



RETAIL PROPERTY FOR LEASE

CHESAPEAKE COMMONS

4107 PORTSMOUTH BOULEVARD, CHESAPEAKE, VA 23321



CHESAPEAKE COMMONS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Chesapeake Commons is a Best Buy, Ross Dress for Less, Old Navy, and ALDI-anchored regional power center located at the signalized intersection of Portsmouth Boulevard and Taylor Road with immediate access to Interstate 664 in Chesapeake, Virginia. The center serves the Western Branch and Northern Suffolk trade areas and benefits from strong traffic, excellent visibility, and a lineup of national anchors that drive consistent customer visits.

Across Portsmouth Boulevard, the former Chesapeake Square Mall is undergoing a large-scale reinvestment expected to introduce new retail and residential density, while the City is implementing roadway and streetscape improvements near the I-664 interchange to enhance access and circulation.

Surrounded by more than 2 million square feet of retail and continued residential growth, Chesapeake Commons remains a primary shopping destination within one of Chesapeake's most established commercial corridors.

SPACES

| SPACES | LEASE RATE | SPACE SIZE |
|-----------------------|------------|------------|
| 101 - Former Randstad | Negotiable | 1,131 SF |
| 112 - Former GameStop | Negotiable | 2,400 SF |
| 121 - Former Salon | Negotiable | 3,331 SF |
| 03 - Former Taco Bell | Negotiable | 2,021 SF |
| 04 - Former Zoot's | Negotiable | 2,433 SF |

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|-------------------|----------|----------|----------|
| Total Households | 21,652 | 48,739 | 70,620 |
| Total Population | 56,656 | 131,207 | 190,414 |
| Average HH Income | \$73,620 | \$68,790 | \$66,204 |

CHESAPEAKE COMMONS

SITE PLAN



| | | | | | |
|-----|-------------------------|--------|-------|----------------------------|--------|
| 001 | BEST BUY | 30,608 | 114-B | SUNDAYS TANNING | 2,180 |
| 002 | ROSS DRESS FOR LESS | 29,797 | 114-A | LENDMARK FINANCIAL | 2,000 |
| 003 | OLD NAVY | 19,071 | 115 | AMERICA'S BEST EYEGLASSES | 4,278 |
| 100 | TOBACCO & VAPE | 1,200 | 116 | PHENIX SALON SUITES | 10,938 |
| 101 | AVAILABLE | 1,131 | 117 | FIVE BELOW | 14,002 |
| 102 | MR. FIX | 1,071 | 118-B | PET SUPPLIES PLUS | 9,690 |
| 103 | ZERO'S | 1,100 | 118 | ALDI | 23,778 |
| 104 | SUPERCUT | 1,080 | 119-A | VA ABC | 5,631 |
| 105 | RITA'S ITALIAN ICE | 1,090 | 119-B | LANE BRYANT | 5,625 |
| 106 | PROFESSIONAL NAIL & SPA | 2,000 | 120 | ONCE UPON A CHILD | 6,057 |
| 107 | CROSSROADS DENTAL CARE | 4,000 | 121 | AVAILABLE | 3,331 |
| 109 | USA (ARMED FORCES) | 2,000 | O1 | CHARTWAY FCU | 3,200 |
| 111 | HIBBETT SPORTS | 4,560 | O2 | PANDA EXPRESS | 3,090 |
| 112 | AVAILABLE | 2,400 | O3 | TACO BELL (AVAIL. 10/2027) | 2,021 |
| 113 | PLATO'S CLOSET | 4,800 | O4 | AVAILABLE | 2,433 |



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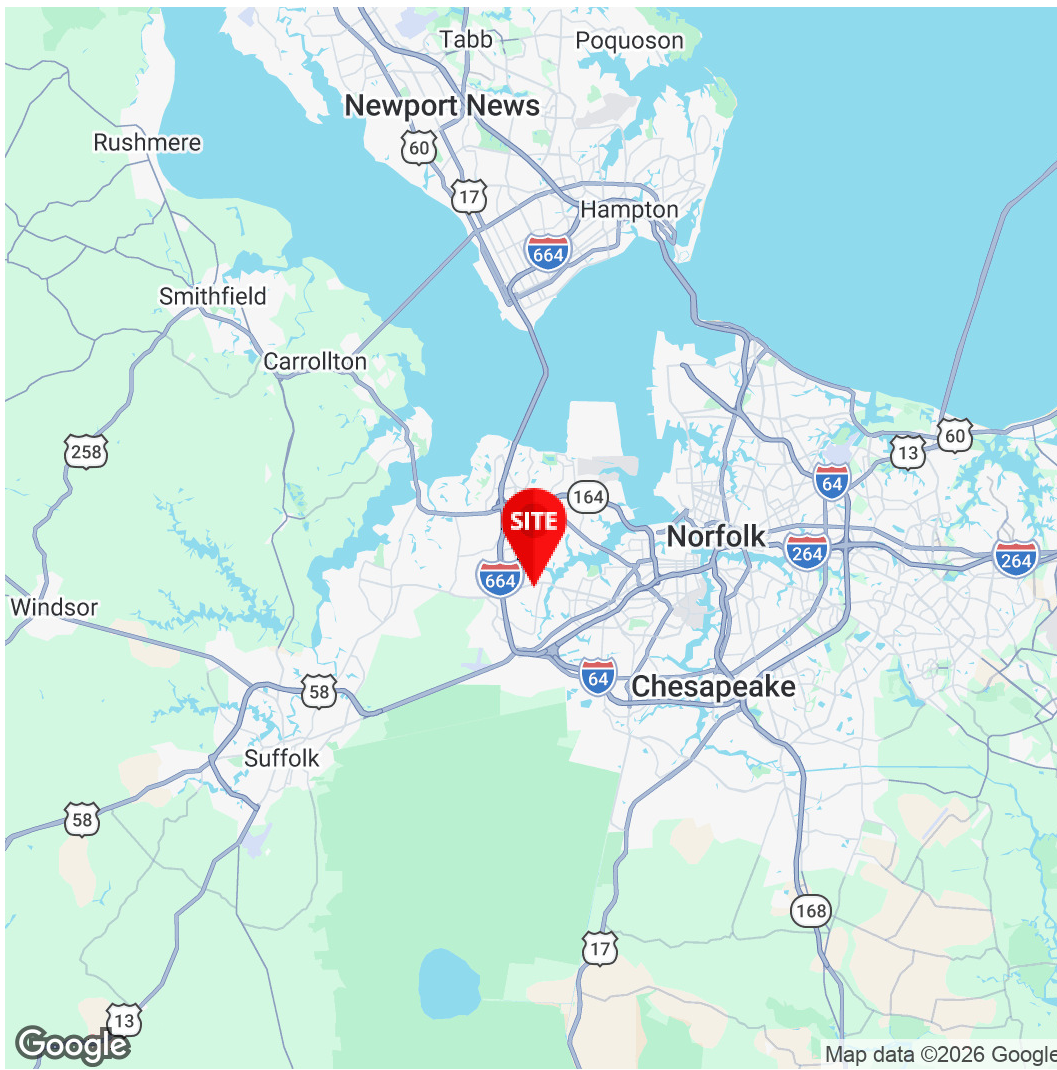
ADDITIONAL PHOTOS



CHESAPEAKE COMMONS

LOCAL AREA





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