



S.L. NUSBAUM
REALTY CO. | SINCE 1906

FOR LEASE

VOLVO PARKWAY SHOPPING CENTER



109 VOLVO PARKWAY
CHESAPEAKE, VA 23320

MAGGIE SPILLANE

ASSOCIATE

O. 757.640.2413

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MURRAY ROSENBACH

SENIOR VICE PRESIDENT

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PROPERTY SUMMARY

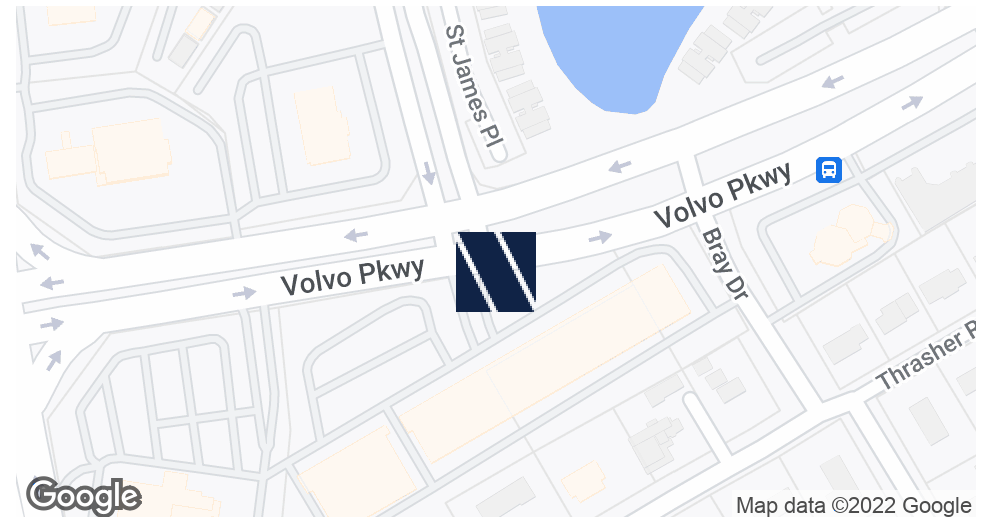
109 VOLVO PARKWAY
CHESAPEAKE, VA 23320



PROPERTY DESCRIPTION

Tenants include Party City, Gourmet Gang, WingStop, Massage Luxe, and Langley Federal Credit Union. Over 14,000 daytime employees within a one mile radius, including Dollar Tree Corporate employees.

SPACES	LEASE RATE	SPACE SIZE
Unit 4	Negotiable	1,925 SF
TRAFFIC COUNTS		VDOT (2019)
Battlefield Blvd. (Bus SR 168/Battlefield Blvd. to End Bus SR 168)		72,000
Volvo Pkwy. (Bus SR 168/Battlefield Blvd. to Greenbrier Pkwy.)		24,000



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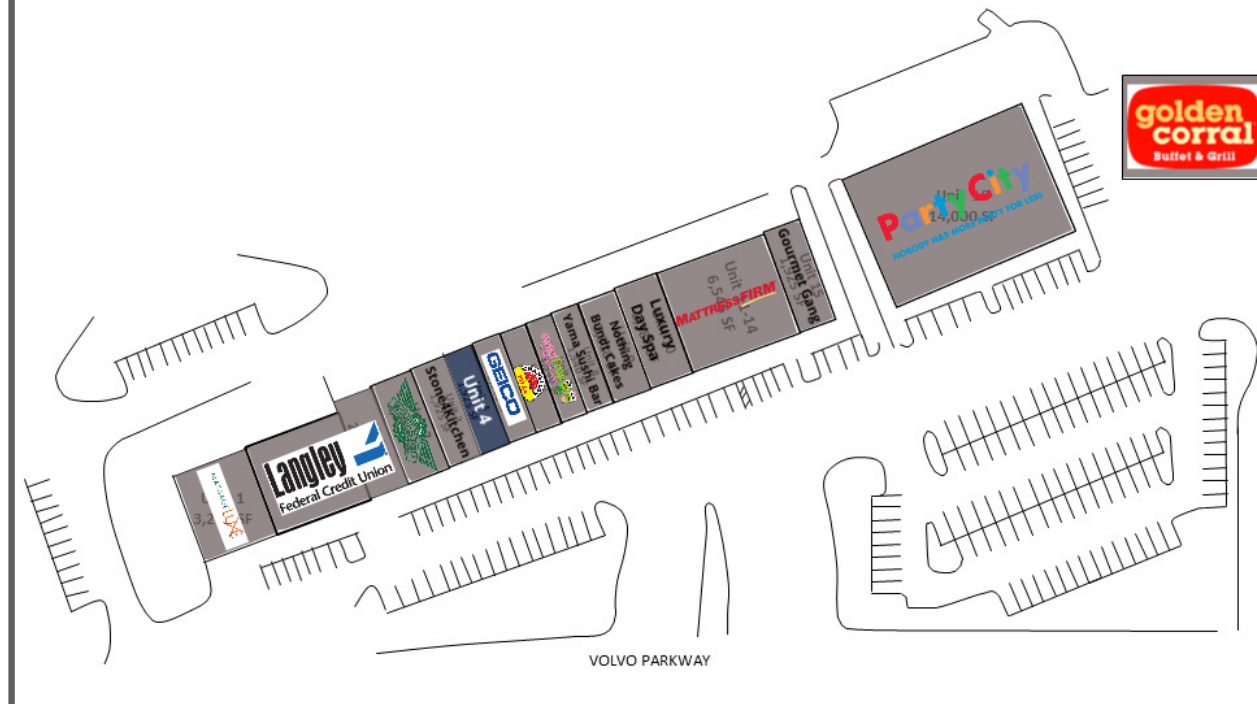
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

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109 Volvo Parkway • Chesapeake, Virginia 23320



LEGEND

Available

Unavailable

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VACANCY OVERVIEW

109 VOLVO PARKWAY
CHESAPEAKE, VA 23320

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 4	Available	1,925 SF	NNN	Negotiable

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RETAILER MAP

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ADDITIONAL PHOTOS

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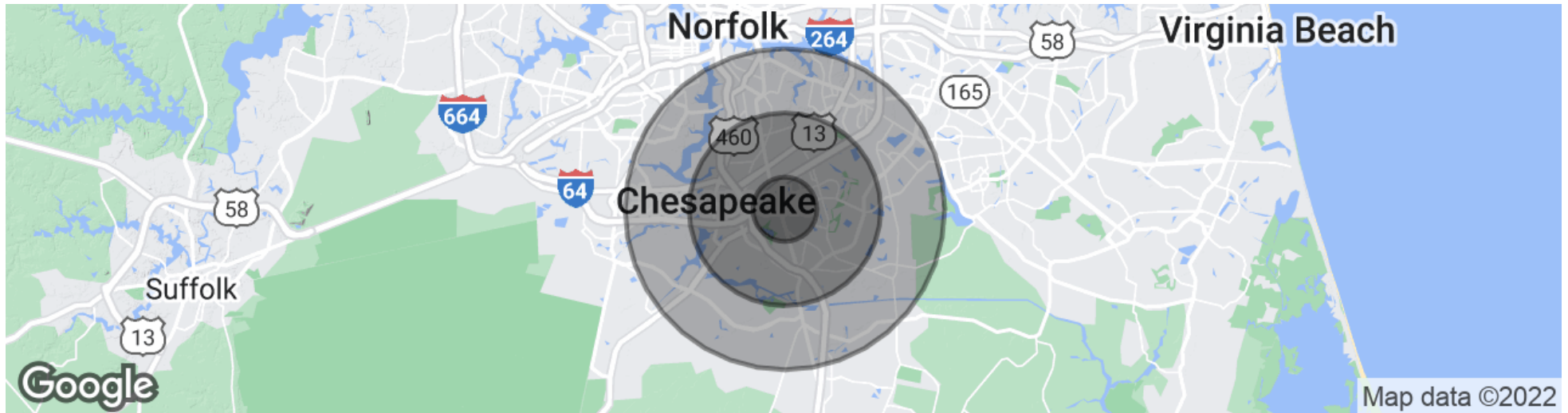
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DEMOGRAPHICS MAP & REPORT

109 VOLVO PARKWAY
CHESAPEAKE, VA 23320



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,947	69,315	182,846
Average age	35.0	35.9	35.0
Average age (Male)	32.3	33.5	32.9
Average age (Female)	37.6	37.5	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,446	27,972	68,622
# of persons per HH	2.4	2.5	2.7
Average HH income	\$64,774	\$68,180	\$69,605
Average house value	\$145,965	\$260,450	\$276,128

* Demographic data derived from 2020 ACS - US Census

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