



RESTAURANT
SPACE
FOR LEASE

CHESAPEAKE SQUARE FOOD COURT

4200 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321



Owner/Agent
Managed and Leased by KPM LLC

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SUITE 464



PROPERTY OVERVIEW

Unique opportunity to join a successful food court with untapped sales potential. Landlord absorbs all costs associated with operating a dining room. Perfect opportunity for expanding restaurant to take advantage of unmet demand. Adding to this demand, Amazon recently opened two new fulfillment centers nearby, bringing 1,700 new jobs to the market.

Chesapeake Square is located in the heart of the Hampton Roads region and is strategically situated at the intersection of I-664 and Portsmouth Boulevard. Chesapeake Square is undergoing a major redevelopment offering everything a retailer is looking for – high traffic counts, superb demographics, growing residential market and a regional tenants including Target and Cinemark.

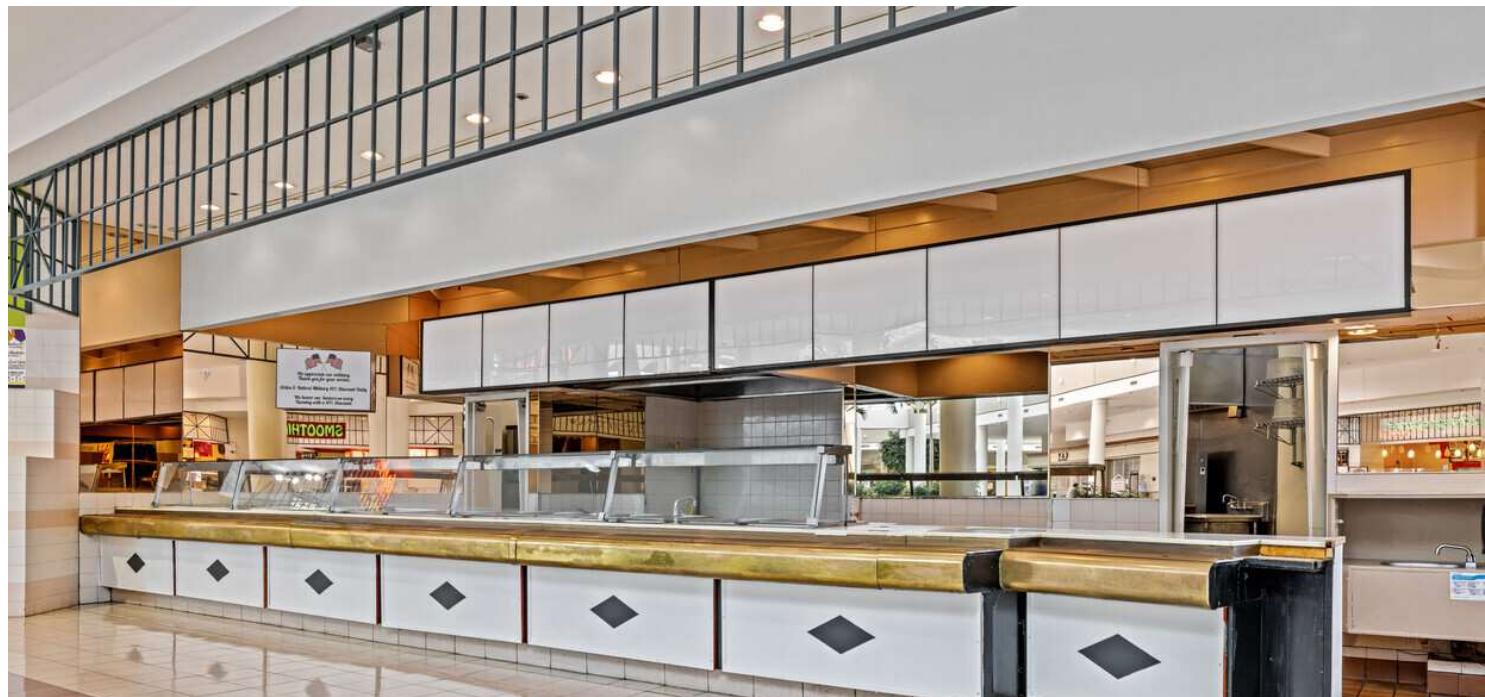
SPACE HIGHLIGHTS

- Perfect space for pastry or coffee shop
- Ovens
- Warming Cabinet
- Refrigerators
- Freezer
- Three-compartment sink
- Pastry display cases

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	573 SF

SUITE 488



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SPACE HIGHLIGHTS

- Ample parking for customers and close parking to accommodate take-out deliveries
- 78" hood
- Gas range
- Freezer
- Walk-in refrigerator
- Three compartment sink
- Commercial utensils and buffet pans

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,296 SF

SUITE 504

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SPACE HIGHLIGHTS

- Ample parking for customers and close parking to accommodate take-out deliveries
- 99" hood
- 80" hood
- Two walk-in refrigerator's
- Three compartment sink
- Large storage area

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,759 SF

SUITE 516



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SPACE HIGHLIGHTS

- Ample parking for customers and close parking to accommodate take-out deliveries
- Three 38" exhaust hoods
- Fryer
- Two refrigerators
- Cold station
- Three-compartment sink
- Mop Sink
- Upstairs office space

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	783 SF

SITE PLAN



LEASE SPACES

LEASE INFORMATION

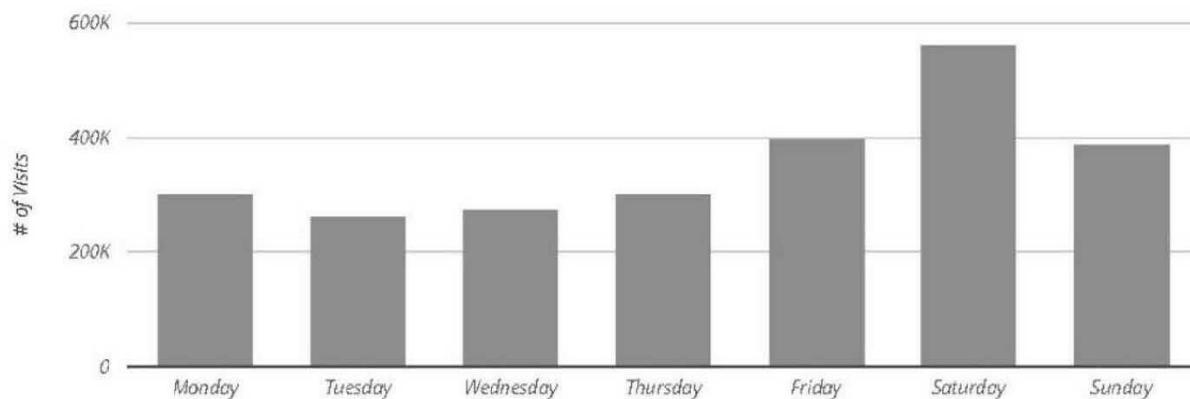
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	573 - 1,759 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
464	Available	573 SF	NNN	Negotiable	Former Cookie Shop
488	Available	1,296 SF	NNN	Negotiable	Restaurant Ready
504	Available	1,759 SF	NNN	Negotiable	Restaurant Ready
516	Available	783 SF	NNN	Negotiable	Restaurant Ready

DAILY VISITS

DAILY VISITS



Data provided by Placer Labs Inc. (www.placer.ai) | July 1, 2019 – June 30, 2020