



RETAIL
PROPERTY
FOR LEASE



2001 S.
MILITARY
HWY

CHESAPEAKE, VA 23320



Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD, CCIM SUSAN SPRINGER

757.513.2500
chrisg@kotarides.com

757.560.3931
susans@kotarides.com

EXECUTIVE SUMMARY

Two tenant, 60,000 s.f. rendering



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	168,596 SF Total Available SF
Former Kmart:	124,662 SF plus mezzanine
Former American Freight:	32,328 SF
Vacant:	11,606 SF

PROPERTY OVERVIEW

Retail property for lease in the Greenbrier/Battlefield area of Chesapeake near the top visited Kroger Marketplace in Virginia as reported by Placer.ai. Site has multiple signage and access points on a major roads: Battlefield Blvd and Military Hwy. Hub of the highway network with easy access to I-64, I 464 and Rt 168 (all converge nearby).

PROPERTY HIGHLIGHTS

- 124,000 SF divisible to 60,000 SF and able to configure loading docks on both sides of the property.
- 18' clear height with 45'x40' column spacing.
- B-2 zoning permits retail as well as many business uses



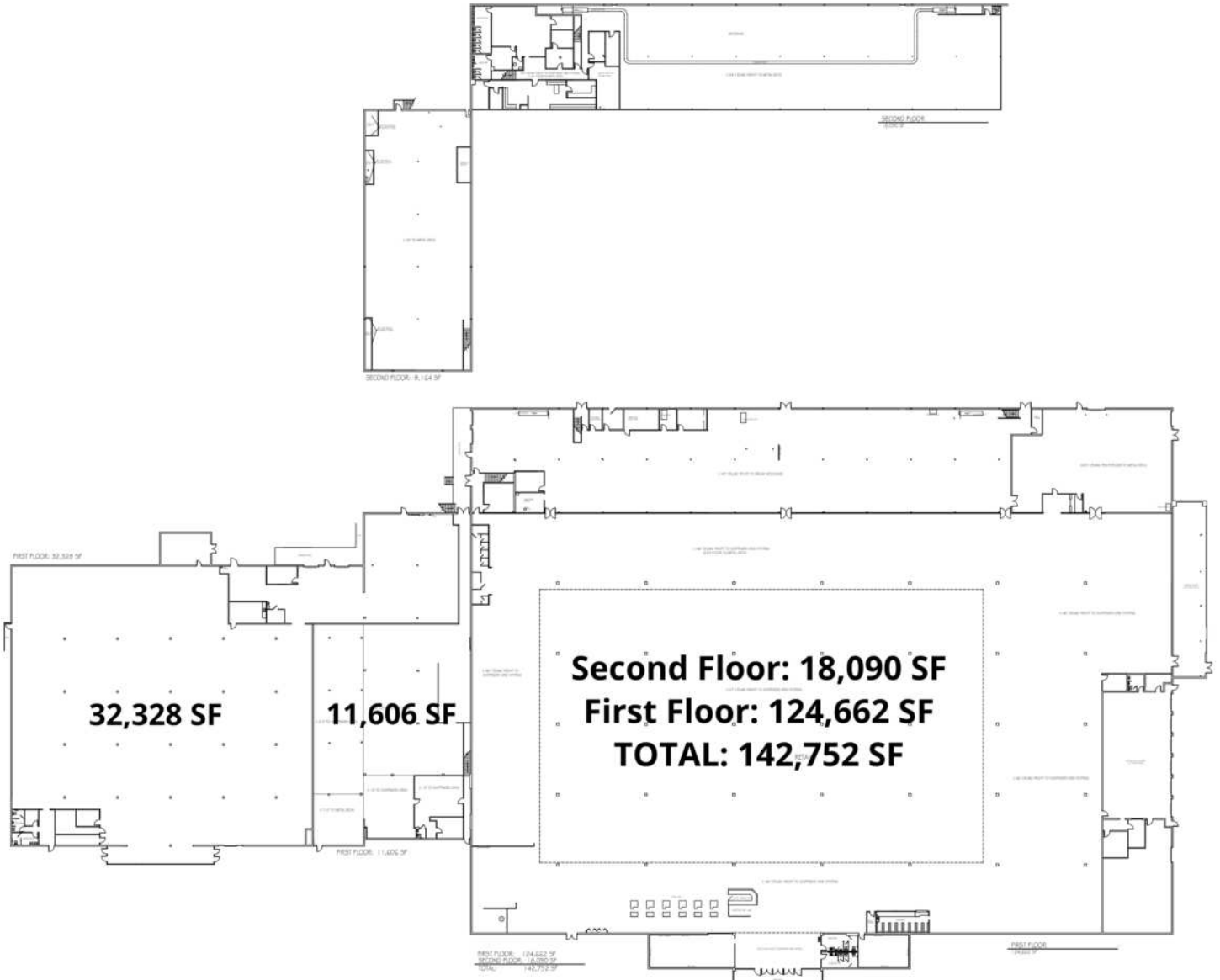
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SITE PLAN



2001 S. MILITARY HIGHWAY
CHESAPEAKE, VA 23320
EXISTING PLAN

SCALE: N.T.S. DATE: 06/2020
DRAWN BY: K.L. MOLETTE 757.214.1345



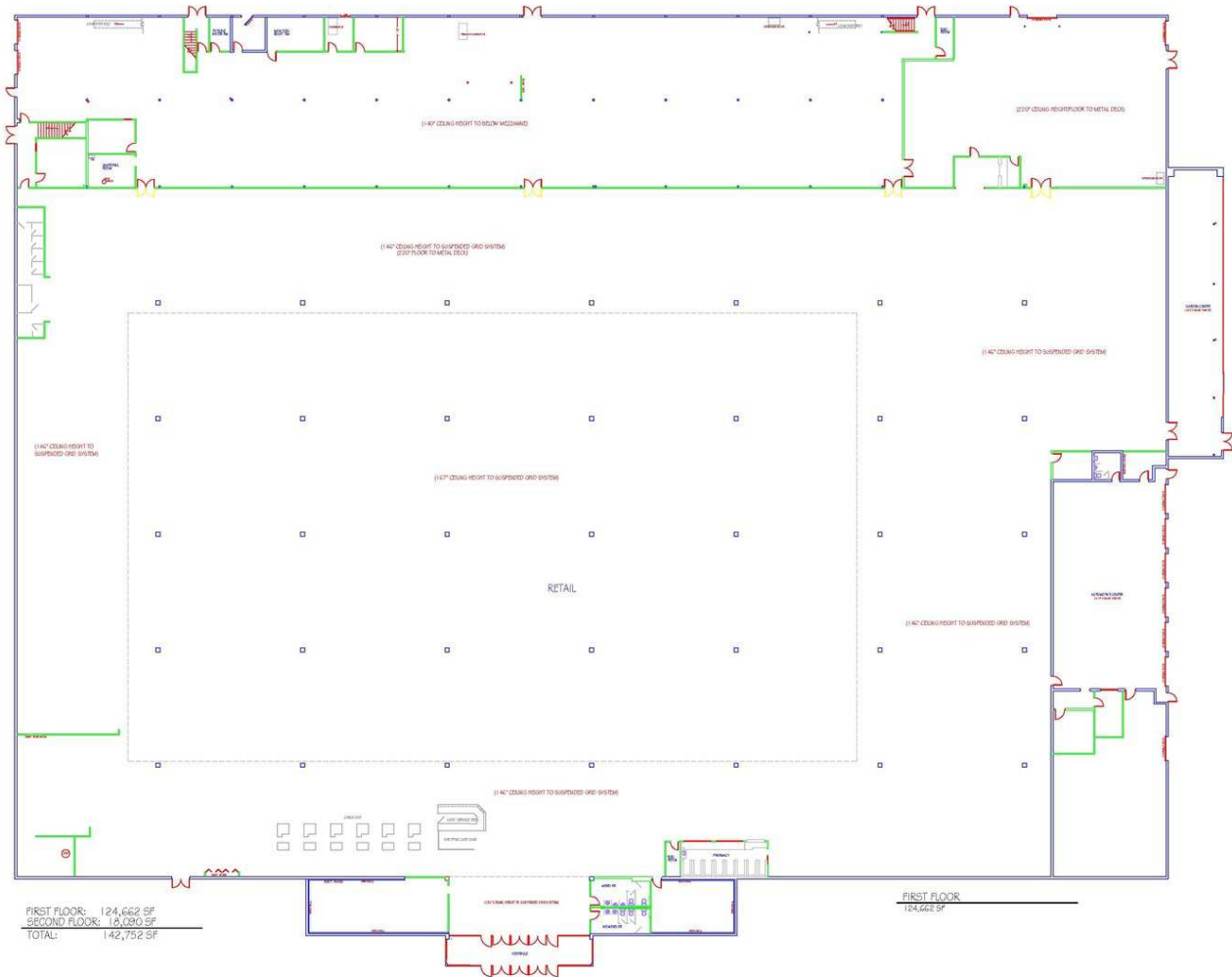
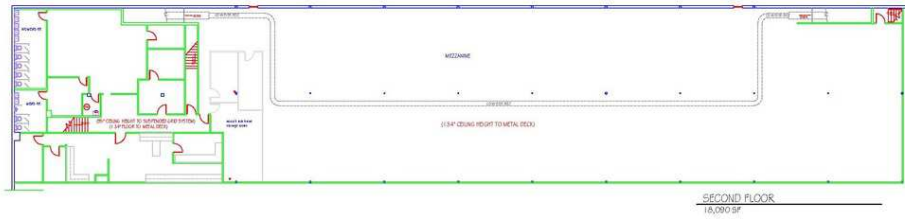
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FORMER KMART



2001 S. MILITARY HIGHWAY
 CHESAPEAKE, VA 23320
 EXISTING PLAN

SCALE: N.T.S. DATE: 5/6/20
 DRAWN BY: K.L. MONETTE 757.214.1345



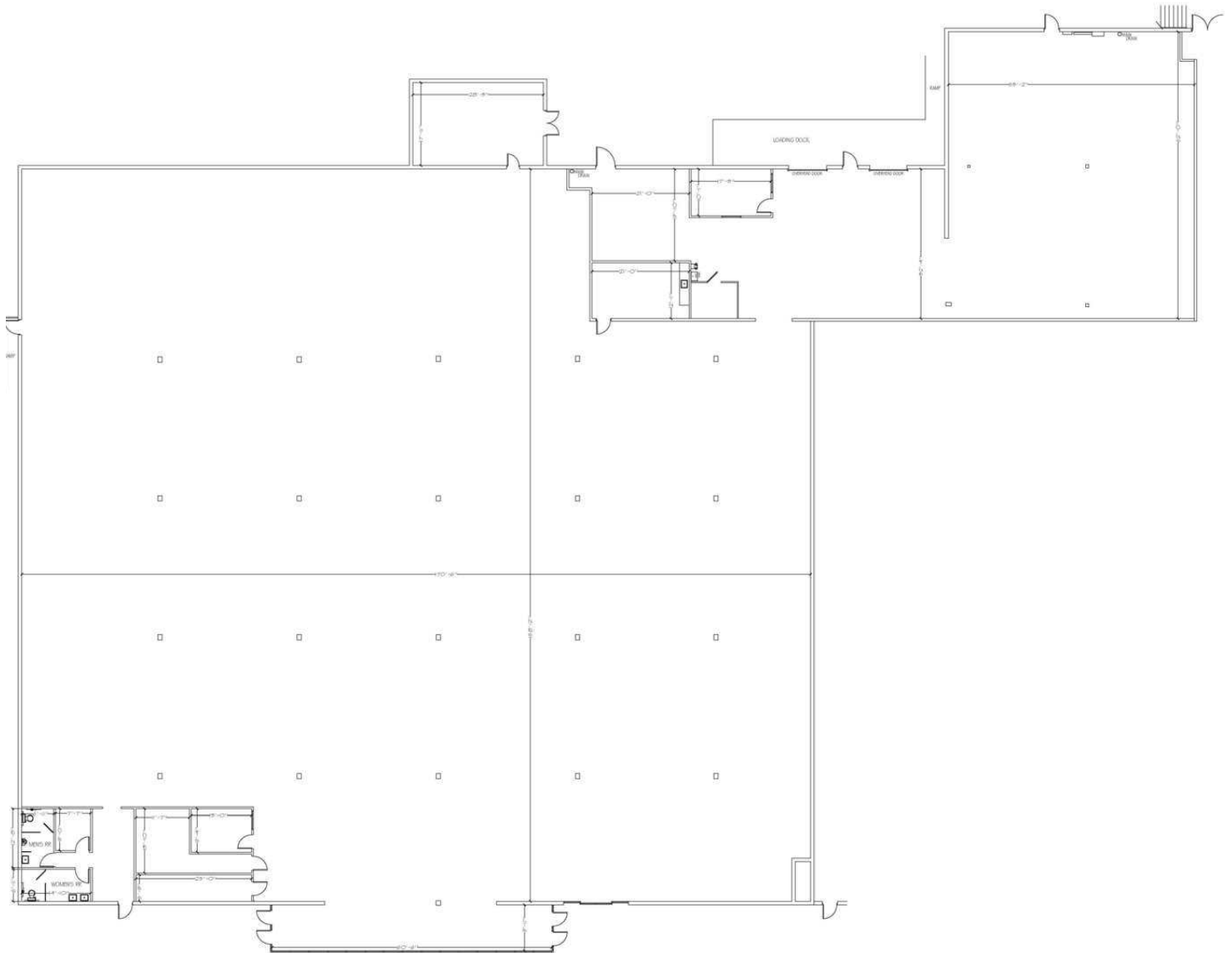
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FORMER AMERICAN FREIGHT



2005 S. MILITARY HIGHWAY
 CHESAPEAKE, VA 23320
 EXISTING PLAN

32,328 SF
 SCALE: 3/32" = 1'0" DATE: 6/30/20
 DRAWN BY: K.L. MONETTE 757.214.1345



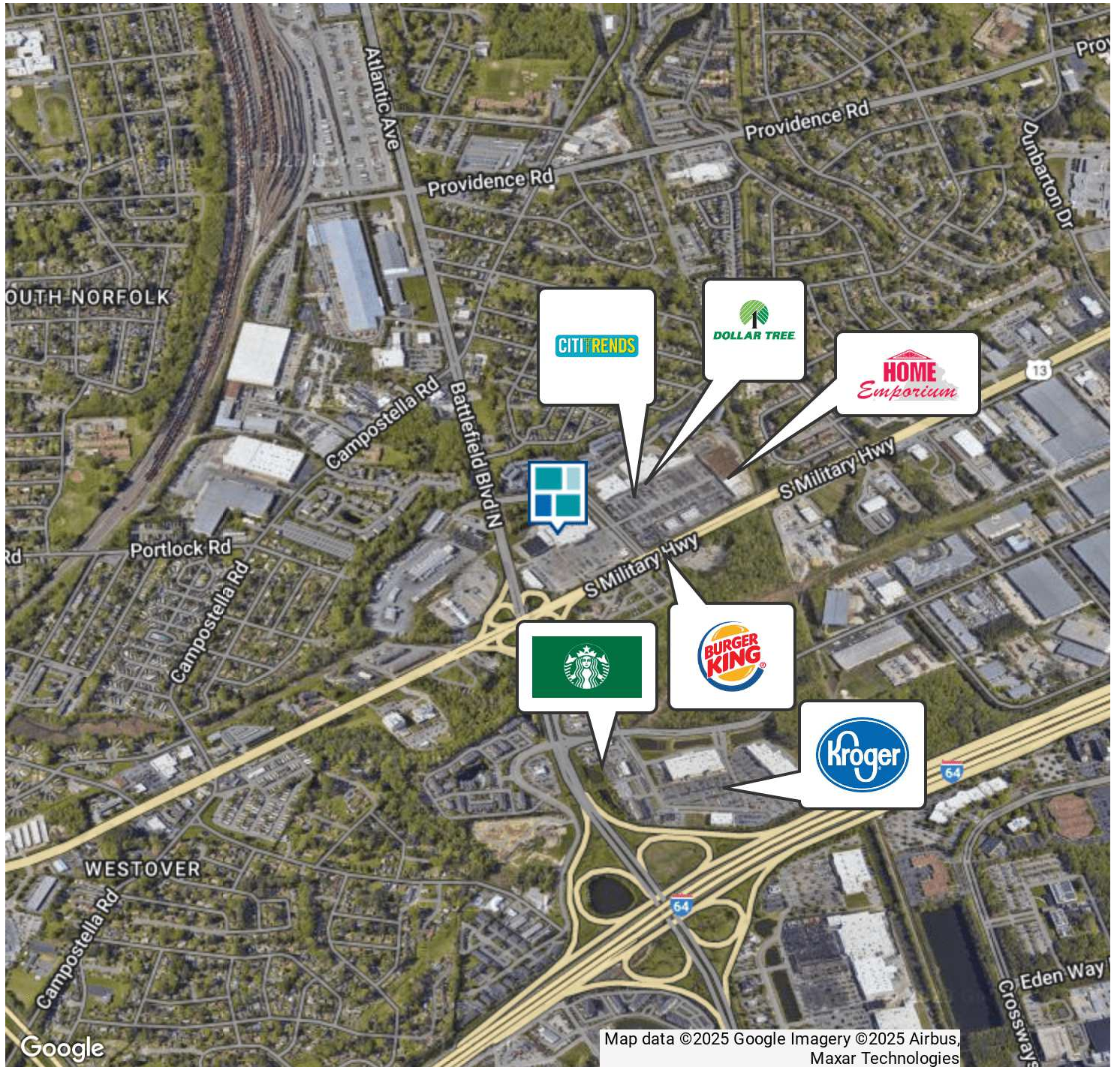
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LOCATION MAP



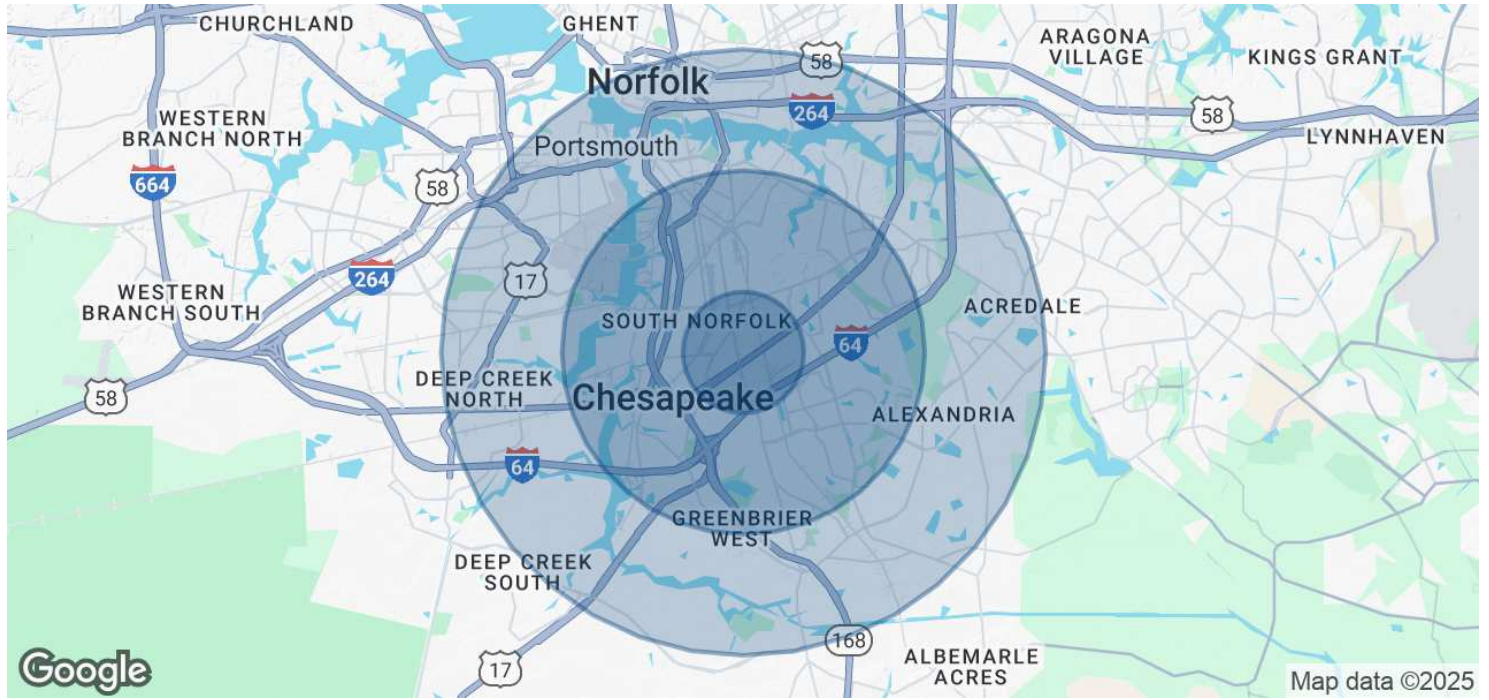
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,954	85,359	242,840
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,662	34,639	96,035
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$79,490	\$86,959	\$93,986
Average House Value	\$226,319	\$270,786	\$318,747



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