

CHESAPEAKE SQUARE

4200 Portsmouth Boulevard, Chesapeake, VA

MAJOR REDEVELOPMENT UNDERWAY

CUSHMAN &
WAKEFIELD
THALHIMER



CHESAPEAKE SQUARE

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PROPOSED SITE PLAN



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NEW INVESTMENT IN THE MARKET



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RESIDENTIAL GROWTH

PREPARED FOR CHESAPEAKE SQUARE MALL
UPDATED OCTOBER 2023



2,800+ UNITS APPROVED OR PERMITTED
1,513+ UNITS DELIVERED

MAP KEY

APPROVED AND PERMITTED HOUSING

- | | |
|---|--|
| A. Joliff Landing Townhouses
181 Townhouses - 181 Co's | P. White's Landing
6 Single Family Units |
| B. Homestead @ Bowers Hill Ph1
44 Single Family Units | Q. Waggoner Landing
20 Single Family Units |
| C. Meadowlake Farms
75 Single Family Units - 62 Co's | R. Walker's Bend on the Elizabeth
23 Single Family Units - 21 Co's |
| D. Elizabeth Place
12 Single Family Units - 11 Co's | S. Homestead @ Bowers Hill Ph3
25 Single Family Units |
| E. Clairmont at Joliff
304 Apartment Units - Completed | T. Homestead @ Bowers Hill PH2
20 Single Family Units |
| F. Regal Landing
8 Single Family Units - 4 Co's | U. Sweeter Homes, LLC
4 Single Family Units |
| G. Martins Point
35 Single Family Units - 15 Co's | V. Bradshaw Harbor
21 Single Family Units |
| H. Monarch Walk Parcel B
71 Condo Units - 62 Co's | W. Townhouse at Joliff Landing
105 Townhouses - 105 Co's |
| I. Riley Estates
3 Single Family Units | X. Poplar Hill Estates
24 Single Family Units - 18 Co's |
| J. Woodlands at Western Branch
136 Condo Units - 136 Co's | Y. Bell Manor Estates
13 Single Family Units - 11 Co's |
| K. Joliff Landing at WB
424 Single Family Units - 50 Co's | Z. The Cove
71 Townhomes |
| L. King's Pointe
430 Condo Units - 430 Co's | AA. The Grove
824 Units |
| M. Reserve at Western Branch
71 Single Family Units - 70 Co's | BB. Drum Creek Farms
19 Units - 15 Co's |
| N. Smith Farm
64 Single Family Units | CC. Silverwood Forest Condos
24 Units |
| O. Tuttles Landing
7 Single Family Units - 5 Co's | DD. The Retreat at Western Branch
84 Units - 13 Co's |

800+ UNITS IN PLANNING STAGES



\$100,194 AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE



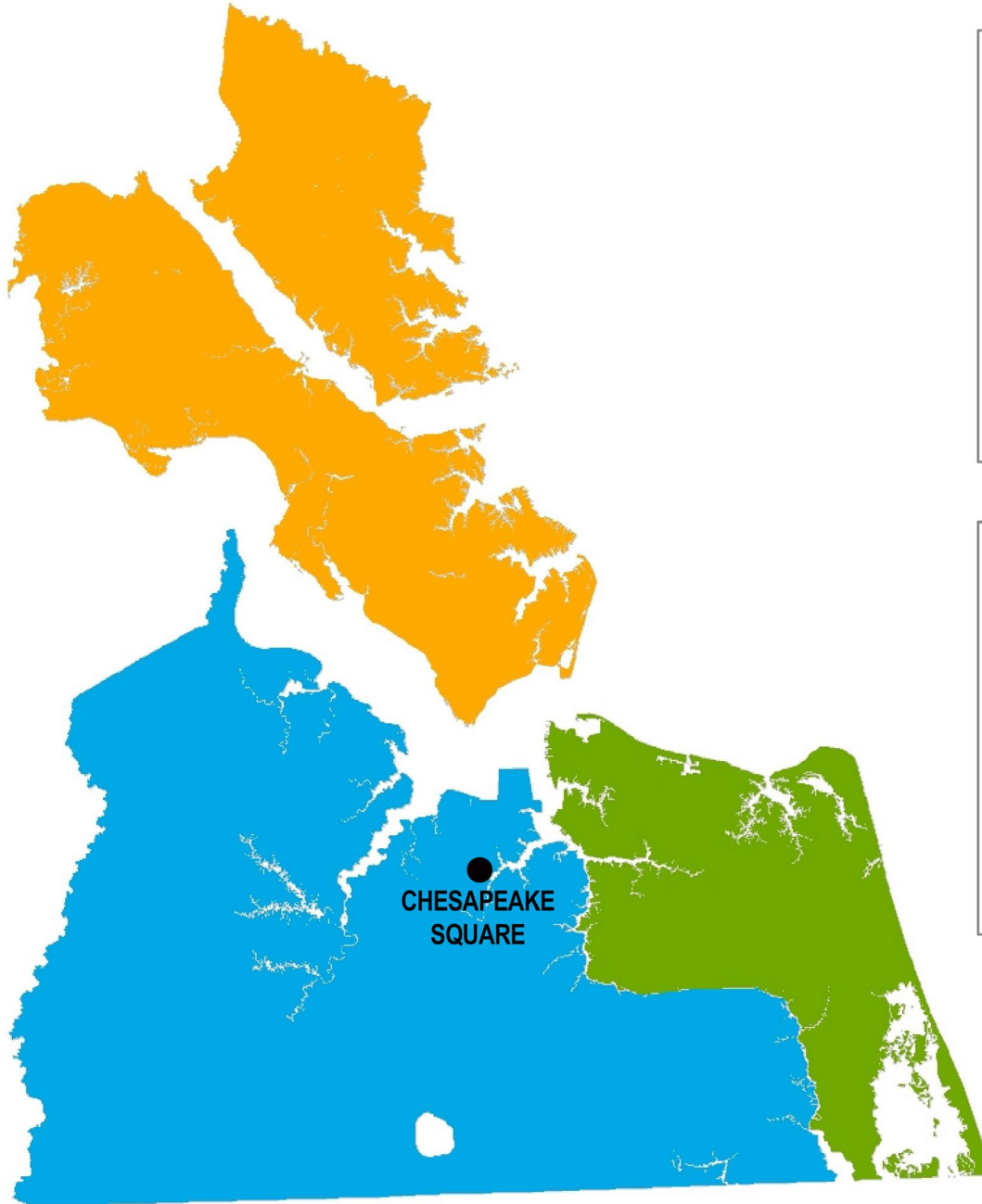
214,373 ESTIMATED POPULATION WITHIN TRADE AREA



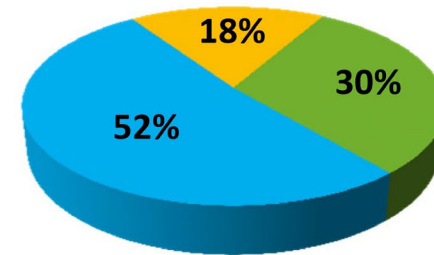
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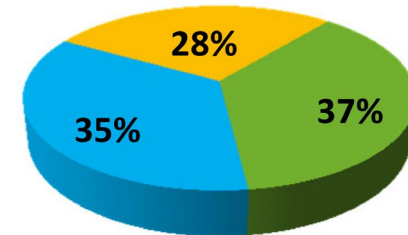
HAMPTON ROADS FORECASTED GROWTH



Portion of Population Growth
2009 to 2040



Portion of Total Employment Growth
2009 to 2040



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DEMOGRAPHICS



60,353

3 MILE POPULATION



51,386

3 MILE DAYTIME POPULATION



39.9

3 MILE MEDIAN AGE



\$98,749

3 MILE AVG HOUSEHOLD INCOME



2.8M

VISITS MAR 2022 - FEB 2023



518K

CUSTOMERS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Trade Area
Est. Population	6,614	60,353	146,690	49,015
Est. Average Household Income	\$105,796	\$98,749	\$95,068	\$110,361
Est. Daytime Population	7,744	51,386	140,051	41,373

Chesapeake Square 3 Miles

Norfolk-Portsmouth- Newport News VA MSA

Est. Population	63,739	1,994,378
Est. Average Household Income	\$97,059	\$98,283
Est. Median Household Income	\$75,028	\$72,366
Est. Median Home Value	\$287,759	\$295,565
Est. Median Age	38.8	38.4

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NEW CITY ROAD BEAUTIFICATION



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NEW ENTRANCES & STREET SCAPING



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