



S.L. NUSBAUM
REALTY CO.

FOR LEASE

VOLVO PARKWAY SHOPPING CENTER



109 VOLVO PARKWAY
CHESAPEAKE, VA 23320

MURRAY ROSENBACH
SENIOR VICE PRESIDENT
O. 757.640.2229
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

109 VOLVO PARKWAY
CHEASAPEAKE, VA 23320

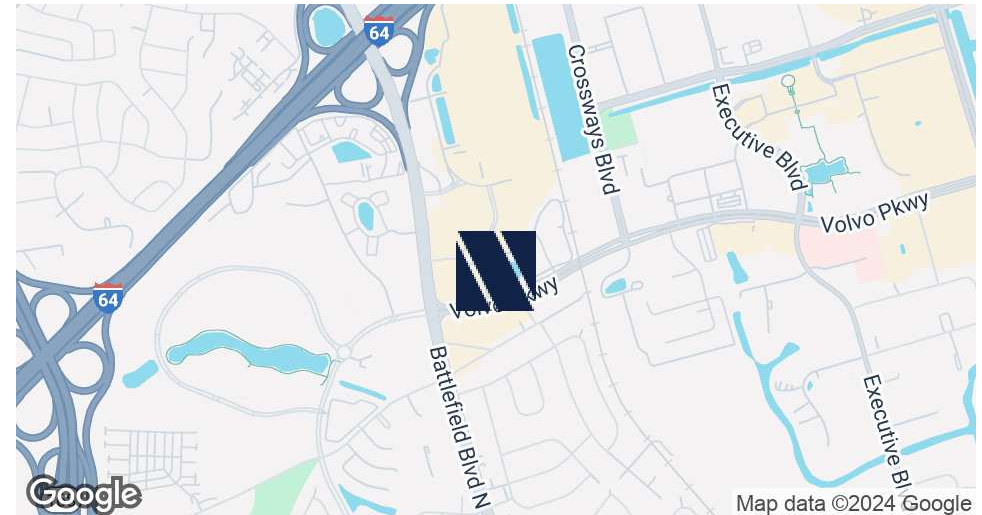


PROPERTY DESCRIPTION

Tenants include Party City, Gourmet Gang, WingStop, Massage Luxe, and Langley Federal Credit Union. Over 14,000 daytime employees within a one mile radius, including Dollar Tree / Family Dollar corporate campus and the Summit Pointe development.

SPACES	LEASE RATE	SPACE SIZE
Unit 5	Contact Agent	1,540 SF

TRAFFIC COUNTS	VPD (VDOT 2022)
Battlefield Blvd (Volvo Pkwy To SR 168 Battlefield Blvd)	59,184
Volvo Pkwy (Bus SR 168 Battlefield Blvd To Greenbrier Pkwy)	23,293



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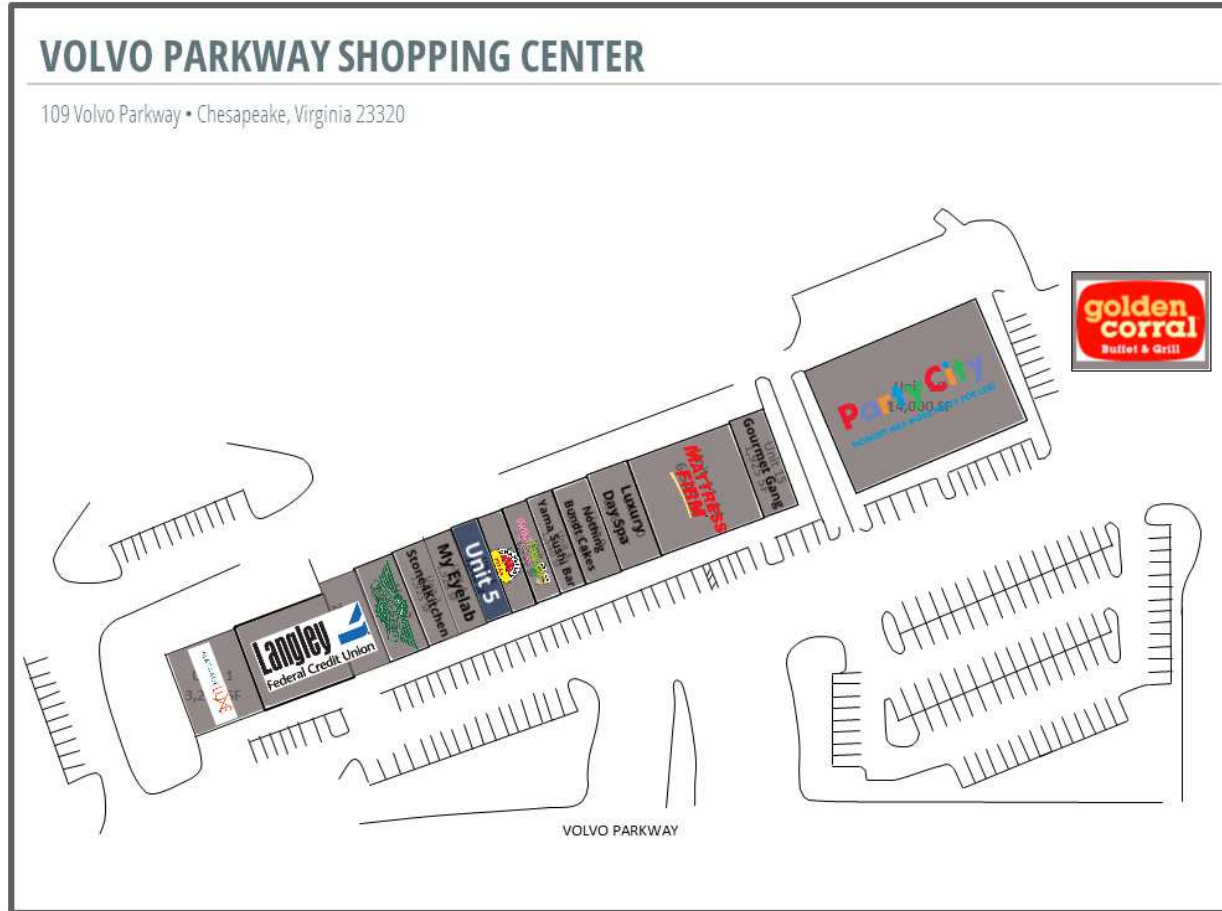




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SITE PLAN

109 VOLVO PARKWAY
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LEGEND

Available

Unavailable

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AREA RETAIL

109 VOLVO PARKWAY
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ADDITIONAL PHOTOS

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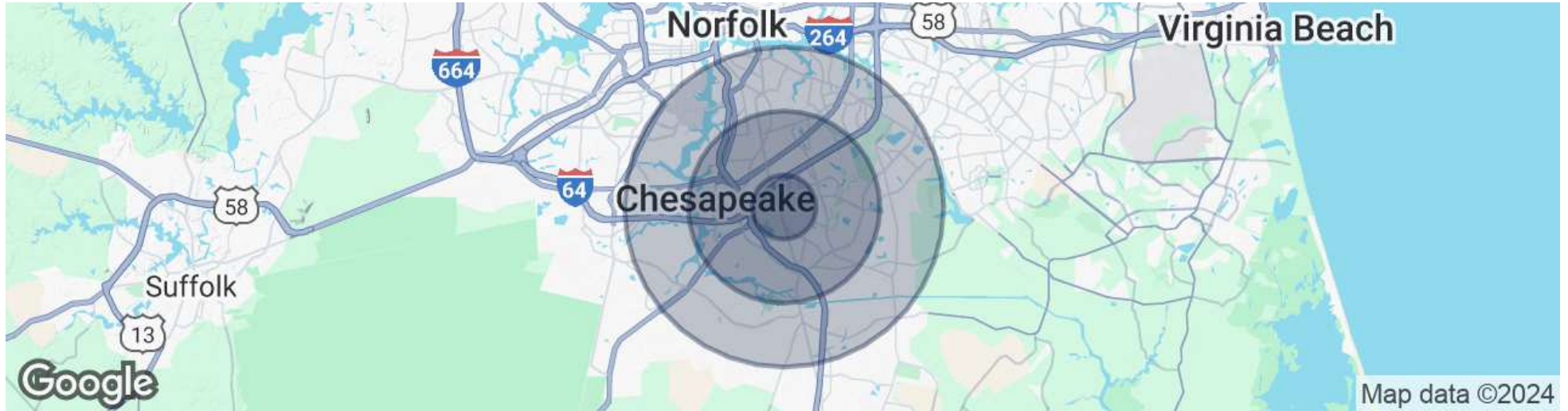




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DEMOGRAPHICS MAP & REPORT

109 VOLVO PARKWAY
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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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CONTACT ME



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