

FOR LEASE



VOLVO PARKWAY SHOPPING CENTER

109 VOLVO PARKWAY
CHESAPEAKE, VA 23320

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE
ASSOCIATE
757.640.2413
MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
757.640.2229
MROSENBACH@SLNUSBAUM.COM

PROPERTY SUMMARY

VOLVO PARKWAY SHOPPING CENTER | CHESAPEAKE, VA 23320



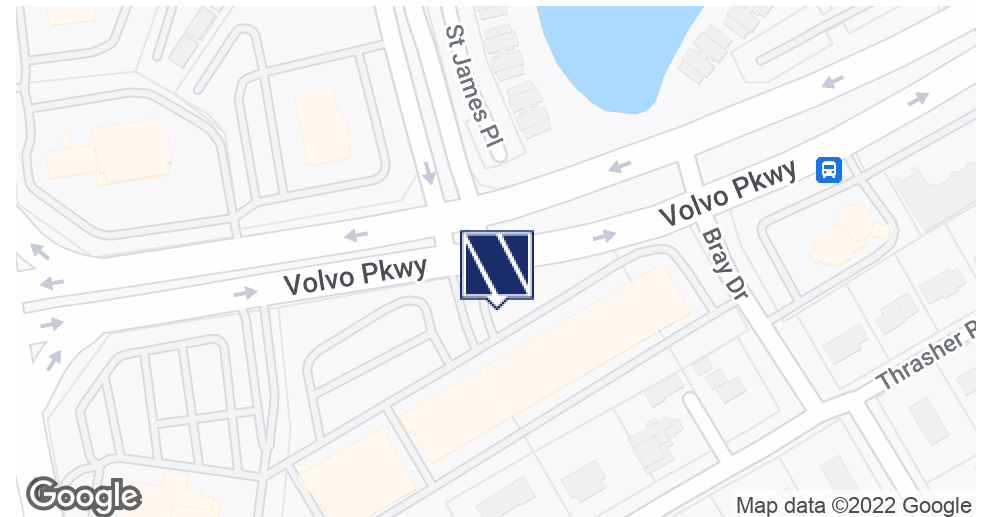
PROPERTY DESCRIPTION

2,387 SF second generation restaurant space coming available 9/1/2022!

Tenants include Party City, Gourmet Gang, WingStop, Massage Luxe, and Langley Federal Credit Union. Over 14,000 daytime employees within a one mile radius, including Dollar Tree Corporate employees.

SPACES	LEASE RATE	SPACE SIZE
Unit 1	Negotiable	2,387 SF
Unit 4	Negotiable	1,925 SF

TRAFFIC COUNTS	VDOT (2019)
Battlefield Blvd. (Bus SR 168/Battlefield Blvd. To End Bus SR 168)	72,000



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

PROPERTY SUMMARY | 2

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE

ASSOCIATE

757.640.2413

MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH

SENIOR VICE PRESIDENT

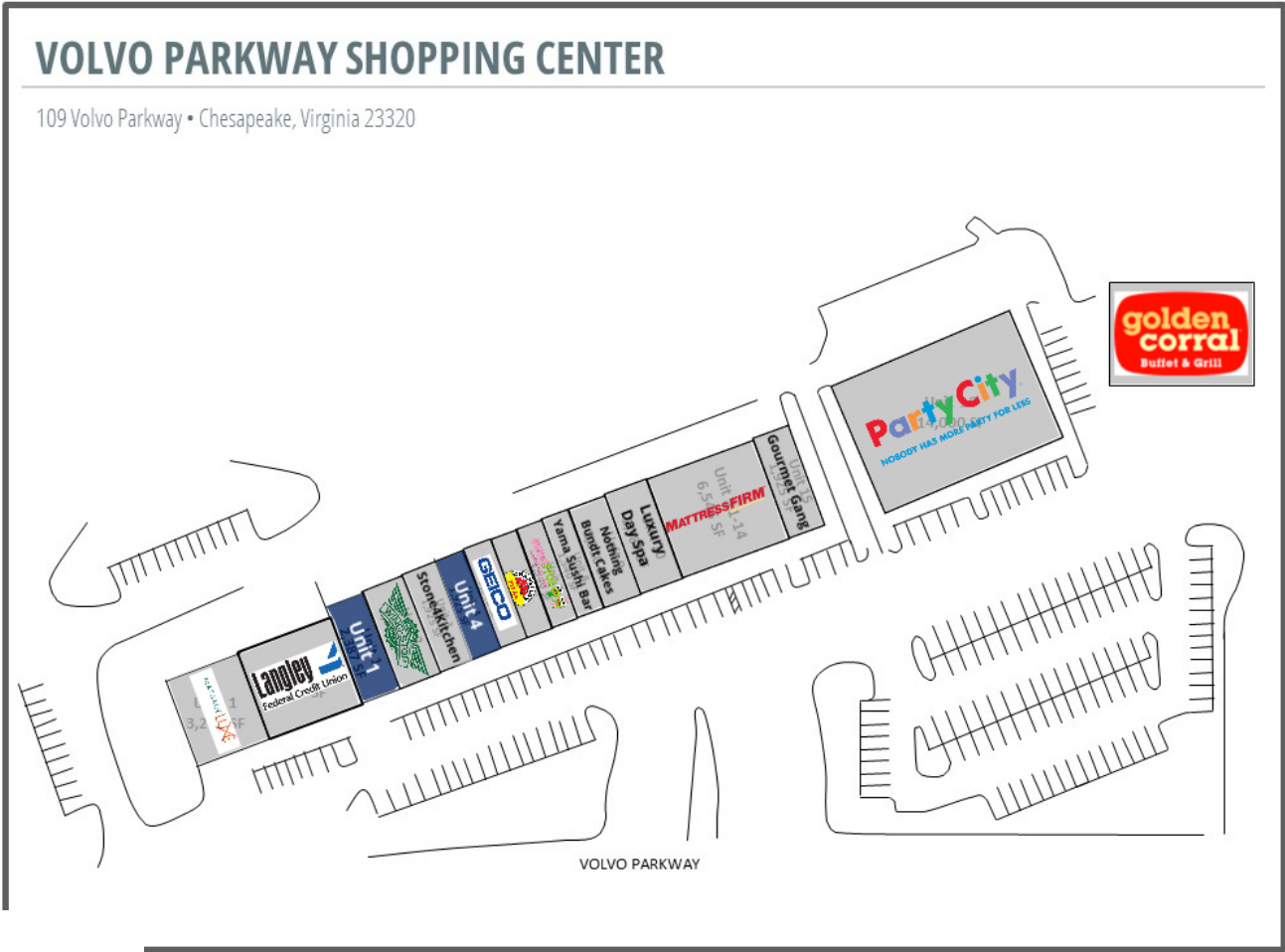
757.640.2229

MROSENBACH@SLNUSBAUM.COM



PLANS

VOLVO PARKWAY SHOPPING CENTER | CHESAPEAKE, VA 23320



LEGEND

- Available
- Unavailable

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE
ASSOCIATE
757.640.2413
MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
757.640.2229
MROSENBACH@SLNUSBAUM.COM



VACANCY OVERVIEW

VOLVO PARKWAY SHOPPING CENTER | CHESAPEAKE, VA 23320



AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Unit 1	Available	2,387 SF	NNN	Negotiable
■	Unit 4	Available	1,925 SF	NNN	Negotiable

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE
ASSOCIATE
757.640.2413
MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
757.640.2229
MROSENBACH@SLNUSBAUM.COM



RETAILER MAP

VOLVO PARKWAY SHOPPING CENTER | CHESAPEAKE, VA 23320

 **S.L. NUSBAUM Realty Co.**
Since 1906.



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

RETAILER MAP | 5

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE

ASSOCIATE

757.640.2413

MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH

SENIOR VICE PRESIDENT

757.640.2229

MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

ADDITIONAL PHOTOS

VOLVO PARKWAY SHOPPING CENTER | CHESAPEAKE, VA 23320



S.L. NUSBAUM Realty Co.
Since 1906.



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

ADDITIONAL PHOTOS | 6

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE

ASSOCIATE

757.640.2413

MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH

SENIOR VICE PRESIDENT

757.640.2229

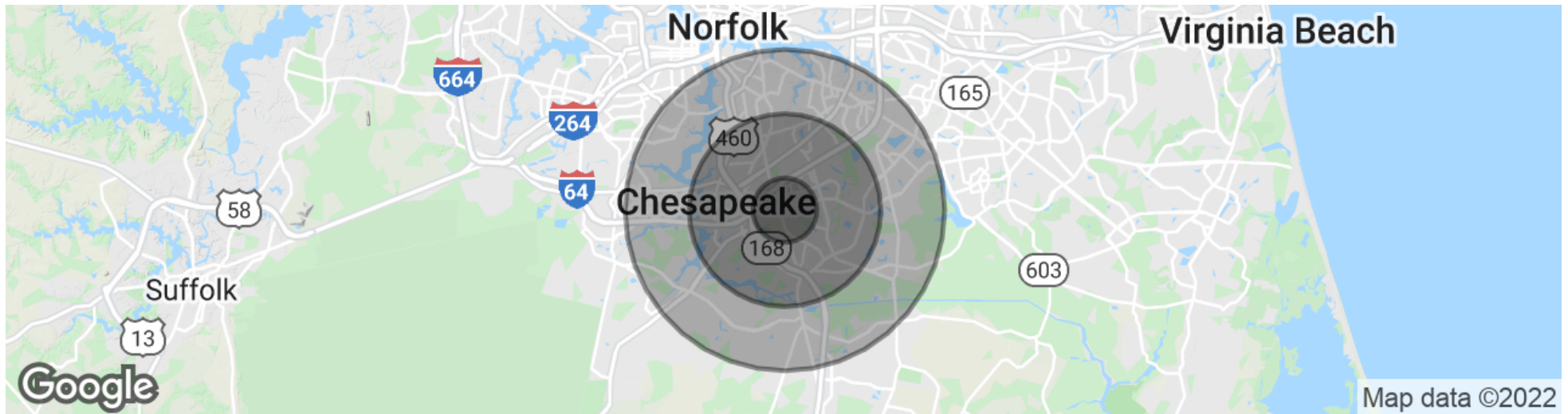
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DEMOGRAPHICS MAP & REPORT



VOLVO PARKWAY SHOPPING CENTER | CHESAPEAKE, VA 23320



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,947	69,315	182,846
Average Age	35.0	35.9	35.0
Average Age (Male)	32.3	33.5	32.9
Average Age (Female)	37.6	37.5	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,446	27,972	68,622
# Of Persons Per HH	2.4	2.5	2.7
Average HH Income	\$64,774	\$68,180	\$69,605
Average House Value	\$145,965	\$260,450	\$276,128

** Demographic data derived from 2010 US Census*

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

DEMOGRAPHICS MAP & REPORT | 7

FOR MORE INFORMATION, PLEASE CONTACT:

MAGGIE SPILLANE

ASSOCIATE

757.640.2413

MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH

SENIOR VICE PRESIDENT

757.640.2229

MROSENBACH@SLNUSBAUM.COM



CONTACT US

MAGGIE SPILLANE

ASSOCIATE

757.640.2413

MSPILLANE@SLNUSBAUM.COM

MURRAY ROSENBACH

SENIOR VICE PRESIDENT

757.640.2229

MROSENBACH@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510

757.627.8611

SLNUSBAUM.COM

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



S.L. NUSBAUM Realty Co.
Since 1906.

PROUD PARTNER
XTEAM
RETAIL ADVISORS

