



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

1401 TINTERN ST, CHESAPEAKE, VA 23320



OFFERING SUMMARY

Available SF:	5,042 SF
Lease Rate:	\$200,000.00 per year (Ground)
Lot Size:	1.358 Acres
Year Built:	2005
Building Size:	5,042 SF
Zoning:	B-2
Parking Spaces:	62
Estimated Property Tax:	\$15,953.21
APN:	0360000003640

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Located in the Greenbrier West neighborhood of Chesapeake, this parcel sits in a well-established suburban area just south of Greenbrier Parkway. It is surrounded by a mix of residential homes and light commercial properties. Chesapeake Square Mall is within a 5-minute drive, and nearby I-64 offers convenient access for commuters and connectivity to surrounding areas.

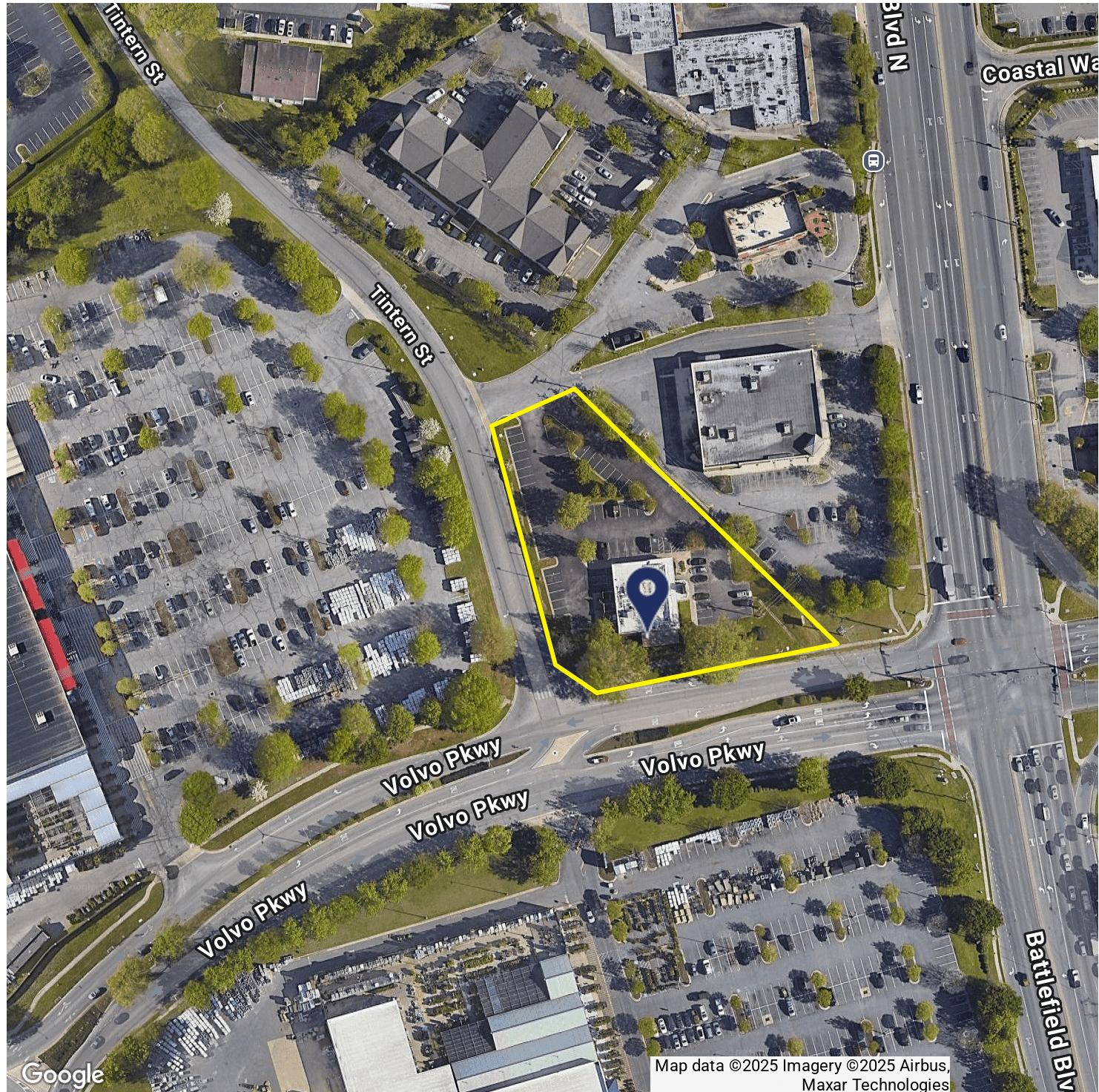
Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





LOCATION MAP
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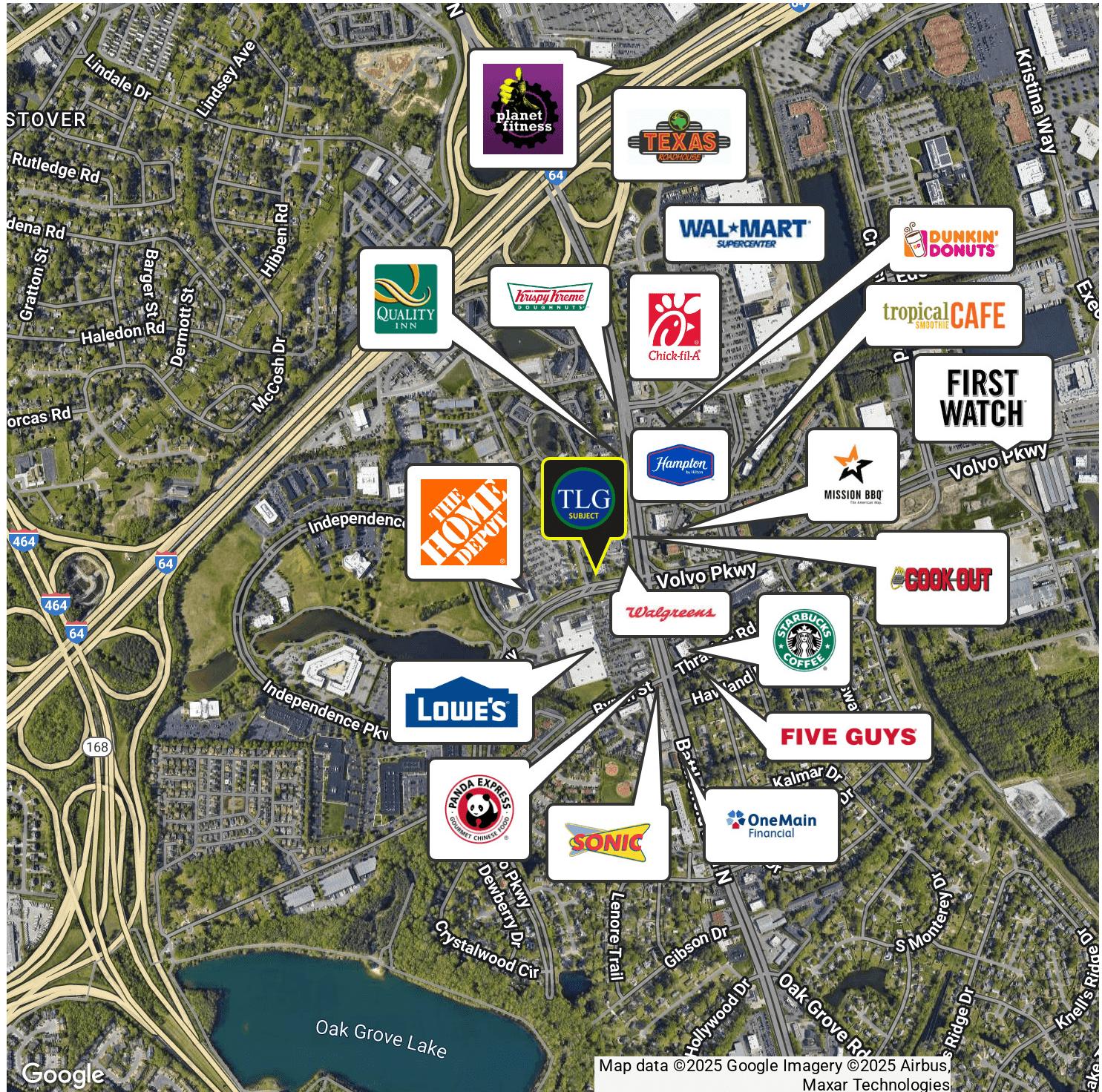


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RETAILER MAP

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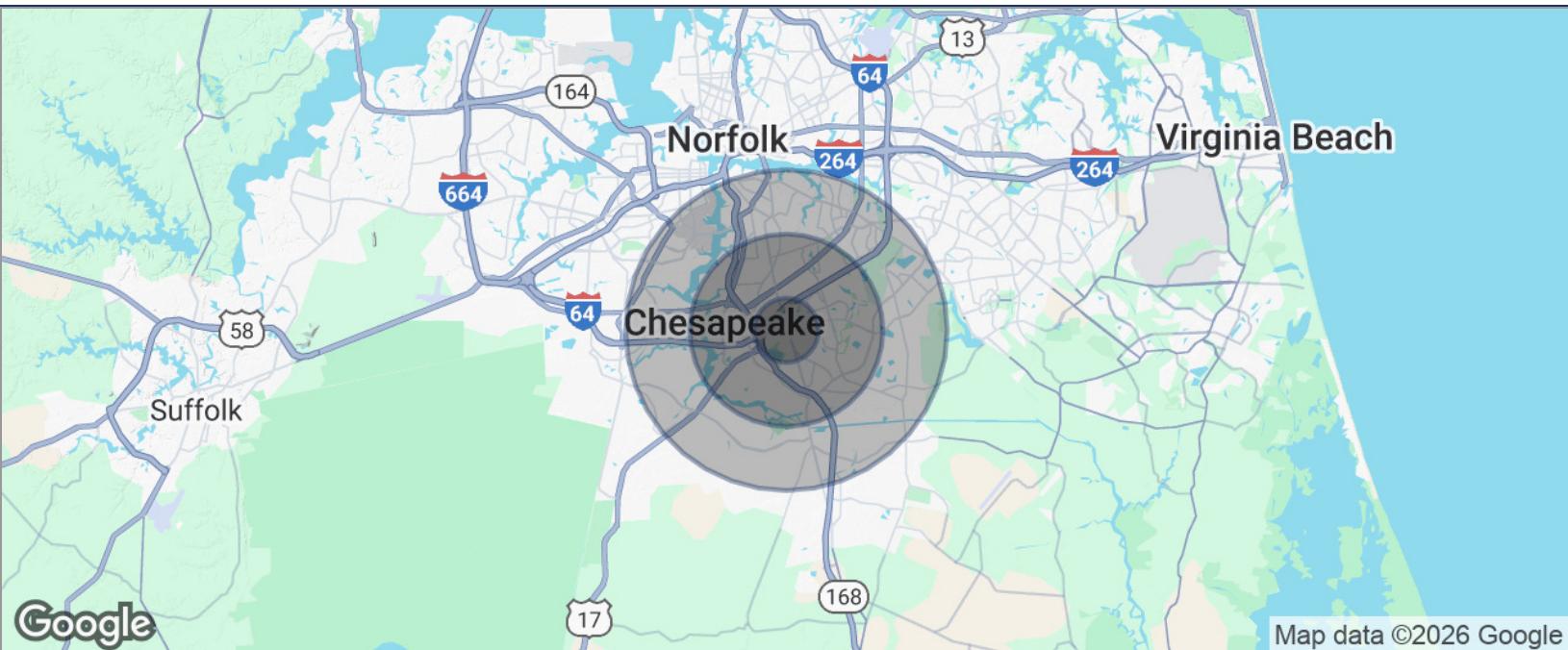
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DEMOGRAPHICS MAP DENNY'S GROUND LEASE 1401 TINTERN ST, CHESAPEAKE, VA 23320



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,840	72,810	210,542
MEDIAN AGE	39	41	39
MEDIAN AGE (MALE)	38	39	38
MEDIAN AGE (FEMALE)	40	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,990	30,345	80,821
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$94,455	\$99,129	\$105,304
AVERAGE HOUSE VALUE	\$280,076	\$311,003	\$338,467

* Demographic data derived from 2020 ACS - US Census

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