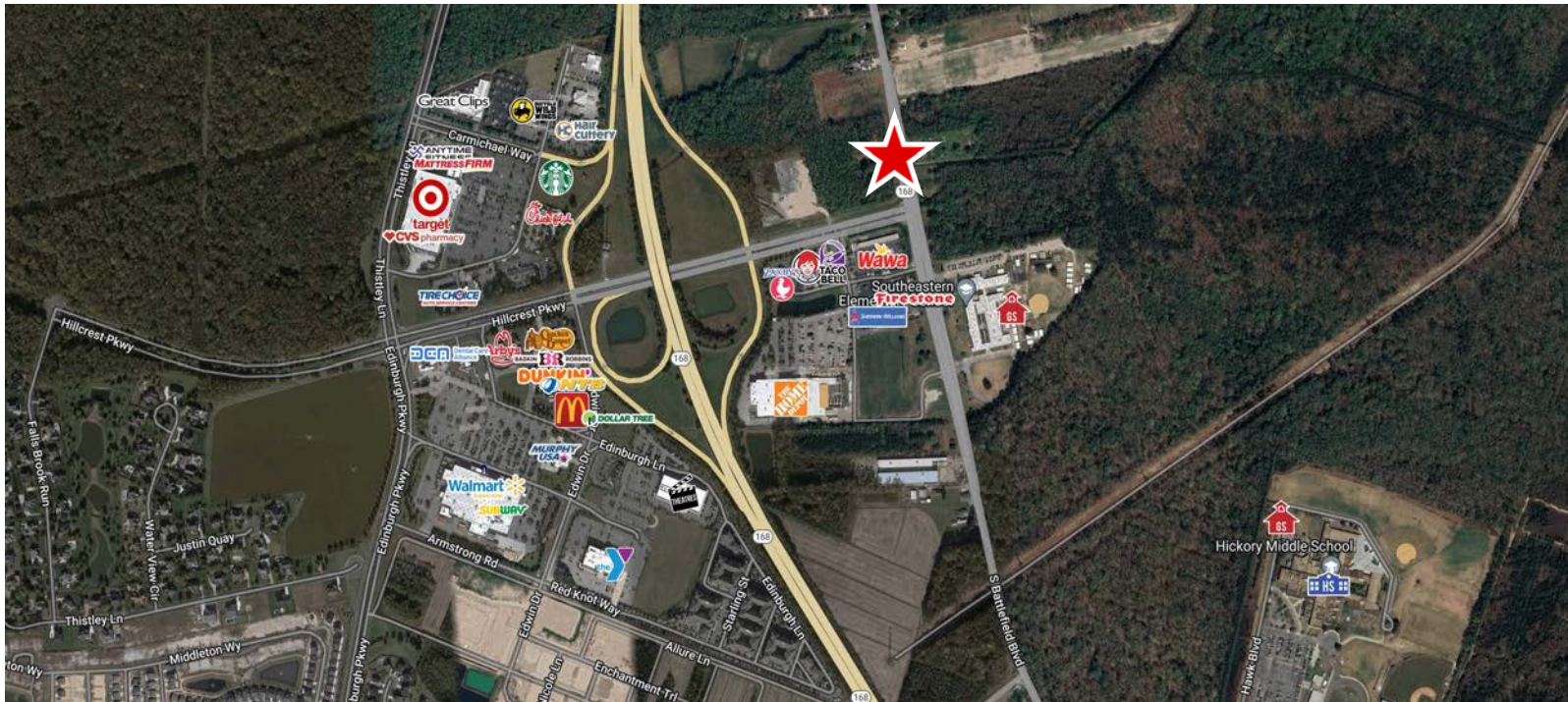


# retail FOR LEASE

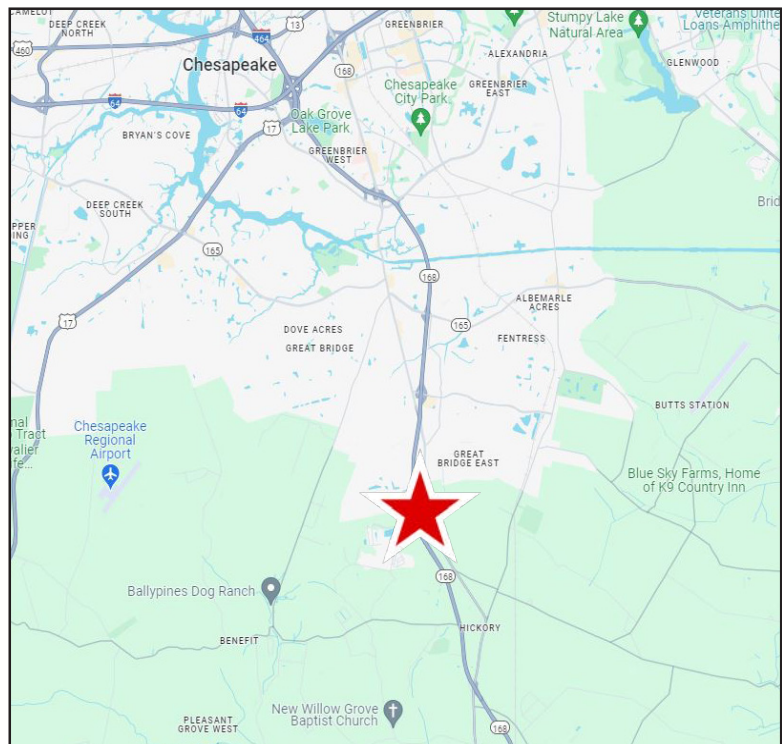


NEW RETAIL DEVELOPMENT IN EDINBURGH | 1809 S. Battlefield Boulevard, Chesapeake, VA

## PROPERTY FEATURES:

- **±1,200- 10,600 SF new retail development with patio and drive-thru options** at the corner of Battlefield Blvd. & Hillcrest Parkway
- **Outparcels from ±0.88 - 2 acres available for Ground Lease**
- **Across the street from Wawa & Home Depot; within a mile to Walmart Supercenter and Target** along Hillcrest Parkway
- **Traffic counts over ±11,096 VPD along Hillcrest Parkway & ±10,439 along Battlefield Blvd.**
- **Monument signage with excellent visibility**
- **Strong average HH incomes!**

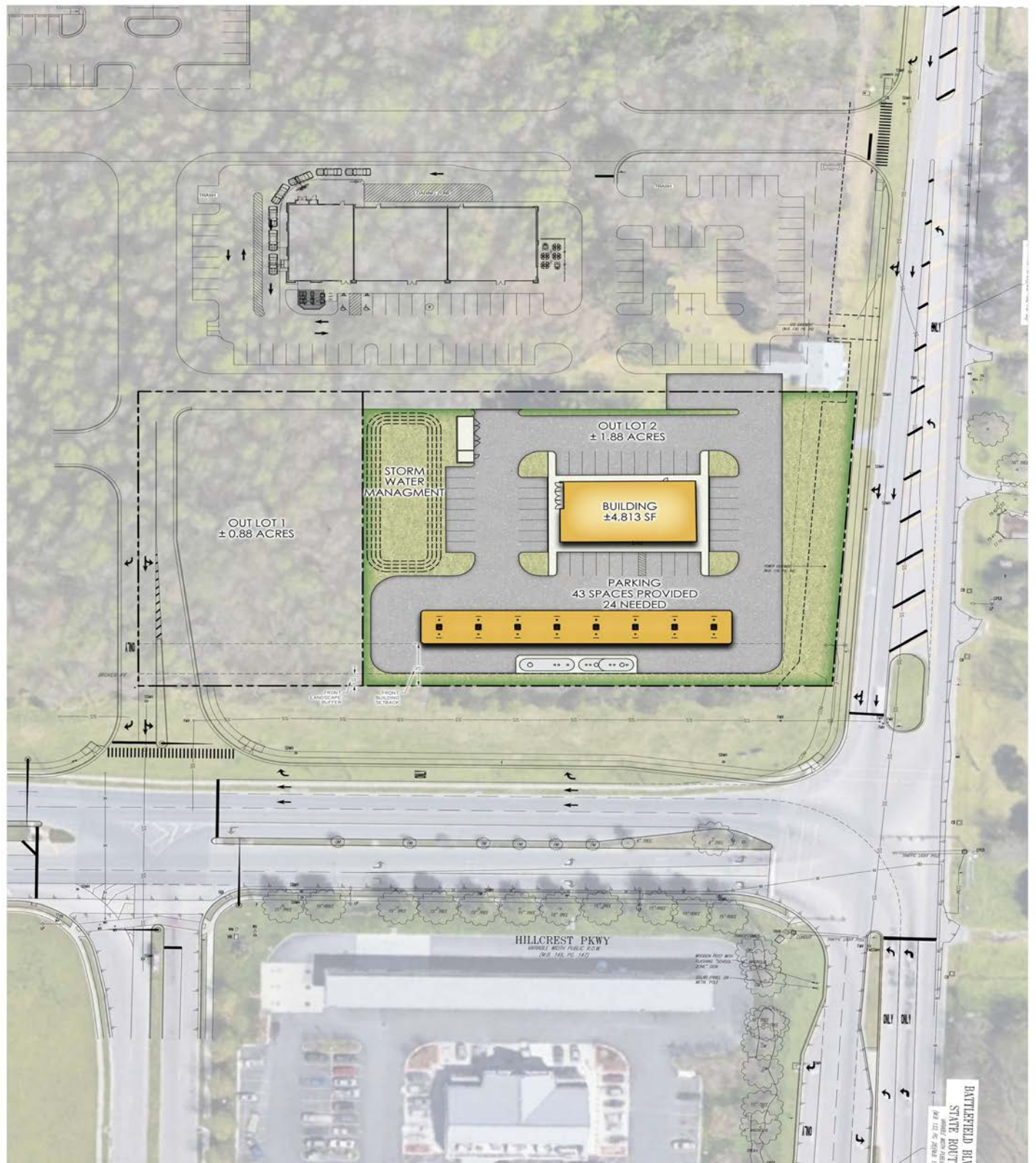
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,976	23,577	58,961
Avg HH Income	\$164,992	\$173,707	\$163,469
Households	695	7,906	19,460



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# SITE PLAN

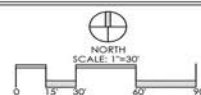


## CONCEPTUAL SITE LAYOUT PLAN

### CHESAPEAKE, VA

PREPARED FOR PARADIGM

DATE: 8.27.24



### Faris Planning & Design

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# AERIAL

