

GROUND LEASE/BUILD TO SUIT

JOIN STARBUCKS AT THE CROSSING AT DEEP CREEK

2605-2617 Moses Grandy Trail | Chesapeake, VA 23323



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

THE CROSSING AT DEEP CREEK SHOPPING CENTER

2605-2617 Moses Grandy Trail | Chesapeake, VA 23323



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PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Contact Agent
Available AC:	0.94 Acres
Road Frontage:	205' George Washington Hwy S

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,965	11,877	32,917
Total Population	9,343	36,199	94,192
Average HH Income	\$111,540	\$99,801	\$85,618

PROPERTY DESCRIPTION

Prime Location in Busy Retail Hub: This outparcel benefits from strong anchor tenants including Food Lion and Dollar General, driving consistent foot traffic.

Surrounded by National Brands: Join a well-established mix of outparcel tenants such as Starbucks, Hardee's, Advance Auto Parts, and Waffle House, creating a destination for local shoppers and commuters alike.

High-Visibility Opportunity: Positioned in the Deep Creek submarket with excellent access and visibility, this site is ideal for retail, dining, or service-oriented businesses seeking a thriving and dynamic environment.

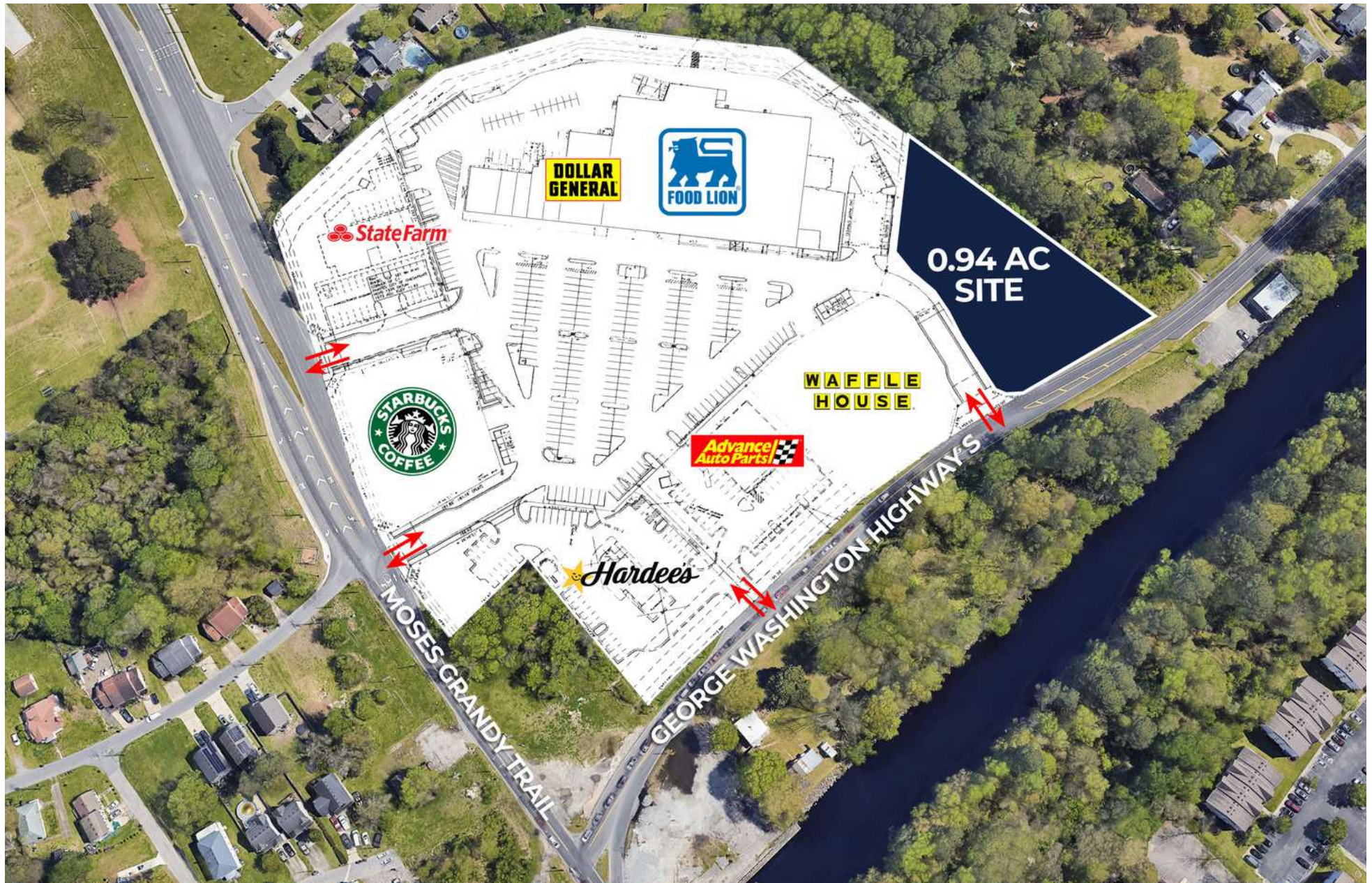
SITE PLAN

THE CROSSING AT DEEP CREEK SHOPPING CENTER

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LOCATION MAP

THE CROSSING AT DEEP CREEK SHOPPING CENTER OUTPARCEL
2605-2617 Moses Grandy Trail | Chesapeake, VA 23323



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ADDITIONAL PHOTOS

THE CROSSING AT DEEP CREEK SHOPPING CENTER OUTPARCEL
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TARGET MARKET SUMMARY

THE CROSSING AT DEEP CREEK SHOPPING CENTER OUTPARCEL
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5 MINUTE DRIVE TIME

Key Facts

10,962

Population

36.3

Median Age

3.1

Average
Household Size

\$119,888

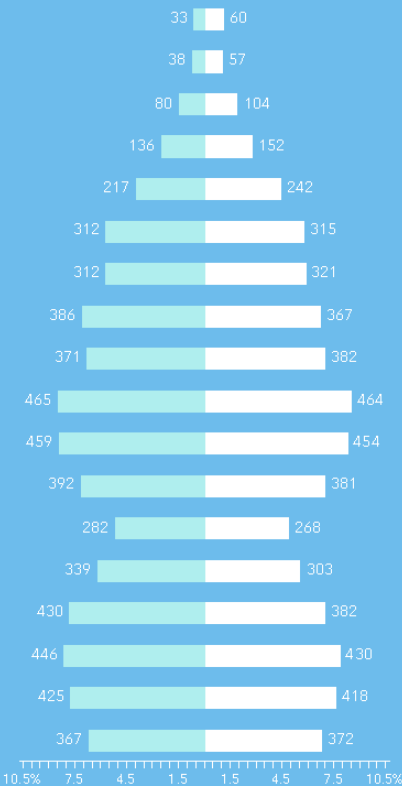
Median Household
Income

© 2024 Esri

Esri-MRI-Simmons (2024)

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024),

Age Pyramid



The largest group:

2024 Males Age 40-44

The smallest group:

2024 Males Age 85+

Annual Lifestyle Spending



\$3,840

Travel



\$94

Theatre/Operas/Concerts



\$90

Movies/Museums/Parks



\$99

Sports Events



\$11

Online Games



\$179

Audio

Tapestry segments



4A

Workday Drive
2,224 households

63.5%
of Households



1C

Boomburbs
587 households

16.8%
of Households



4B

Home Improvement
292 households

8.3%
of Households



COMMUNITY SUMMARY

2617 Moses Grandy Trl, Chesapeake, Virginia, 23323
Drive time of 5 minutes

10,962

Population
Total

0.35%

Population
Growth

3.13

Average
HH Size

65.6

Diversity
Index

36.3

Median
Age

\$119,888

Median
HH Income

\$452,584

Median Home
Value

\$519,533

Median Net
Worth

27.1%

Age <18

62.7%

Age 18-64

10.2%

Age 65+



18.7%

Services



15.4%

Blue Collar



65.9%

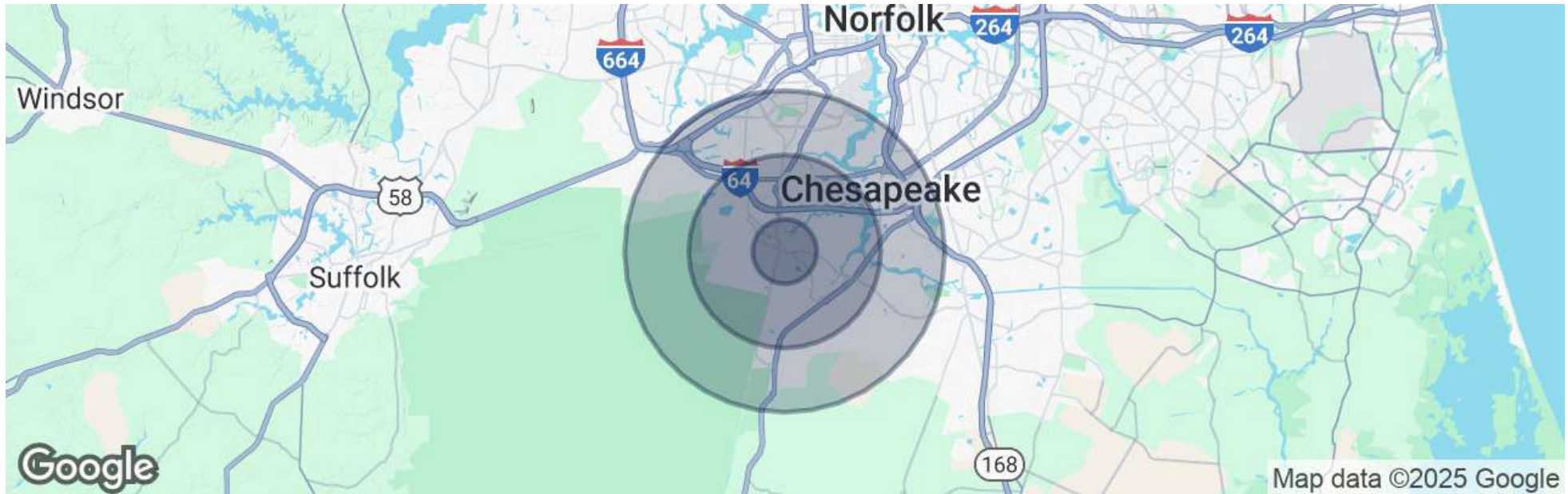
White Collar

DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,343	36,199	94,192
Average Age	35.8	36.5	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,965	11,877	32,917
# Of Persons Per HH	3.2	3.0	2.8
Average HH Income	\$111,540	\$99,801	\$85,618
Average House Value	\$282,547	\$266,781	\$238,656

2020 American Community Survey (ACS)

CONTACT INFORMATION

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