



RETAIL
PROPERTY
FOR LEASE

CHESAPEAKE SQUARE MALL

4200 PORTSMOUTH BLVD, CHESAPEAKE, VA 23321



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:	Negotiable
Available SF:	120 - 35,000

DEMOGRAPHICS	3 MILES
Total Population:	63,739
Median Age:	38.8
Average HH Income:	\$97,059

PROPERTY DESCRIPTION

Chesapeake Square is located in the western part 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 regional tenants including Target, and Cinemark.

MARKET HIGHLIGHTS

- Amazon recently opened two new fulfillment centers nearby, bringing 1,700 new jobs to the market
- New rooftops coming to the market - 2,000 new residential units approved or permitted. 1,100+ residential units recently delivered
- City of Chesapeake is in the planning stages of a \$5M corridor improvement plan
- According to Placer.ai cell phone tracking data, there were 2.8M visits to the property in 2023

AERIAL MAP



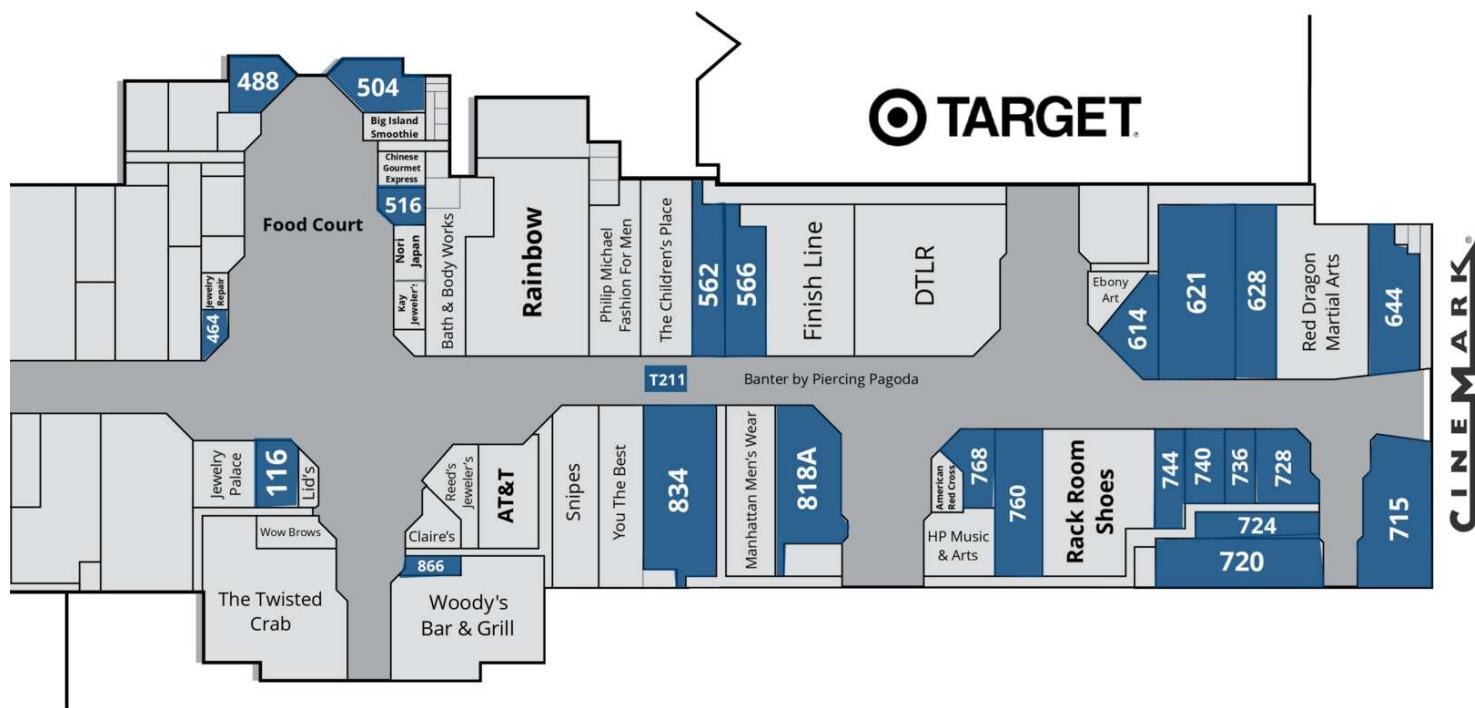
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SITE PLAN



LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	120 - 35,000 SF	Lease Rate:	Negotiable

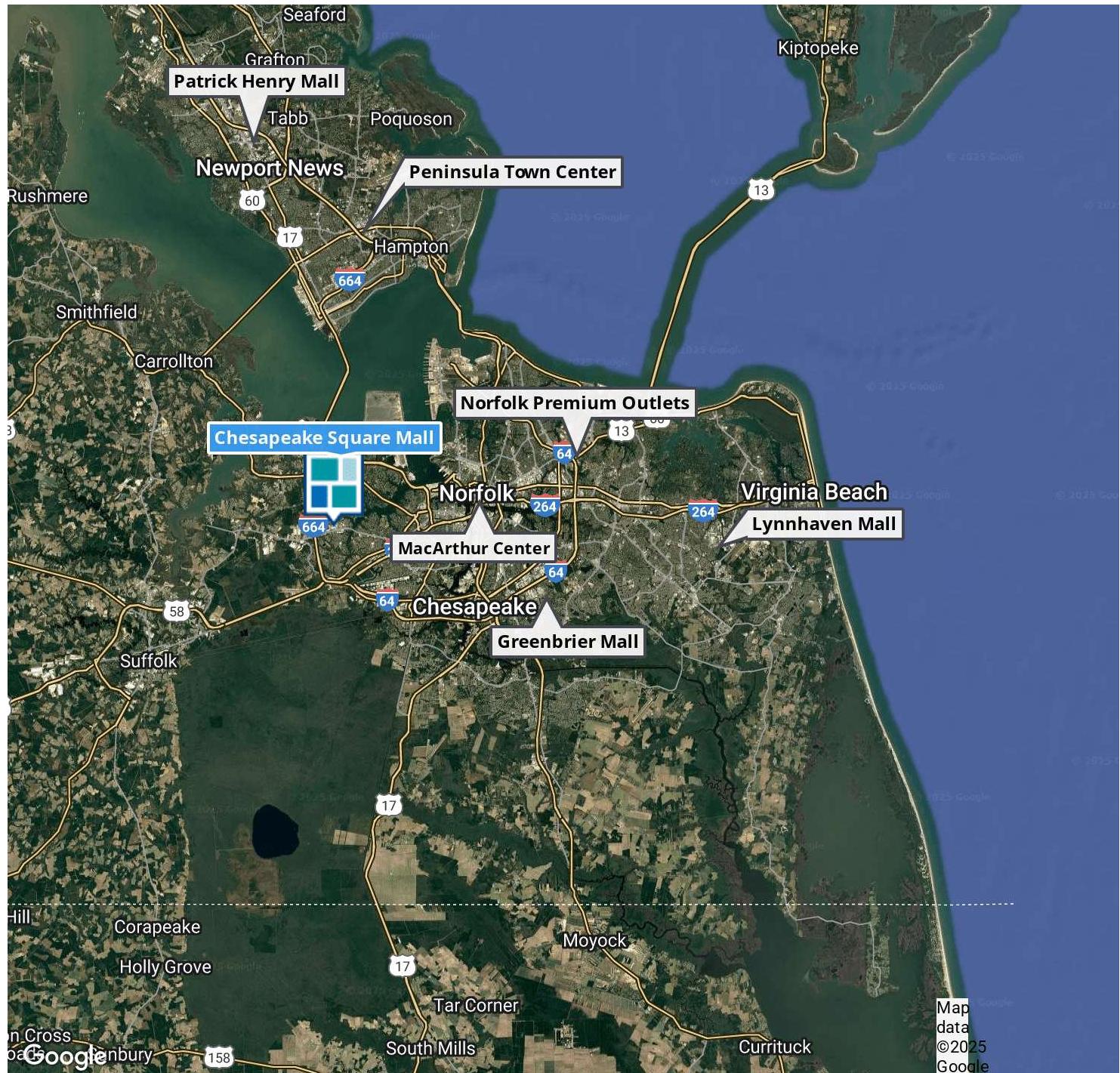
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
116	Available	1,266 SF	NNN	Negotiable	Retail
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
562	Available	2,710 SF	NNN	Negotiable	Retail
566	Available	2,277 SF	NNN	Negotiable	Retail
614	Available	1,696 SF	NNN	Negotiable	Retail
621	Available	5,917 SF	NNN	Negotiable	Retail
628	Available	3,116 SF	NNN	Negotiable	Retail
644	Available	3,052 SF	NNN	Negotiable	Prime Restaurant Location
715	Available	4,336 SF	NNN	Negotiable	Prime Restaurant Location
720	Available	3,166 SF	NNN	Negotiable	Retail
724	Available	1,540 SF	NNN	Negotiable	Retail
728	Available	1,704 SF	NNN	Negotiable	Retail
736	Available	903 SF	NNN	Negotiable	Retail
740	Available	1,188 SF	NNN	Negotiable	Retail
744	Available	1,436 SF	NNN	Negotiable	Retail
760	Available	2,935 SF	NNN	Negotiable	Retail
768	Available	1,336 SF	NNN	Negotiable	Retail
818A	Available	3,762 SF	NNN	Negotiable	Retail
834	Available	5,568 SF	NNN	Negotiable	Retail
866	Available	604 SF	NNN	Negotiable	Retail

LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
T211	Available	120 SF	NNN	Negotiable	Kiosk

LOCATION MAP



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