



109 VOLVO PARKWAY
CHESAPEAKE, VA 23320

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

PROPERTY SUMMARY

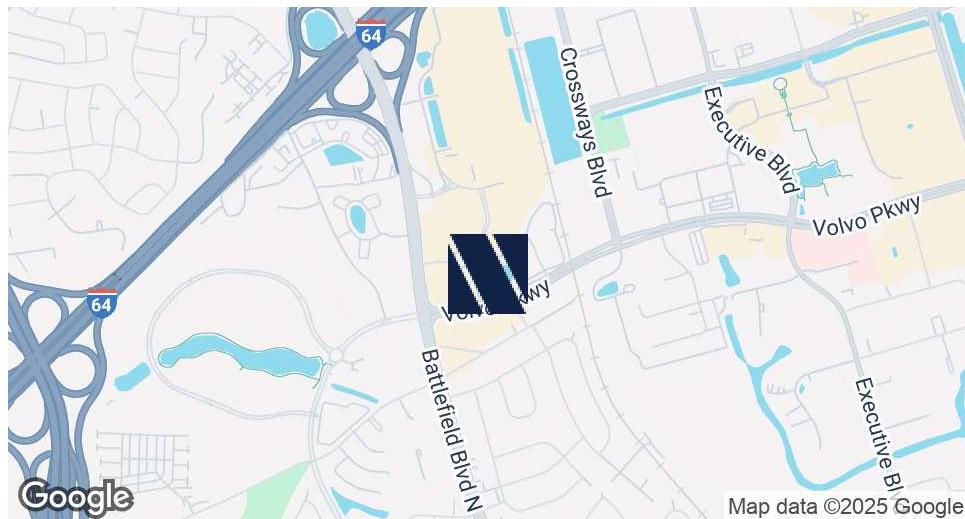
109 VOLVO PARKWAY
CHEA S A P E A K E , V A 2 3 3 2 0



PROPERTY DESCRIPTION

Tenants include Massage Luxe, Gourmet Gang, WingStop, Sweet Frog, Mattress Firm, and Langley Federal Credit Union. Over 14,000 daytime employees within a one mile radius, including Dollar Tree corporate campus and the Summit Pointe development. Located next to the future Hyatt Studios hotel (opening est. Q3/Q4 2026).

SPACES	LEASE RATE	SPACE SIZE
Unit 5	Contact Agent	1,540 SF
Unit 16-19	Contact Agent	14,000 SF



Map data ©2025 Google

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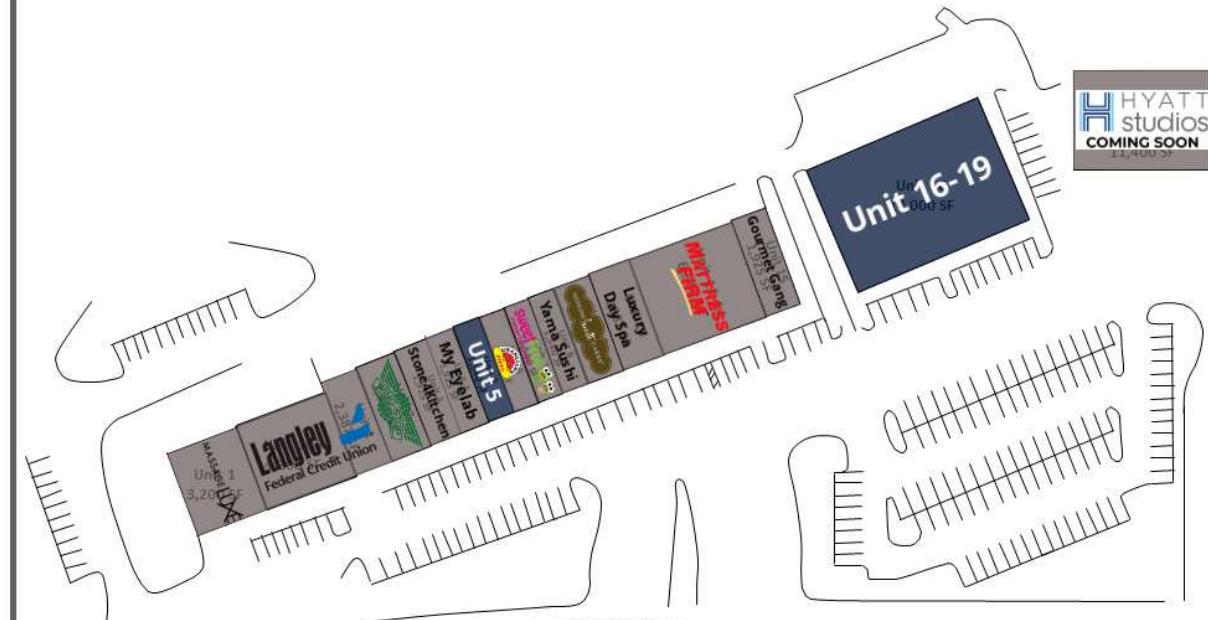
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SITE PLAN

109 VOLVO PARKWAY
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VOLVO PARKWAY SHOPPING CENTER

109 Volvo Parkway • Chesapeake, Virginia 23320



LEGEND

Available

Unavailable

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AREA RETAIL

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The logo for XTeam Retail Advisors. It features the word "PROUD PARTNER" in a bold, black, sans-serif font at the top. Below it is a dark grey rectangular box containing the word "XTEAM" in large, white, bold, sans-serif letters. Underneath the box, the words "RETAIL ADVISORS" are written in a smaller, white, sans-serif font.



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ADDITIONAL PHOTOS

109 VOLVO PARKWAY
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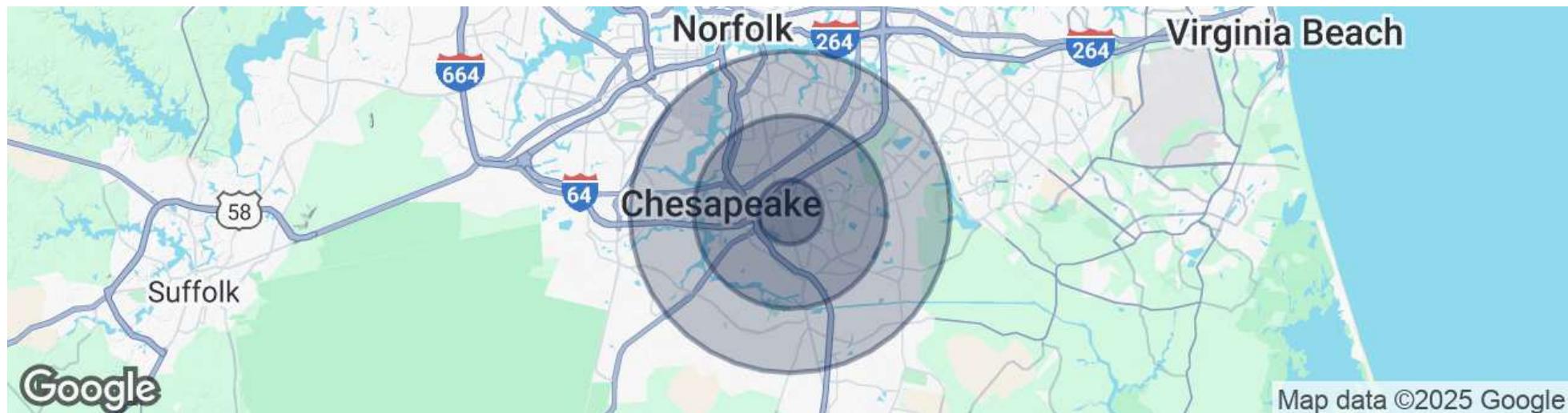
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DEMOGRAPHICS MAP & REPORT

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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 2020 ACS - US Census

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