

retail/restaurant FOR LEASE



EXISTING SITE

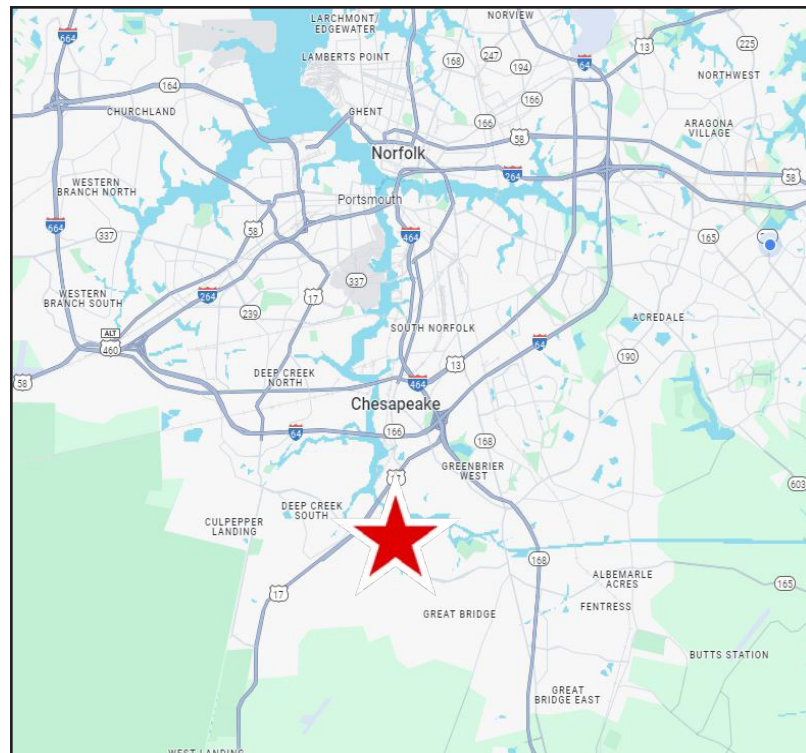


Existing/Freestanding Building | 1225 Cedar Road, Chesapeake, VA 23322

PROPERTY FEATURES:

- Only ±1,411 SF of retail space available! Located in the heart of Great Bridge/Cedar Road corridor in Chesapeake!
- **Easy accessibility** via the new Veterans Memorial Bridge which connects to I-64, I-464, and the Chesapeake Expressway with Monument Signage
- **Excellent visibility - over 32,244K VPD on Cedar Road!**
- **Less than 1 mile from Publix (0.7 miles)**, Tidewater Community College Campus & Chesapeake Municipal Center on Albemarle Road.
- **High residential growth projections, high household income & median home values, high daytime population**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	9,403	52,067	123,961
Avg. HH Income	\$181,425	\$145,744	\$130,346
Households	3,413	18,862	45,773



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RENDERINGS



