



23.19 ACRES

**FOR SALE**

**1737 S BATTLEFIELD BOULEVARD**  
Chesapeake, Virginia 23322

**23.19 ACRES**

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 **CUSHMAN &  
WAKEFIELD**  
**THALHIMER**



# PROPERTY DETAILS



**23.19 ACRES**

PROPERTY SIZE



**R 15-5 AND AG-1**

ZONING



**ALL PUBLIC UTILITIES**

AVAILABLE

## Ideally Situated For Redevelopment:

- Located in Southern Chesapeake submarket of Great Bridge
- Immediate access to the Chesapeake Expressway (Route 168) and minutes to I-64
- 525' of frontage on S Battlefield Boulevard and exposure of up to 18,000 vpd at Hillcrest Pkwy
- Ideal uses for mixed-used development, shopping center with high retail sales potential, residential, and industrial
- Located in the path of progress offering positive demographics and economic trends for expansion and value
- Property is cleared and vacant
- Wetland Delineation Results: No wetlands
- Asking price: \$4,000,000

[Zoning Information](#) (links provided below)

- [R 15-5 Permitted Uses](#)
- [AG-1 Permitted Uses](#)





# SURROUNDING PARCELS

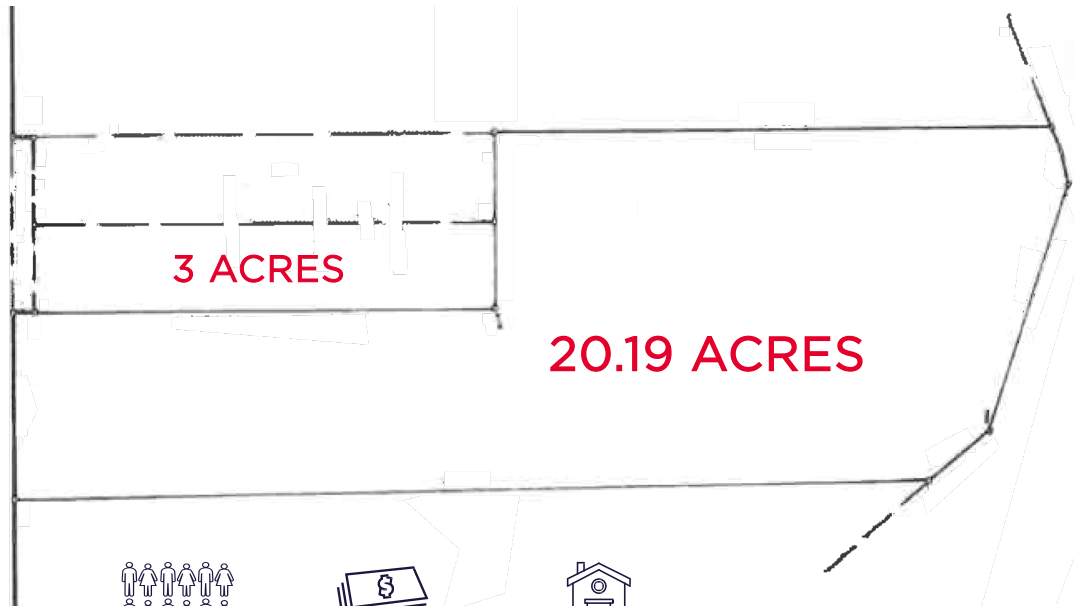




# SURROUNDING AREA

The Property is well-situated in the Edinburgh submarket in Chesapeake, Virginia—a growing area for mixed-use developments and known for its premier residential homes, retail, and office areas. It is located in the Great Bridge submarket and is easily accessible from Interstate 64 and the Chesapeake Expressway (Route 168). Nearby amenities offer significant shopping centers within the submarket, including big-box retailers like Target, Home Depot, and Super Walmart. The area boasts a high concentration of other businesses including medical offices.

S BATTLEFIELD BOULEVARD  
Up to 18,100 VPD @ Hillcrest Pkwy



1,467  
**POPULATION**  
Within 1 Mile



\$172,214  
**AVG. INCOME**  
Within 1 Miles



\$712,287  
**AVG. HOME VALUE**  
Within 1 Miles

25,612  
**POPULATION**  
Within 3 Miles

\$164,146  
**AVG. INCOME**  
Within 3 Miles

\$627,078  
**AVG. HOME VALUE**  
Within 3 Miles

61,819  
**POPULATION**  
Within 5 Miles

\$157,210  
**AVG. INCOME**  
Within 5 Miles

\$596,101  
**AVG. HOME VALUE**  
Within 5 Miles



Total  
**Population**  
250,000 +



Total  
**Workforce**  
128,000 +



Household  
**Income**  
\$90,670

1737 S BATTLEFIELD BLVD





1737 S BATTLEFIELD BOULEVARD

South Battlefield Blvd

HILLCREST EXTENSION

Hillcrest Pkwy @ S Battlefield- Up to 18,000 VPD

Chesapeake Expressway 19,600 VPD

MANOR HOMES  
AT HICKORY MANOR

RED KNOT  
AT EDINBURGH

HICKORY LANDING  
AT EDINBURGH

HISTORIC  
GREENBRIER  
FARMS

HICKORY  
MIDDLE  
SCHOOL

HICKORY  
HIGH  
SCHOOL

## CONTACT

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