

retail/medical FOR SALE/LEASE



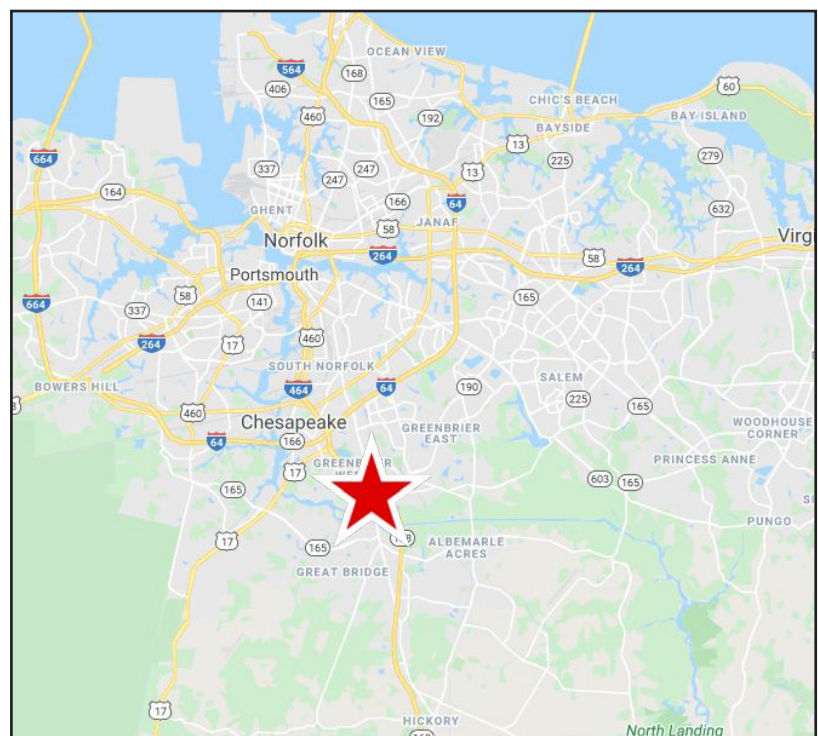
Retail/Medical Building | 843 N. Battlefield Blvd., Chesapeake, Virginia

SALE PRICE: \$950,000.00 OR BUILD-TO-SUIT

PROPERTY FEATURES:

- **±0.653 AC or ±6,048 SF Available!** Build-to-suit retail/medical office building located on N. Battlefield Blvd. in Chesapeake; excellent access and visibility!
- **Located within the heart of Great Bridge's retail corridor**, most sought after district in Chesapeake, VA; Across the street from Chesapeake Regional Hospital
- **Convenient access** to the Great Bridge Bypass, I-64, and Chesapeake Expressway;
- **Favorable demographics**, Traffic counts over 36,000 VPD along North Battlefield Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	9,332	68,104	189,508
Avg HH Income	\$69,099	\$75,640	\$78,741
Households	3,871	26,852	69,524



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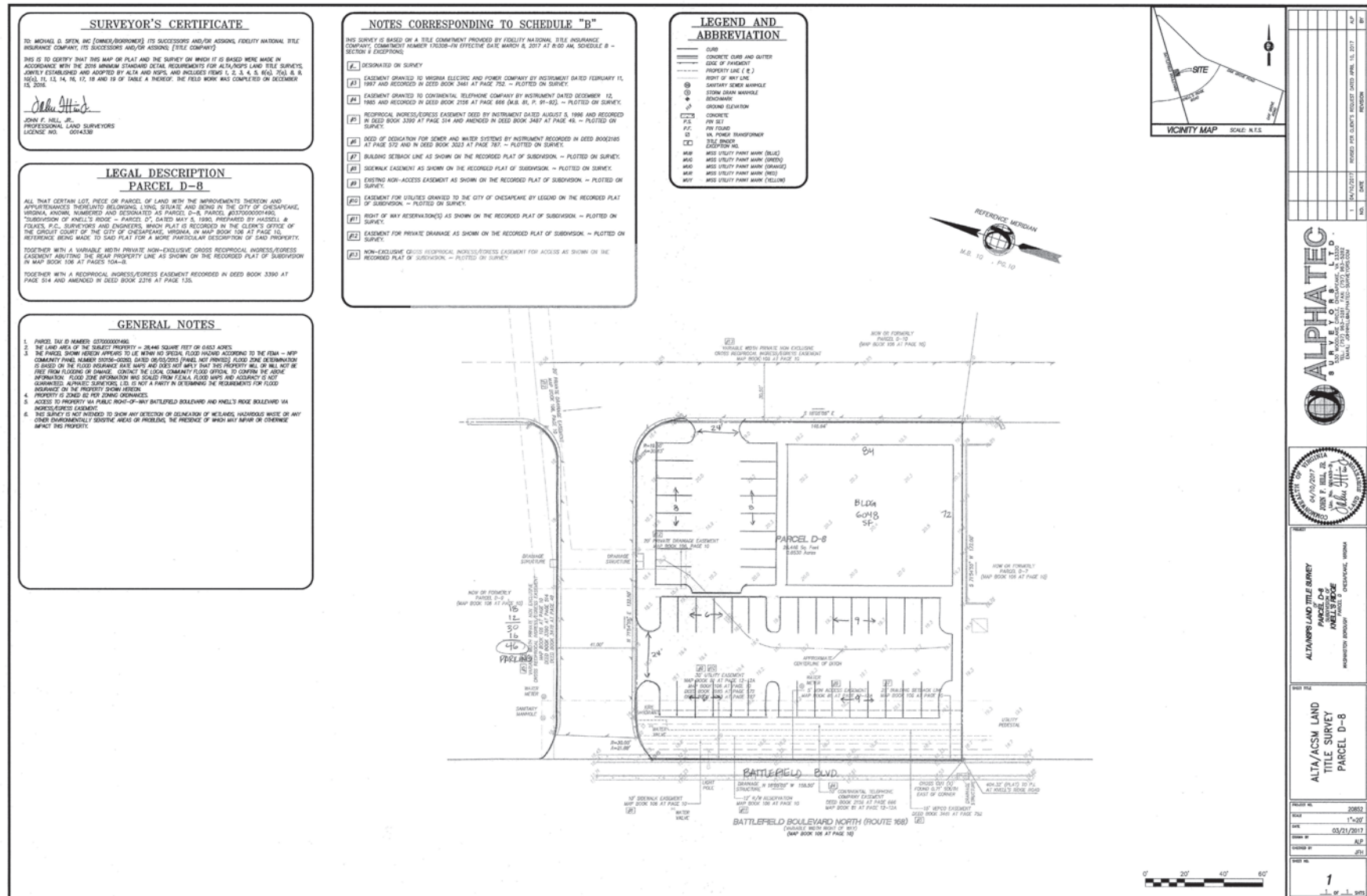


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CONCEPTUAL RENDERING



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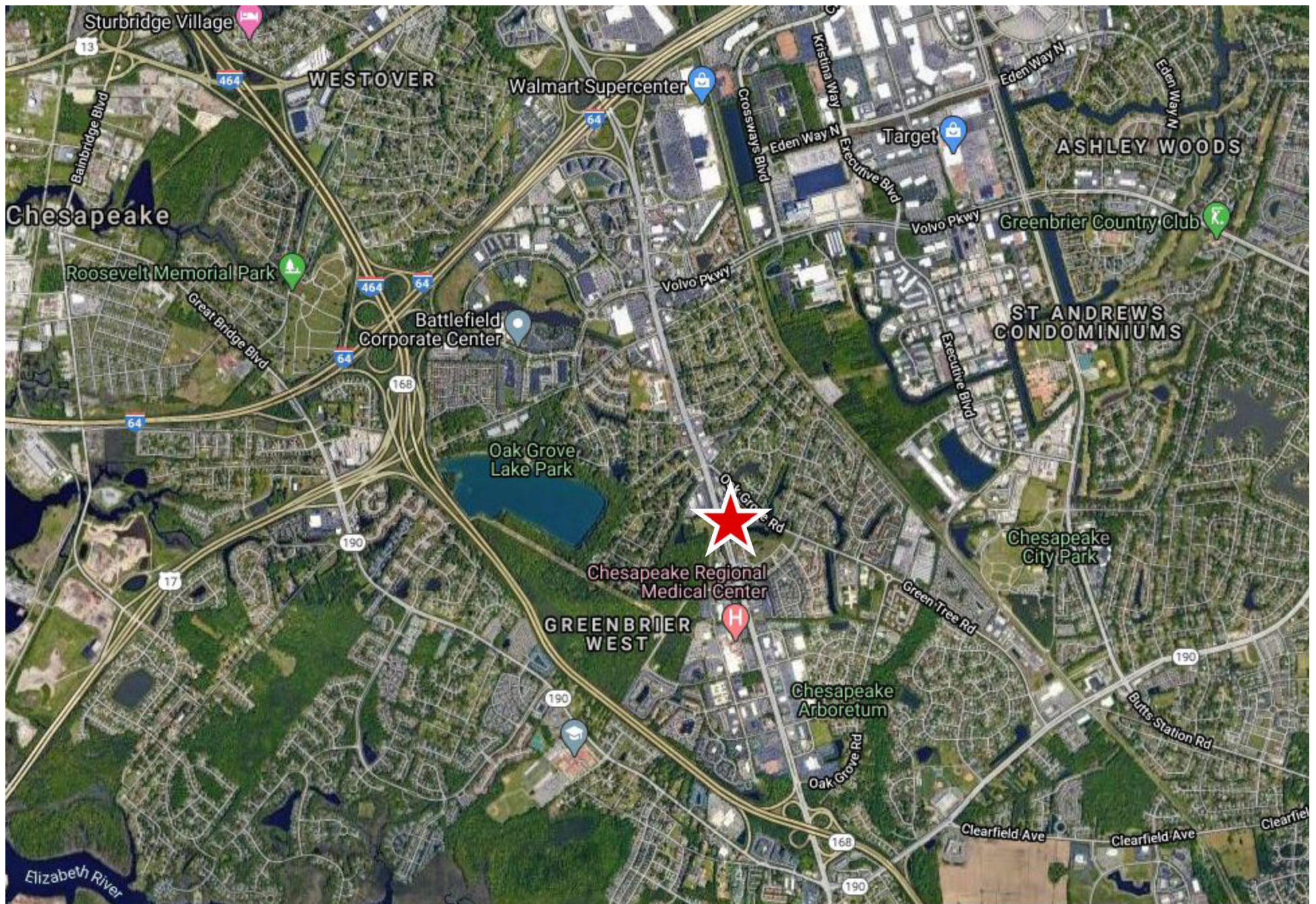
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