

PORPSMOUTH BLVD

AT HAMPTON ROADS

PARKWAY

Reserved For Public Use

Newly
Constructed
Starbucks



2nd Access

3rd Access

1st Access
Future Permanent 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



PORTSMOUTH BOULEVARD
Chesapeake, VA 23321



JOLIFF LANDING at Western Branch

181 Townhomes
304 Apartments
424 Single-Family Homes

// 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:



TARGET



BURGER KING



STARBUCKS



7-ELEVEN



FOOD LION



Cracker
Barrel
Old Country Store



Save money. Live better.



PORTSMOUTH BOULEVARD
Chesapeake, VA 23321

CORPORATE NEIGHBORS



0.61 MILES

1

AMAZON IMPORT CENTER
±1,000 EMPLOYEES



5.58 MILES

2

AMAZON FULFILLMENT
CENTER ±3,700 EMPLOYEES



TRACTOR SUPPLY
1.2 MILES



FRITO LAY
1.3 MILES

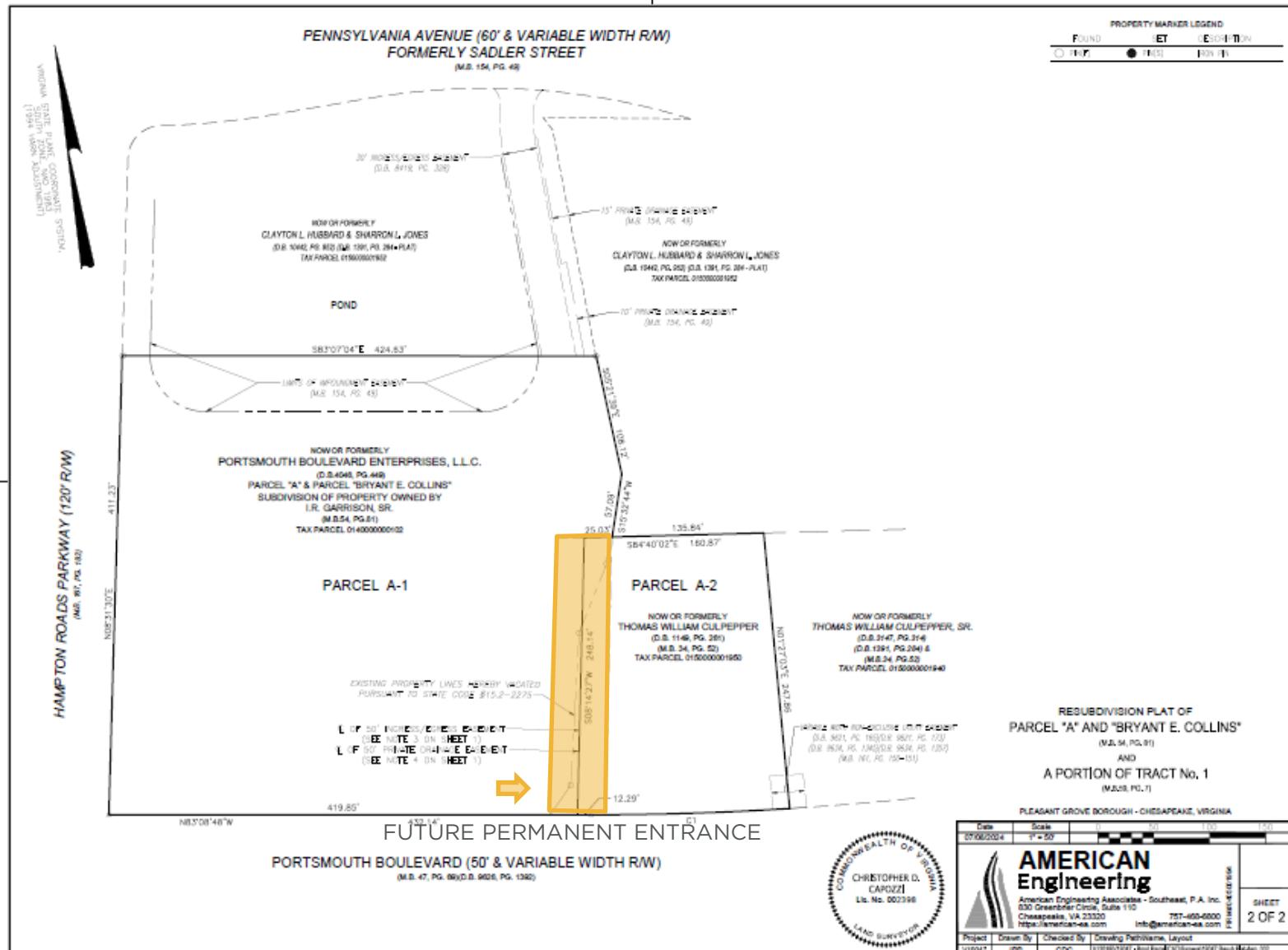


84 LUMBER
1.6 MILES



TIDEWATER PROBUILD
1.2 MILES

// SUBDIVISION PLAT / SURVEY



// **PORTSMOUTH BOULEVARD**
Chesapeake, VA 23321

