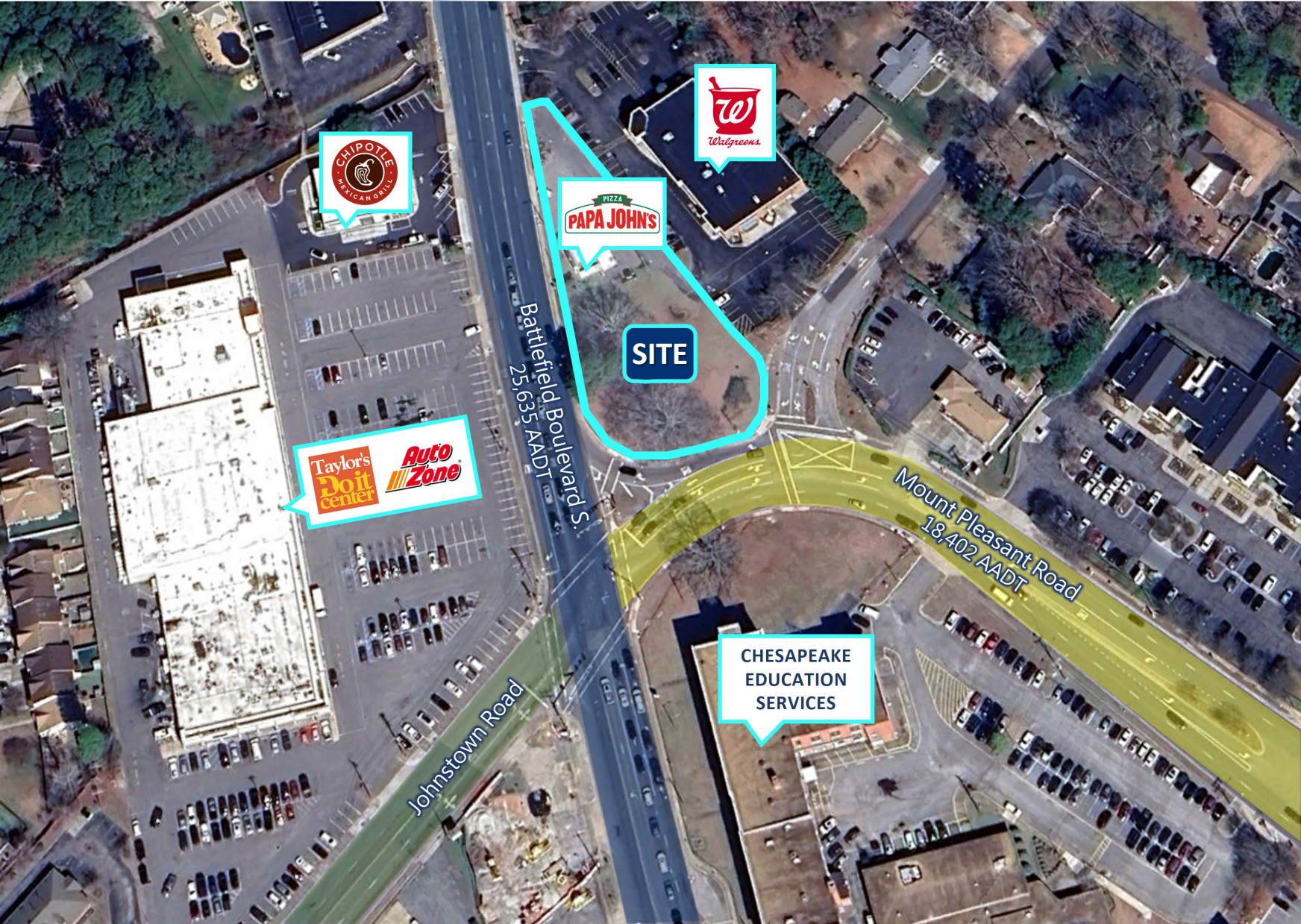


FOR
SALE

0.80 ACRE PARCEL WITH
PAPA JOHNS PIZZA



MICHAEL P. ZARPAS

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359 S. Battlefield Boulevard | Chesapeake, VA 23322

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SUMMARY

Location	359 S. Battlefield Boulevard Chesapeake, Virginia 23322
Sale Price	Entire 0.80± acre parcel including Papa Johns \$1,375,000 If entire parcel is purchased, Papa Johns will sign a new 10-year lease at \$3,500.00 per month with 10% rent increase at Year 6 and four 5-year options with 10% rent increases every 5 years 0.49± acre of 0.80-acre parcel (w/o Papa Johns) \$800,000
Zoned	B-1 (Neighborhood Business) <u>Table of Uses</u>



POPULATION

1 MILE	3 MILE	5 MILE
6,301	45,171	87,399



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$149,852	\$145,468	\$133,529



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,134	15,143	31,348

HIGHLIGHTS

- Prime Great Bridge hard corner
- Located at lighted intersection of S. Battlefield Boulevard and Mount Pleasant Road
- Area retailers include Walgreens, Taylor’s Do-It Center, AutoZone, Chipotle, Kroger, Five Below, Dollar Tree, Panera Bread, and Pet Supplies Plus
- Traffic Count: 25,635 AADT on Battlefield Blvd S.
- Traffic Count: 18,402 AADT on Mt. Pleasant Road



SURROUNDING RETAIL



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