



RETAIL
PROPERTY
FOR LEASE

WALMART WAY CROSSING

1433 - 1445 SAMS DR, CHESAPEAKE, VA 23320



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER CHRIS GOOD, CCIM

757.560.3931
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757.513.2500
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EXECUTIVE SUMMARY



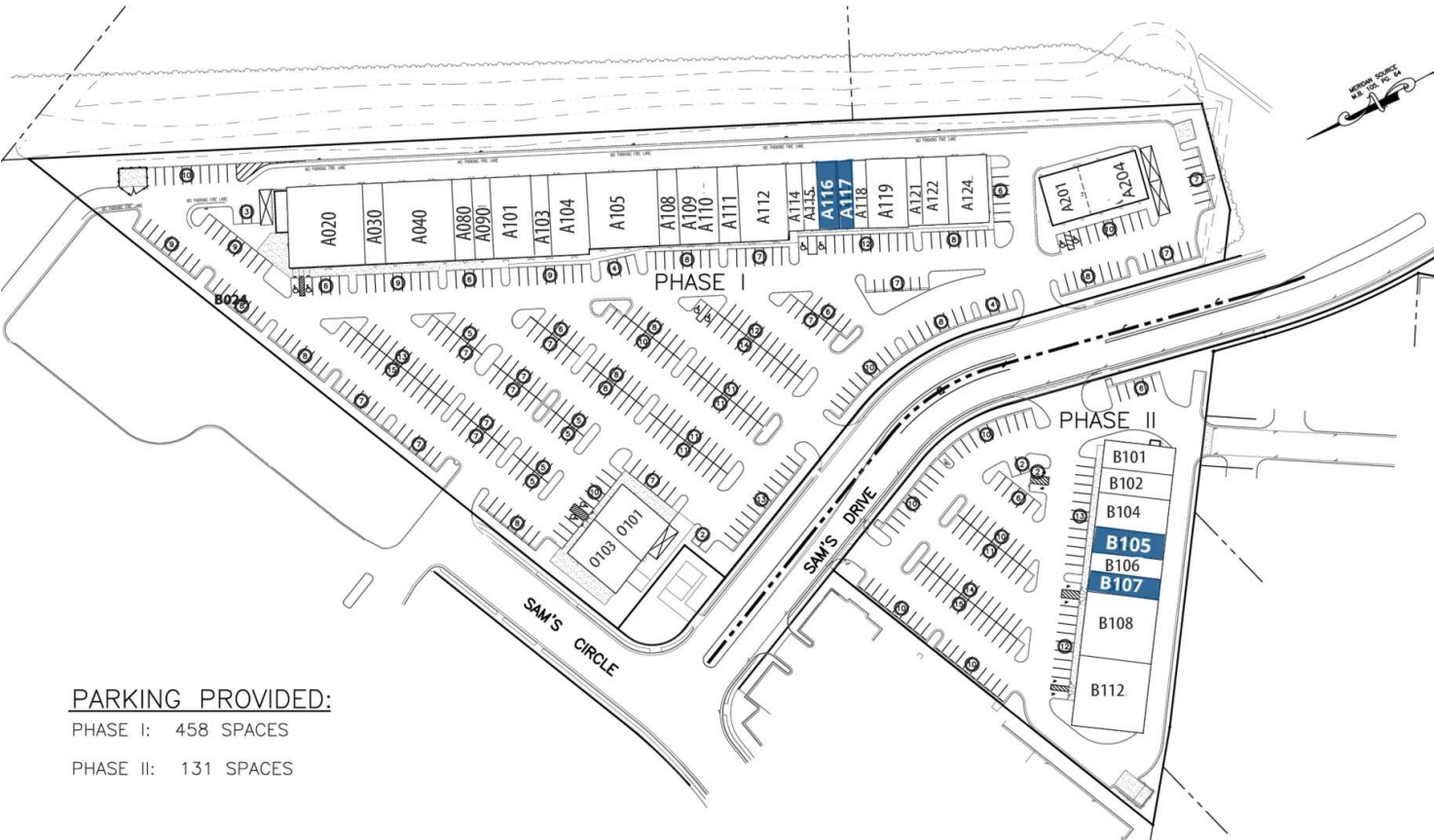
OFFERING SUMMARY	
Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	80,044 SF
Available SF:	975 - 2,275 SF

LOCATION OVERVIEW

Walmart Way Crossing is a regional shopping center in the Battlefield-Greenbrier area of Chesapeake, VA. It's located at the entrance to a cluster of big box tenants: Super Walmart, Sam's Club, At Home, and Kohl's. Several national restaurant chains also surround the site including Texas Roadhouse, Applebee's, and TGIFriday's. The area is home to a large suburban office market and multifamily housing creating a very dense daytime population. The city's largest employer, Chesapeake Regional Hospital, is nearby as well as several suburban office parks that create vibrant and busy lunch time business at Walmart Way. Dollar Tree's campus style headquarters recently opened nearby.

- PROPERTY HIGHLIGHTS**
- 75,000 VPD on Battlefield Boulevard
 - Centrally located in the largest office submarket in Hampton Roads
 - Excellent daytime population
 - Great visibility, easy access, pylon signs available

SITE PLAN



PARKING PROVIDED:

PHASE I: 458 SPACES

PHASE II: 131 SPACES



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	975 - 2,275 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A116	Available	1,300 SF	NNN	\$24.00 SF/yr
A117	Available	975 SF	NNN	\$24.00 SF/yr
B105	Available	1,625 SF	NNN	\$24.00 SF/yr
B107	Available	1,300 SF	NNN	\$24.00 SF/yr

LOCATION MAPS



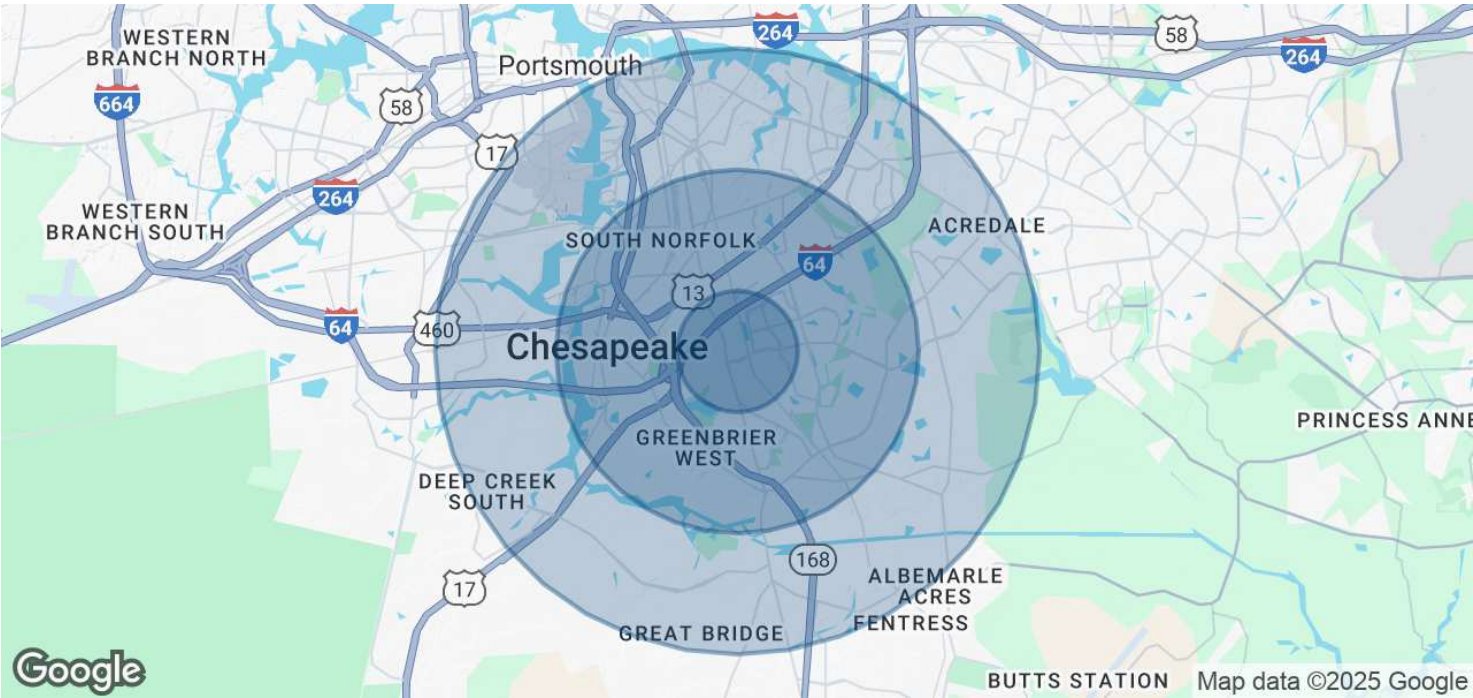
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DEMOGRAPHICS REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population	5,754	82,394	208,880	692,236
Total Employees	18,500	61,317	105,085	319,571
Average HH Income	\$69,330	\$76,586	\$75,874	\$74,408