



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](#)

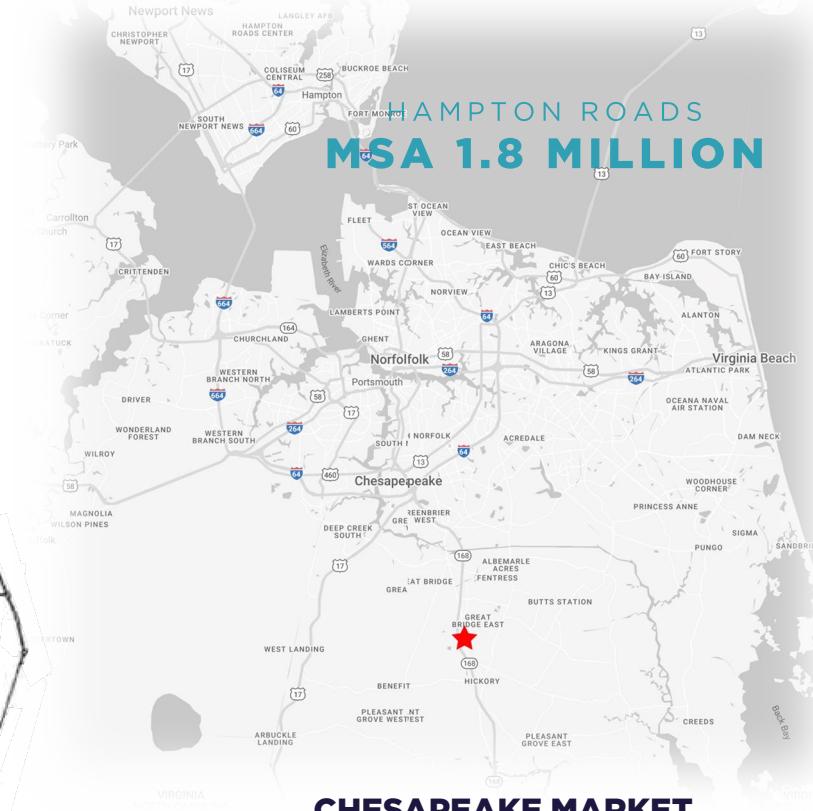
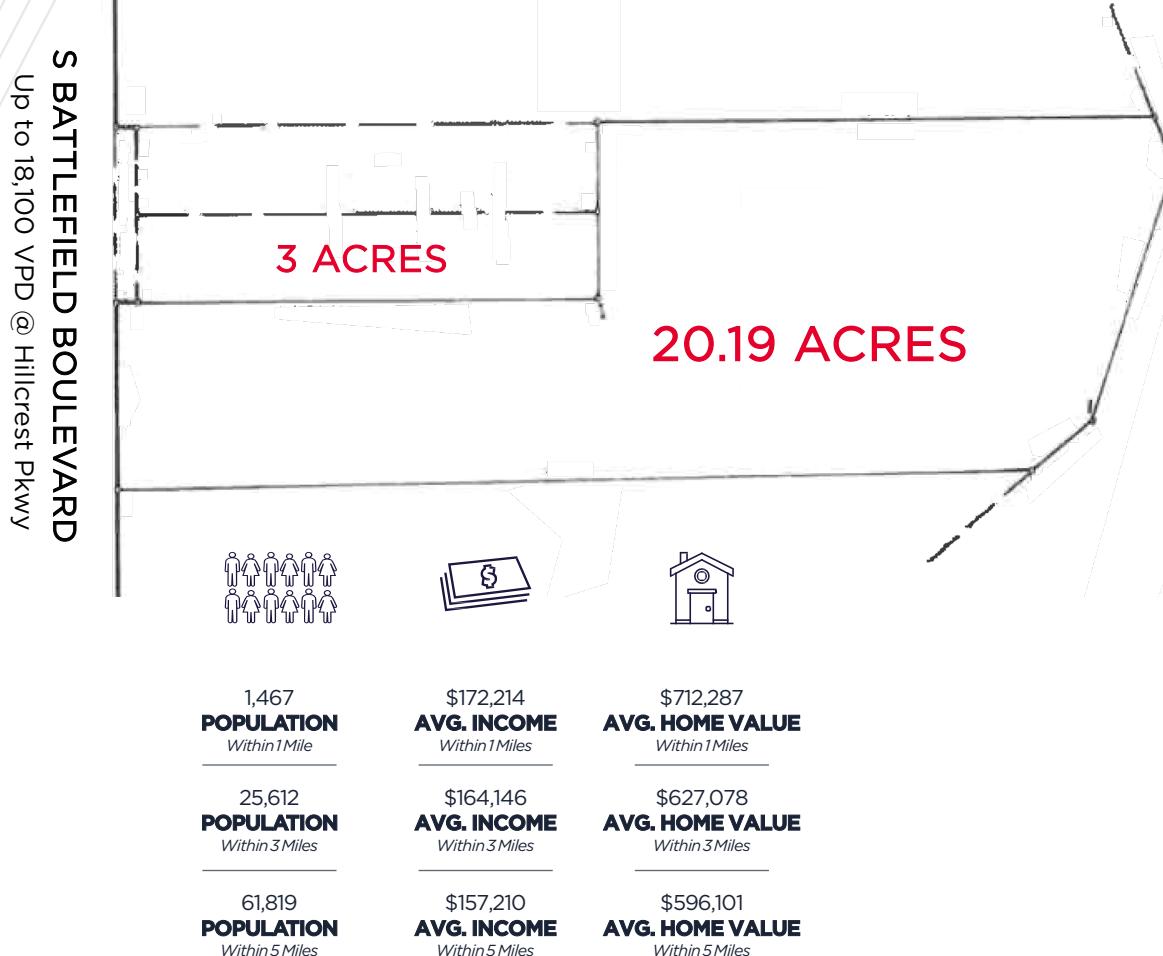


SURROUNDING PARCELS



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.



CHESAPEAKE MARKET

 **Total Population**
250,000+

 **Total Workforce**
128,000+

 **Household Income**
\$90,670



MANOR HOMES
AT HICKORY MANOR

HICKORY LANDING
AT EDINBURGH

HISTORIC
GREENBRIER
F FARMS

RED KNOT
AT EDINBURGH

The Town Center at Virginia Beach
222 Central Park Avenue Suite 1500
Virginia Beach, VA 23462
757 499 2900 | thahimer.com

South Battlefield Blvd

1737 S BATTLEFIELD BOULEVARD

HILLCREST EXTENSION

Up to 18,000 VPD

1737 S BATTLEFIELD BOULEVARD



HICKORY
MIDDLE
SCHOOL

HICKORY
HIGH
SCHOOL

CONTACT

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