



S.L. NUSBAUM
REALTY CO.

FOR LEASE

VOLVO PARKWAY SHOPPING CENTER



109 VOLVO PARKWAY
CHESAPEAKE, VA 23320

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XTEAM
RETAIL ADVISORS

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PROPERTY SUMMARY

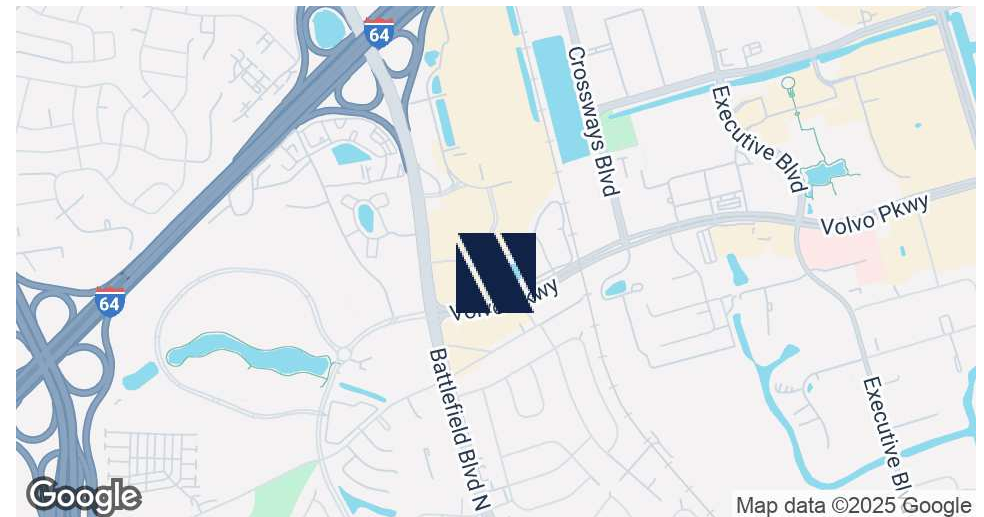
109 VOLVO PARKWAY
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PROPERTY DESCRIPTION

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



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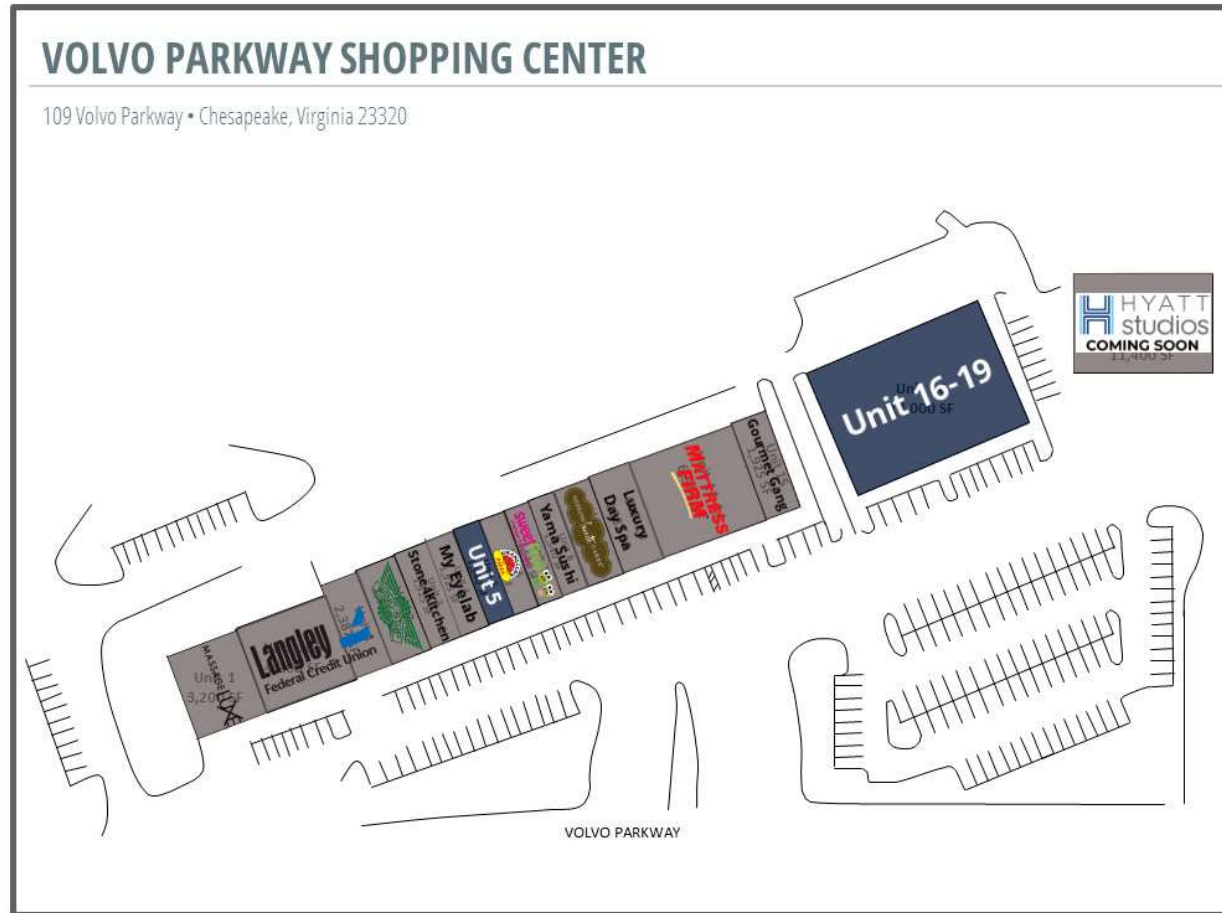
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SITE PLAN

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LEGEND

Available

Unavailable

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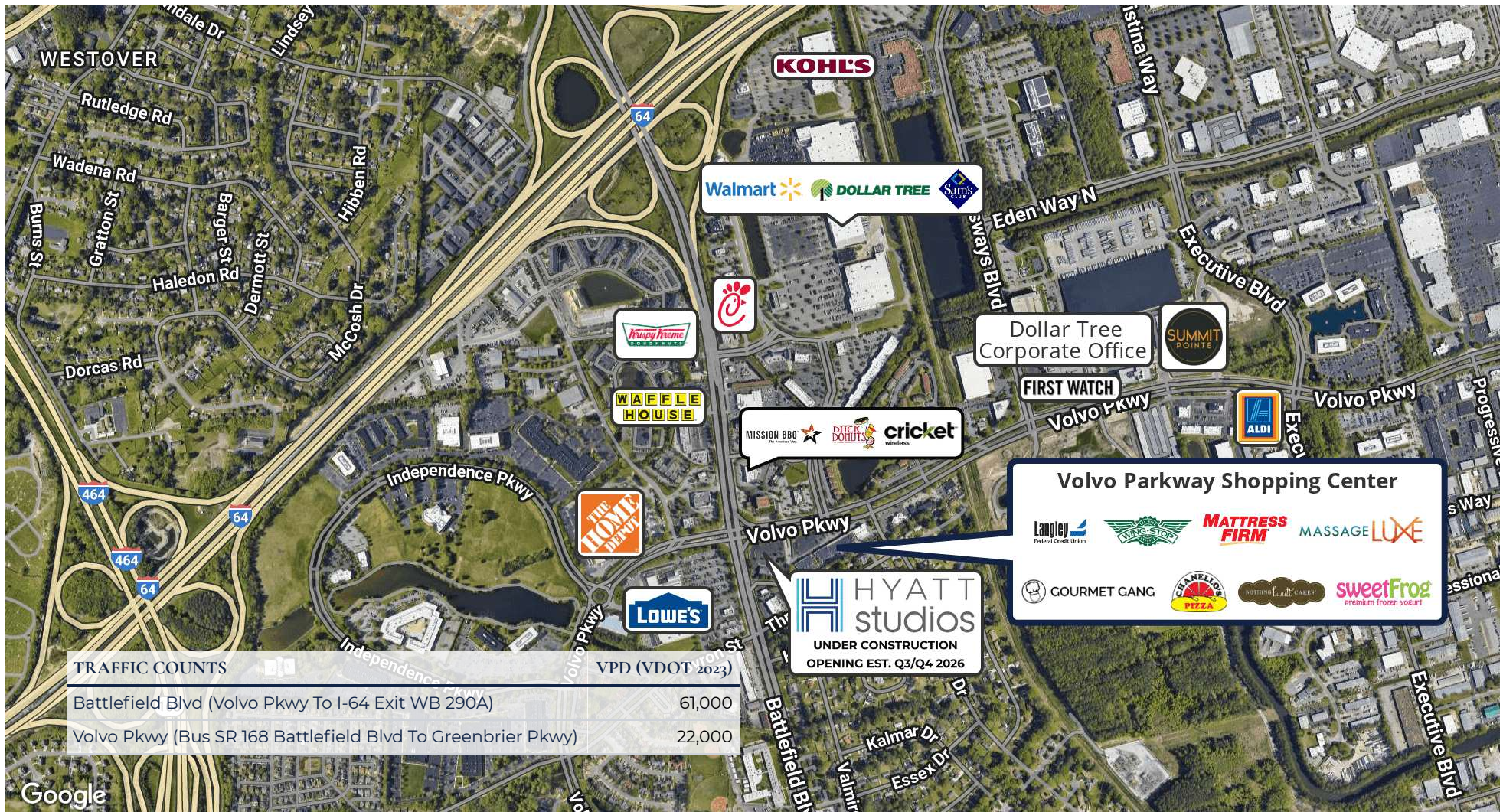
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AREA RETAIL

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ADDITIONAL PHOTOS

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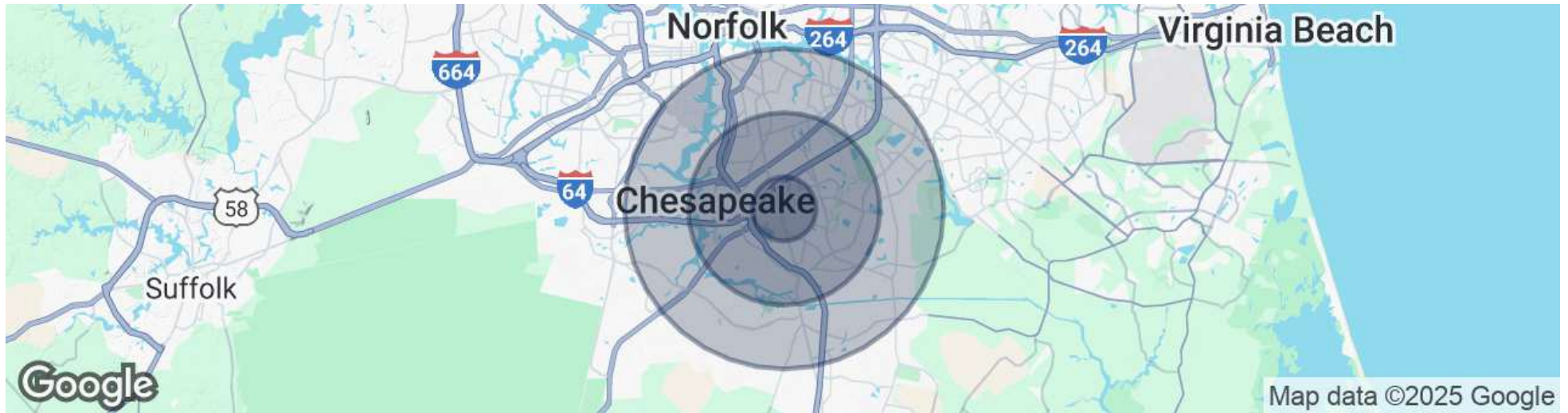
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DEMOGRAPHICS MAP & REPORT

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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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