

PORTSMOUTH BLVD

AT HAMPTON ROADS
PARKWAY

Reserved For Public Use

Newly
Constructed
Starbucks



3rd Access

1st Access
Future Permanent Access

2nd Access

Hampton Roads Parkway

Portsmouth Blvd 22,000 VPD
32,500 VPD by 2030

Signalized Corner
Chesapeake, VA 23321



CUSHMAN &
WAKEFIELD

THALHIMER

// PROPERTY HIGHLIGHTS



NEWLY DEVELOPING RESIDENTIAL RETAIL CORRIDOR (485 UNITS COMPLETED, 1,248 UNDER CONSTRUCTION)



TWO AMAZON FACILITIES NEARBY (APPROX. 5,000 EMPLOYEES)



22,000 VPD ON PORTSMOUTH BOULEVARD (32,500 VPD BY 2030)



92,000 VPD ON I-664



STRONG INDUSTRIAL CORRIDOR OFF I-664



UTILITIES ON SITE



EASY ACCESS TO I-664



STORMWATER MANAGEMENT FACILITY IN PLACE

NEIGHBORHOOD DEMOGRAPHICS



PORTSMOUTH BOULEVARD
Chesapeake, VA 23321



// SPECIFICATIONS

LOCATION:	3 POINTS OF ACCESS AND SIGNALIZED INTERSECTION ON PORTSMOUTH BLVD & HAMPTON ROADS PKWY
ACRES:	4.10 ACRES (410' X 420')
SIGNAGE:	PORTSMOUTH BOULEVARD VISIBILITY & EXPOSURE
ZONING:	B-2 (PENDING)
RENTAL RATE:	CONTACT AGENT FOR PRICING

JOIN NEARBY RETAILERS:



// PORTSMOUTH BOULEVARD
Chesapeake, VA 23321

CORPORATE NEIGHBORS



0.61 MILES

1

AMAZON IMPORT CENTER
±1,000 EMPLOYEES

3

TRACTOR SUPPLY
1.2 MILES

5

FRITO LAY
1.3 MILES



5.58 MILES

2

AMAZON FULFILLMENT
CENTER ±3,700 EMPLOYEES

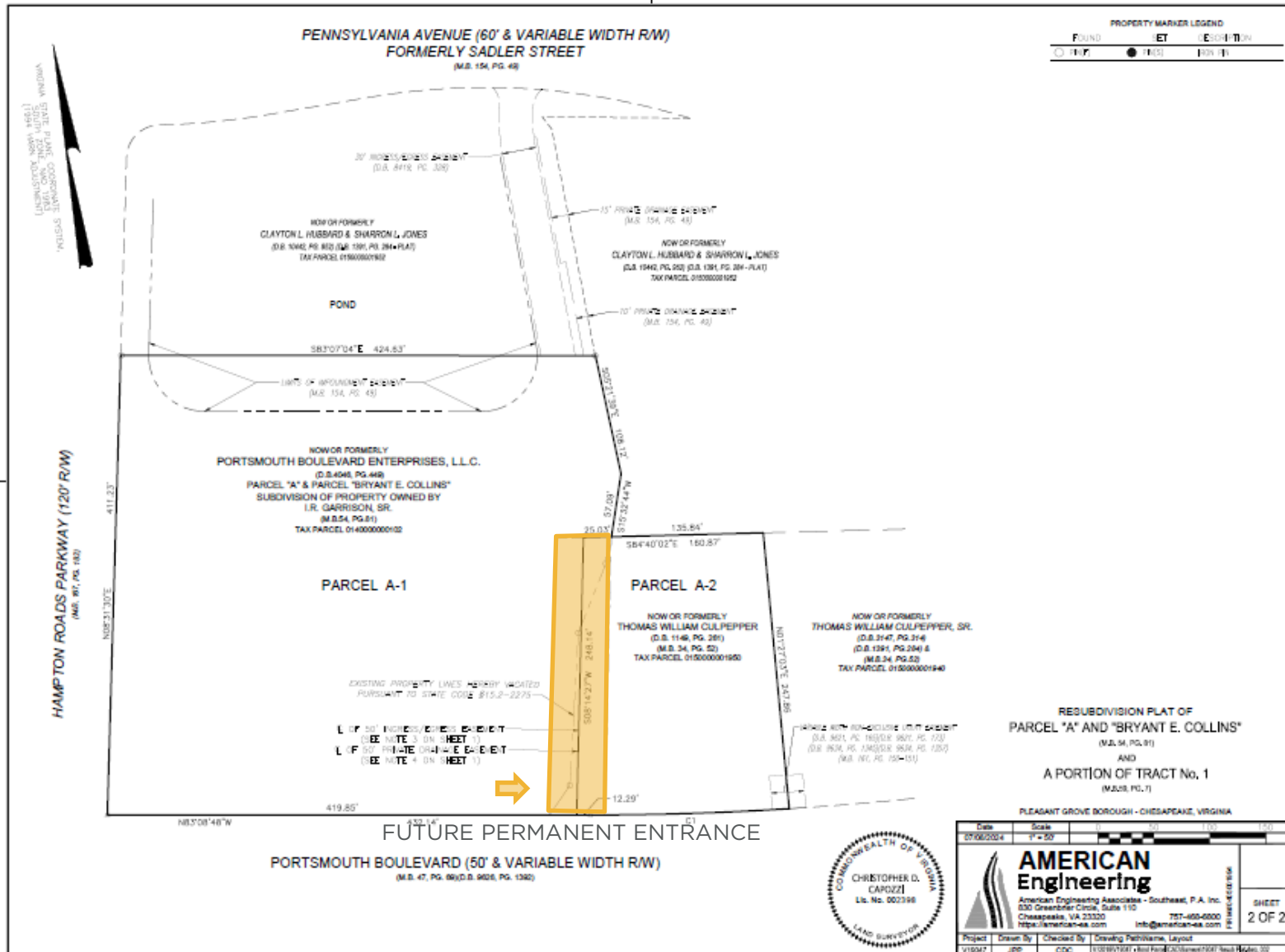
4

84 LUMBER
1.6 MILES

6

TIDEWATER PROBUILD
1.2 MILES

// SUBDIVISION PLAT / SURVEY



PORTSMOUTH BLVD

AT HAMPTON ROADS
PARKWAY

SMITH FARM LANDING
(Site Work Complete)
64 Single Family Homes
\$499,000 - \$659,000

(Construction Ongoing)
84 Multi-Family 55+
\$437,400 - \$515,391

**WOODLAND @
WESTERN BRANCH**
136 Four Plex
\$279,000 - \$290,000

ARBORS @ WESTERN BRANCH
163 Multi-Family 55+
\$1345 - \$2100/mo

**SUBJECT
PROPERTY**

JOLLIFF LANDINGS
304 Apartment Homes Completed
181 Townhomes Completed
\$315,000 - \$369,000
424 Single Family Homes Under Construction
\$499,000 - \$659,000

19,000 VPD

20,000 VPD

34,000 VPD

82,000 VPD

92,000 VPD

Northgate Logistics Center
458,000 SF

Multi-Story
Amazon Fulfillment Center
3.8M SF
2,000+ Employees

amazon
650,000 SF Per Floor
Import Center
1,000+ Employees

THE GROVE (Under Construction)
84 Single Family Homes
\$499,000 - \$659,000
200 Senior Living
240 Four Plex \$279,000 - \$325,000

// CONTACT

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