located near Chesapeake Regional Medical Center.

- Surrounded by residential, professional businesses and medical practices
- Located near Exit 13 on Route 168
- Ideal for medical, professional and service businesses
- **Now Available: Medical Office Build-Out, Suite S106 – ±1,319 SF.**



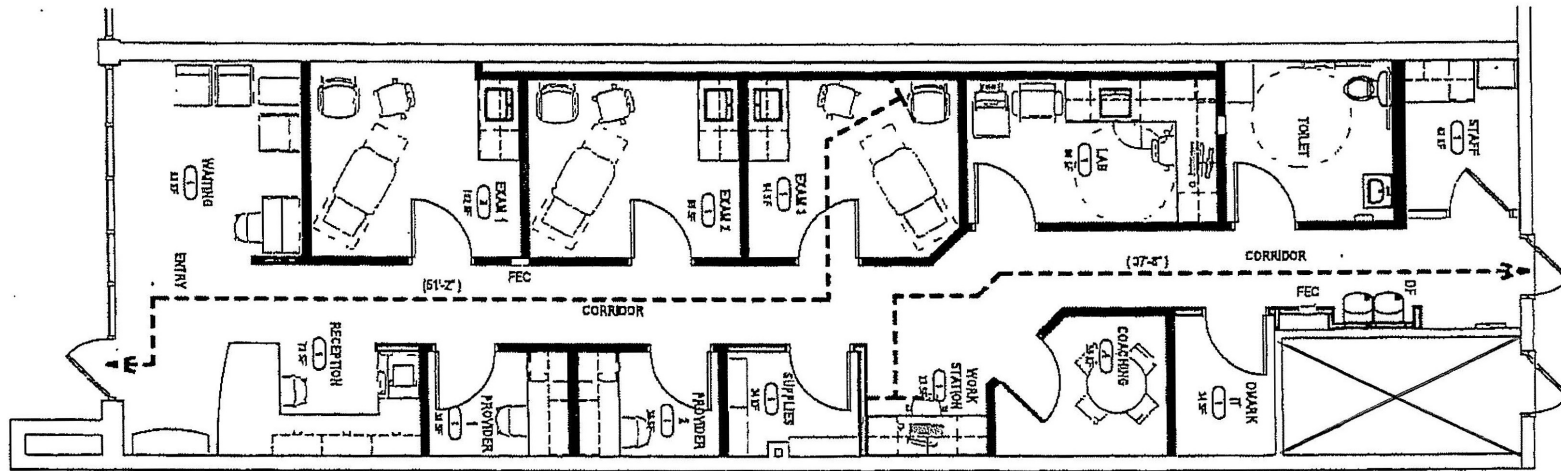
DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	10,241	71,010	188,834
Average HH Income:	\$93,148	\$98,293	\$106,621
Traffic Count:	±49,136		

FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
(757) 490-3141
lburns@pembrokerealty.com

Pembroke Realty Group
4433 Corporation Lane, Suite 250
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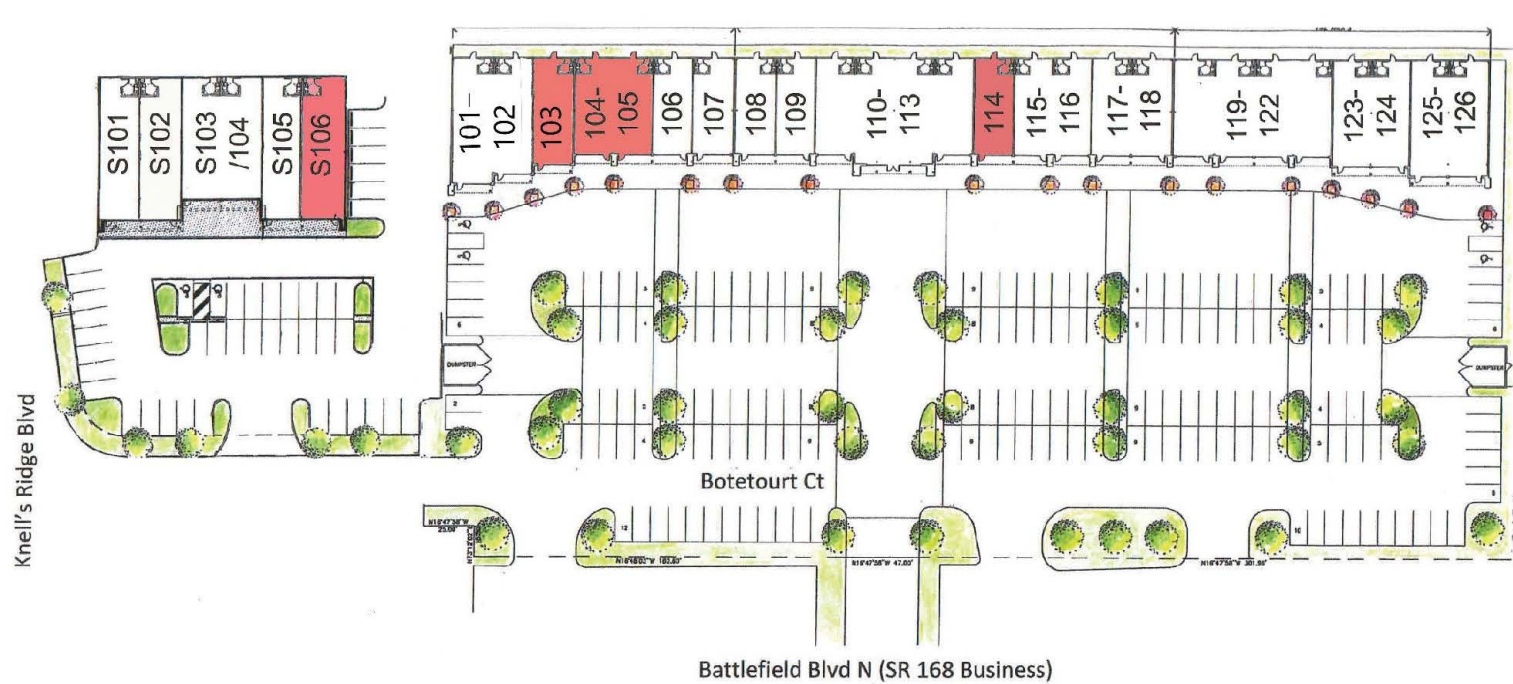


*Knell's Ridge Shoppes
817 N. Botetourt
Chesapeake, VA 23320
Suite 1010
4-1,319 SF
(NOT TO SCALE)*

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KNELL'S RIDGE

Knell's Ridge Shoppes

S101	Four Seasons Pizzeria
S102	Wings - Go
S103/104	CPS Heartbeats Wellness
S105	Oishi Sushi
S106	AVAILABLE - ±1,319 SF

UPDATED 11/7/25

Knell's Ridge Square

101/102	La Oficina Steakhouse	110/113	Tidewater Eye Center
103	AVAILABLE (±1,200 SF)	114	AVAILABLE (±1,000 SF)
104/105	AVAILABLE (±2,200 SF)	115/116	Shining Stars Dance Academy
106	Sweet Kream Bakery	117/118	Royal Thai Cuisine
107	Maymar Chesapeake	119/122	Once Upon a Child
108	Prenatal Imaging	123/124	Grade Power Learning
109	Shining Stars Dance Academy		

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