



RETAIL
PROPERTY
FOR LEASE

GREAT
BRIDGE

865 GREAT BRIDGE BLVD. CHESAPEAKE, VA 23320



Owner/Agent
Managed and Leased by KPM LLC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	3,400 SF
Available SF:	1,000 SF

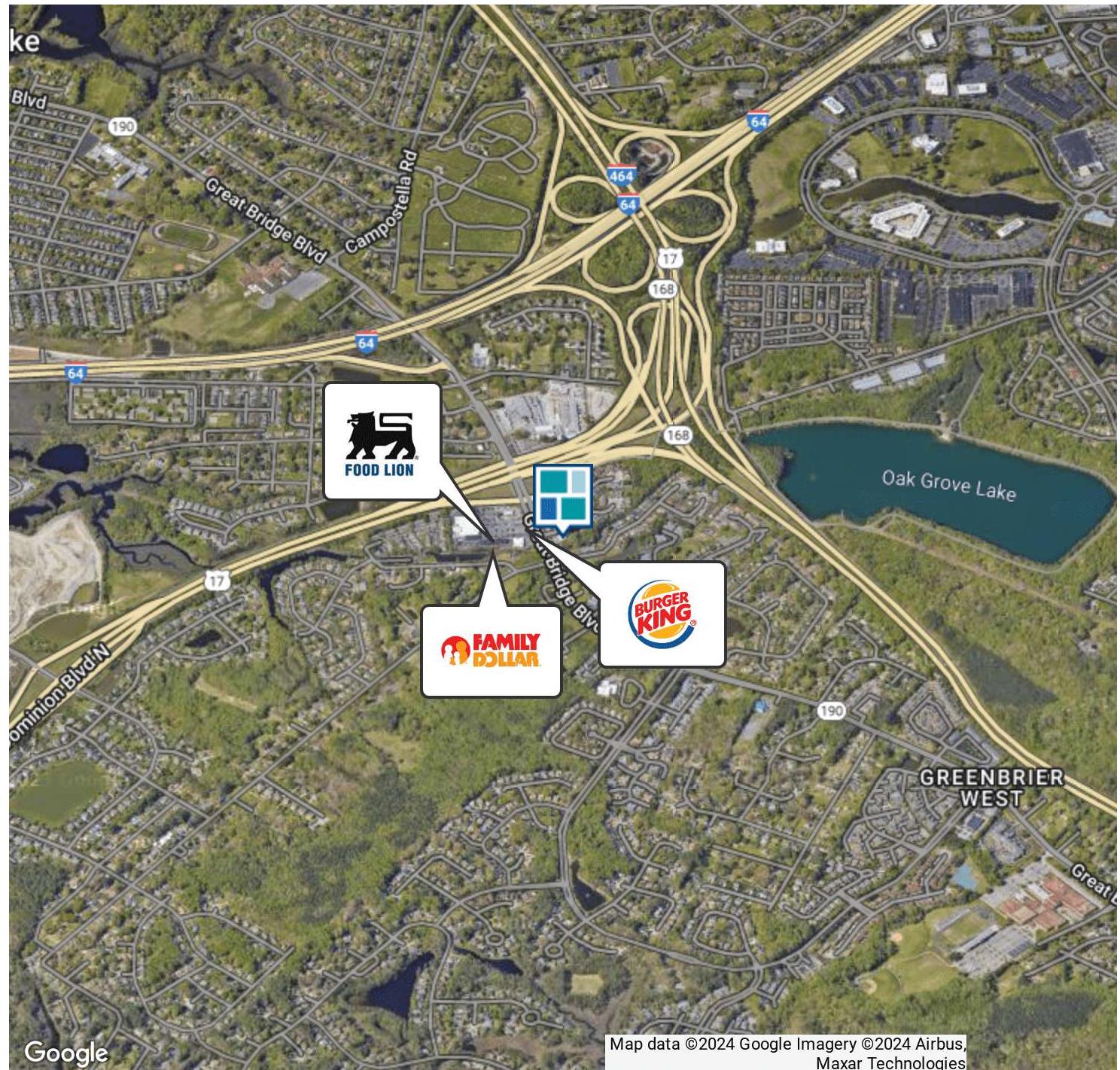
PROPERTY OVERVIEW

Small shop space available in Chesapeake's Great Bridge neighborhood, just off I-64. Located at the intersection of Dominion Blvd. (US 17) & Great Bridge Blvd at the foot of the Dominion Blvd Bridge. This highly traveled route is at the crossroads of the Chesapeake Expressway and Route 17. Only one vacancy available.

PROPERTY HIGHLIGHTS

- Small shop space (1,000 SF)
- Situated just off Interstate 64
- Pylon sign available

AERIAL MAP

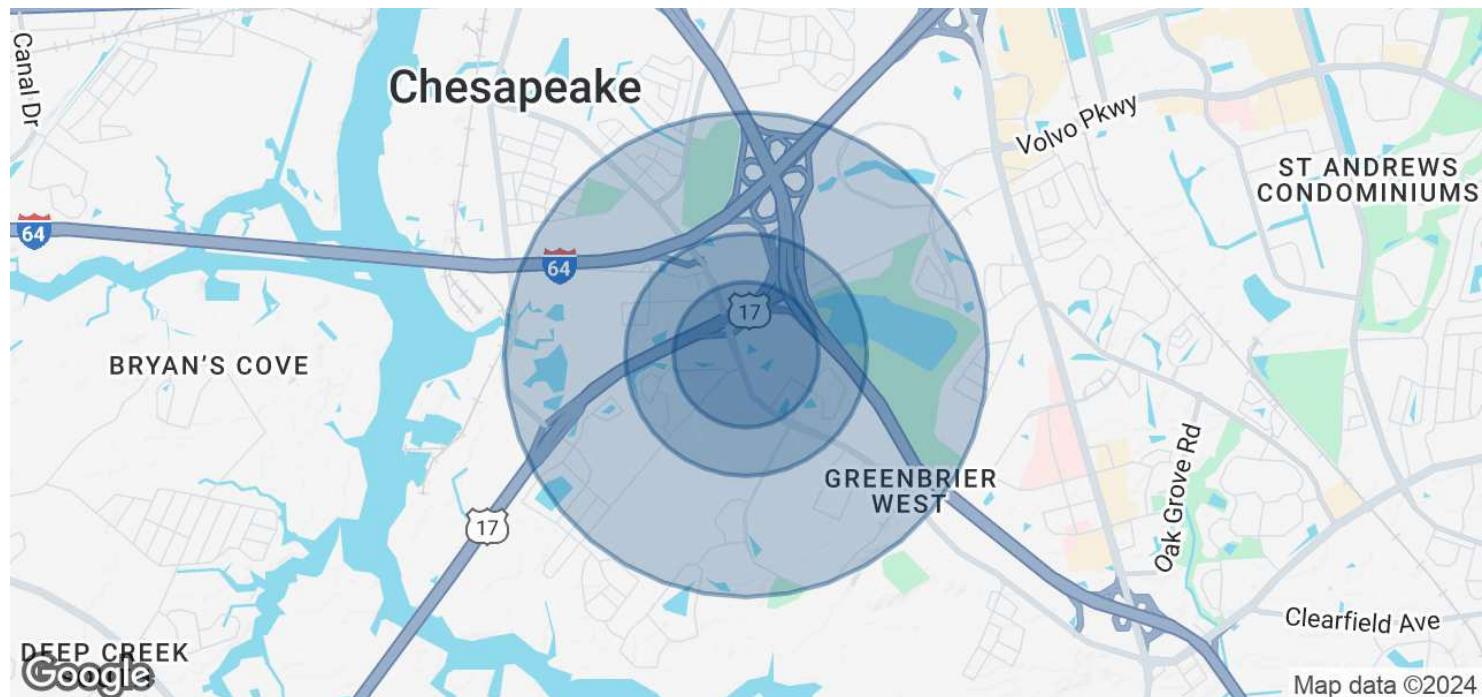


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Maxar Technologies



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	934	2,645	9,565
Average age	39	39	39
Average age (Male)	36	37	37
Average age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	397	1,106	4,017
# of persons per HH	2.4	2.4	2.4
Average HH income	\$93,604	\$94,025	\$96,279
Average house value	\$346,392	\$343,144	\$334,274

* Demographic data derived from 2020 ACS - US Census