



S.L. NUSBAUM
REALTY CO. | SINCE 1906

FOR SALE

OVER 15 ACRES IN GRASSFIELD



425 DOMINION BOULEVARD SOUTH
CHESAPEAKE, VA 23322

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

425 DOMINION BOULEVARD SOUTH
CHESAPEAKE, VA 23322



OFFERING SUMMARY

| | |
|-------------|--|
| Sale Price: | **SIGNIFICANT PRICE REDUCTION** Call Agent For Details |
| Lot Size: | 15.197 Acres |

PROPERTY HIGHLIGHTS

- 15+ acres of land located in Grassfield area of Chesapeake.
- 15.197 AC parcel offers frontage on Dominion Boulevard South.
- Strong demographics in surrounding trade area.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,708 | 17,024 | 42,509 |
| Total Population | 4,718 | 48,897 | 117,042 |
| Average HH Income | \$130,225 | \$121,473 | \$109,984 |

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SURROUNDING RETAIL

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Google

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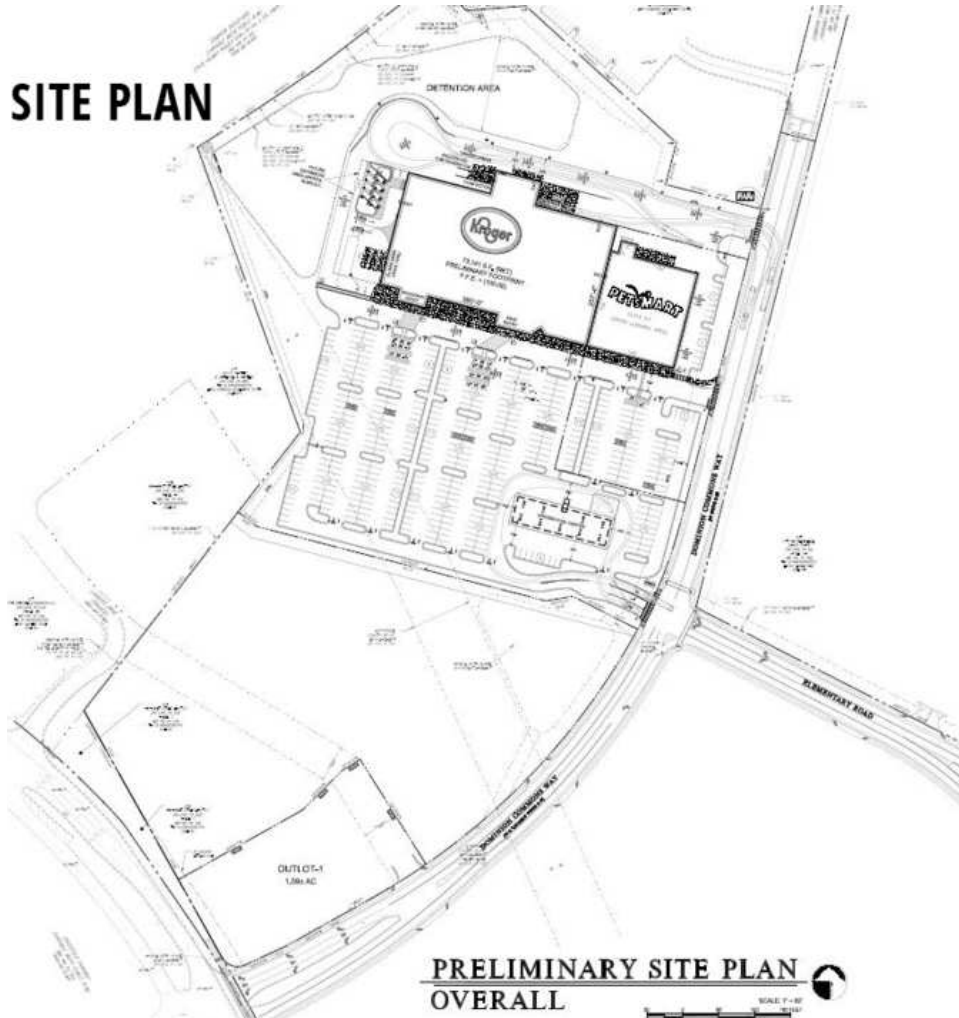


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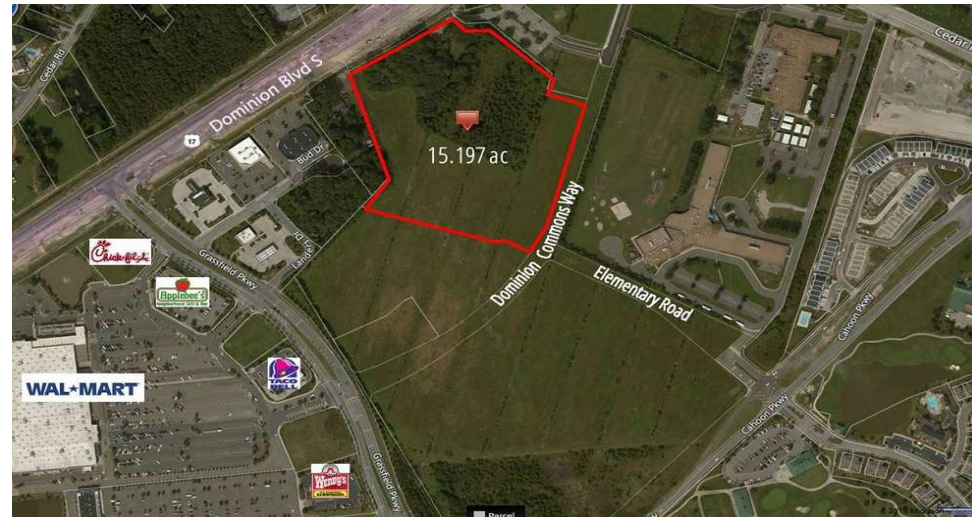
PARCEL OVERVIEW

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SITE PLAN



PRELIMINARY SITE PLAN
OVERALL



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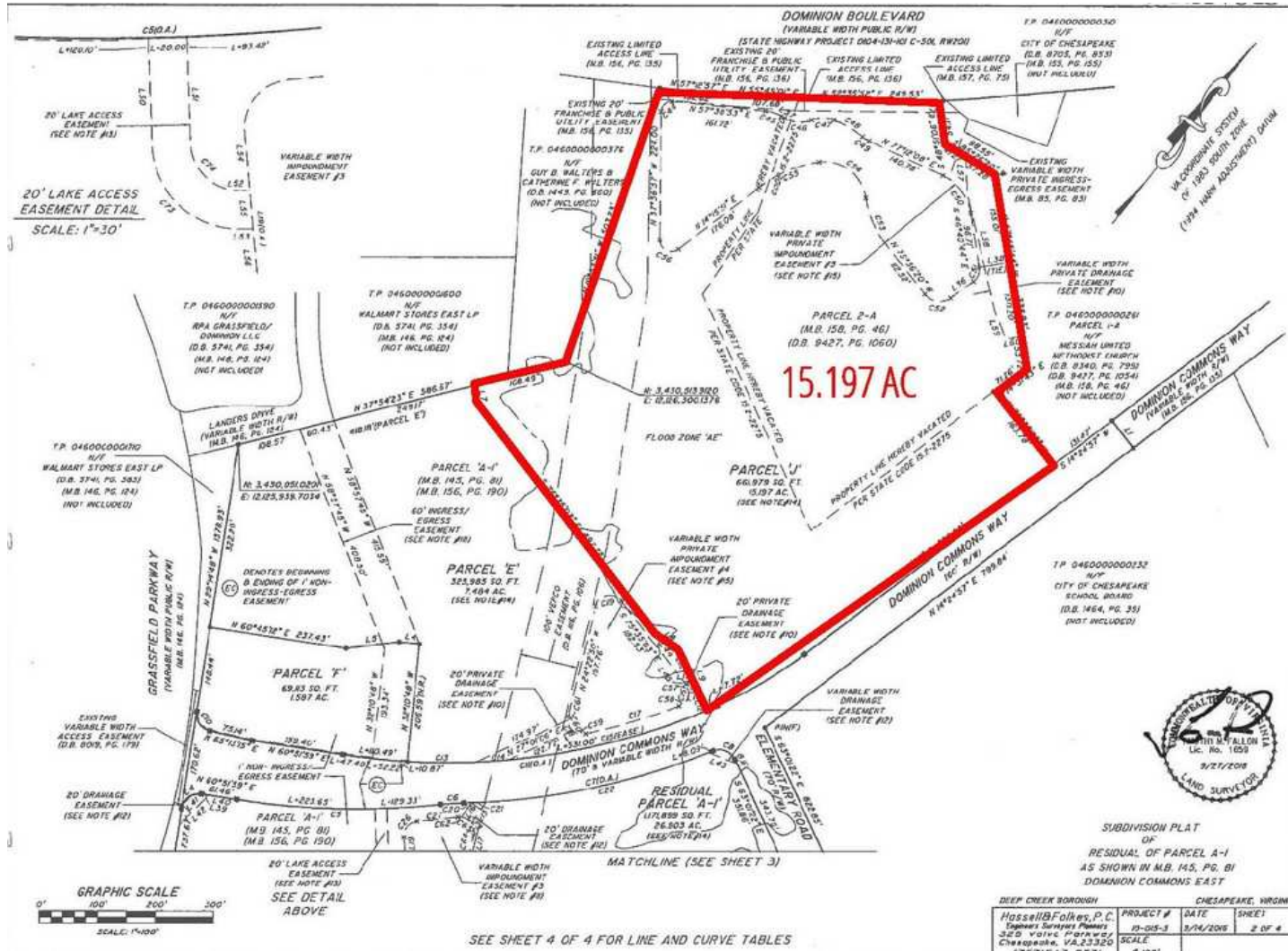




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SITE SURVEY

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SUBMARKET OVERVIEW

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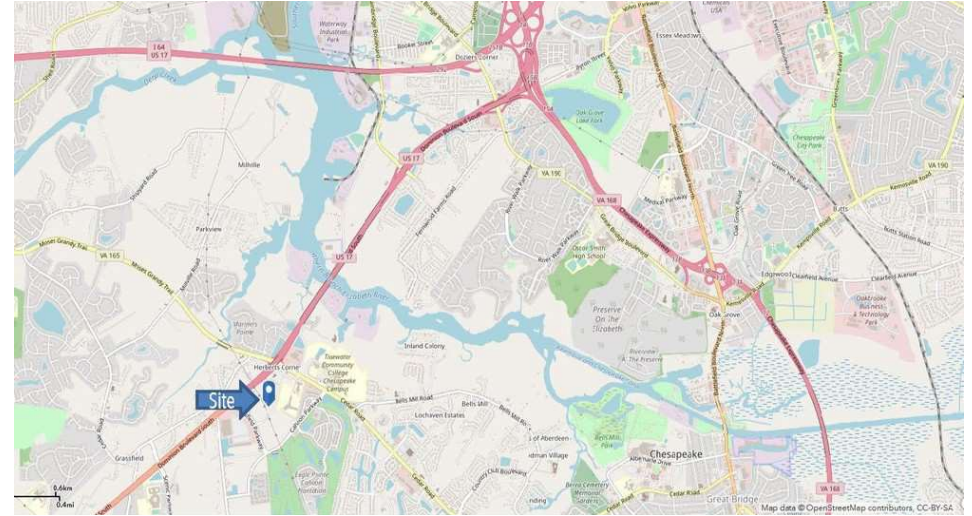
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TRADE AREA DEMOGRAPHICS

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DEMOGRAPHICS & DESCRIPTION OF TRADE AREA (2023 PROJECTED)

- Area growing almost twice the area and national rate.
- 68% households earn \$75,000 - \$200,000+. 52% households earn over \$100,000 annually.
- 45% of trade area under 35 years old.
- School level of service at 94% -105%
- Highly desirable 15+ ac site was purchase by Kroger in 2016 for a marketplace store development prior to the acquisition of the local Farm Fresh Chain
- Fastest growing area in the City of Chesapeake.
- Located in trade area of almost 11,000 households.



7 MINUTE DRIVE TIME - (2023 PROJECTED)

| | |
|-------------------------------|-----------|
| Population | 25,743 |
| Households | 8,792 |
| Renter Occupied Housing Units | 1,724 |
| Median Home Value | \$323,492 |

SCHOOL LEVEL OF SERVICE

| | |
|-----------------------|------|
| Cedar Road Elementary | 94% |
| Great Bridge Middle | 105% |
| Grassfield High | 99% |

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DEMOGRAPHICS MAP & REPORT

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DRIVE TIME DEMOGRAPHICS 7 MINUTES

| | |
|--------------------------------|---------------|
| Total Daytime Employees | 5,433 |
| 2017 Total Retail Trade | \$130,187,748 |
| Total Businesses In Trade Area | 475 |
| Average Age (Female) | |

UNDERSERVED RETAIL GROUPS RETAIL GAP

| | |
|----------------------------|--------------|
| Furniture/Home Furnishings | \$12,236,304 |
| Gasoline Stations | \$27,836,532 |
| Clothing | \$16,039,046 |
| General Merchandise | \$30,173,616 |
| Food And Drinking Services | \$18,925,747 |



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