

retail/office FOR LEASE



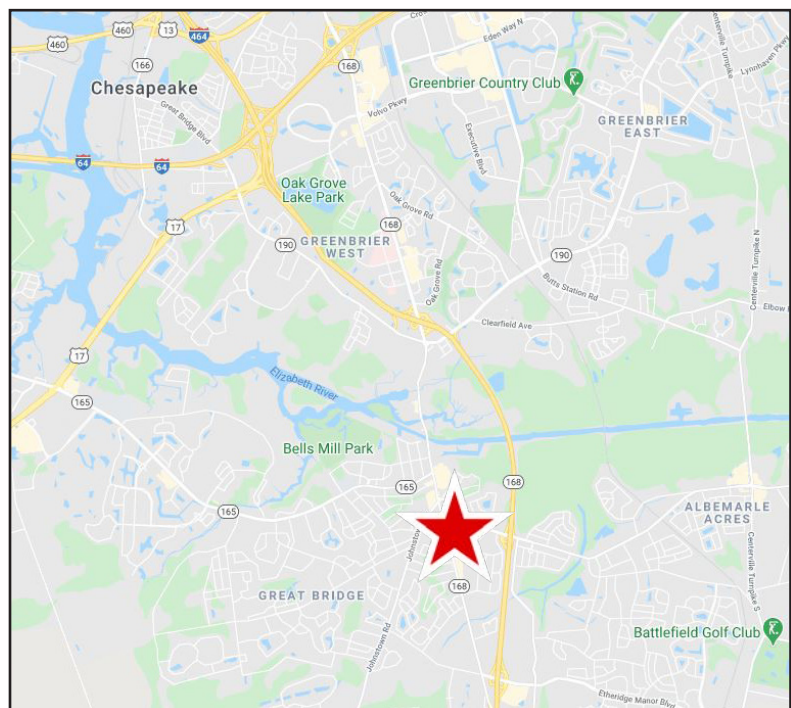
GREAT BRIDGE MARKETPLACE II | 520-524 S. Battlefield Blvd., Chesapeake, Virginia

LEASE RATE: \$3,200/MONTH (INC. NNN + UTIL)

PROPERTY FEATURES:

- **±881 SF FULL SERVICE SUITE (INCLUDES NNN + UTILITIES) AVAILABLE!** Signage available!
- **Join VINO's Italian + Bistro, Vogue Lashes & Spa, Marco's Pizza, Sharkey's Cuts, Lolly's Creamery & Ryan Bolan Dentistry** in the coveted trade area of Great Bridge! New development located at the corner of S. Battlefield Blvd. & Allen Drive (connects to Johnstown Road)
- **Adjacent to Great Bridge Marketplace, key tenants include:** Butcher's Son Chop House, 3 Amigos Mexican Restaurant & more!
- **Less than one mile to 168 bypass**, main highway to OBX; over 13K VPD on S. Battlefield Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	9,777	60,571	107,312
Avg HH Income	\$108,359	\$118,457	\$112,961
Households	3,480	20,875	38,227



real estate group

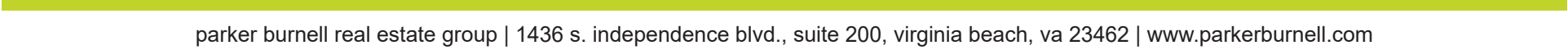
Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com

Kristen Huber
o: 757.222.0111
m: 757.714.2341
kristen@parkerburnell.com

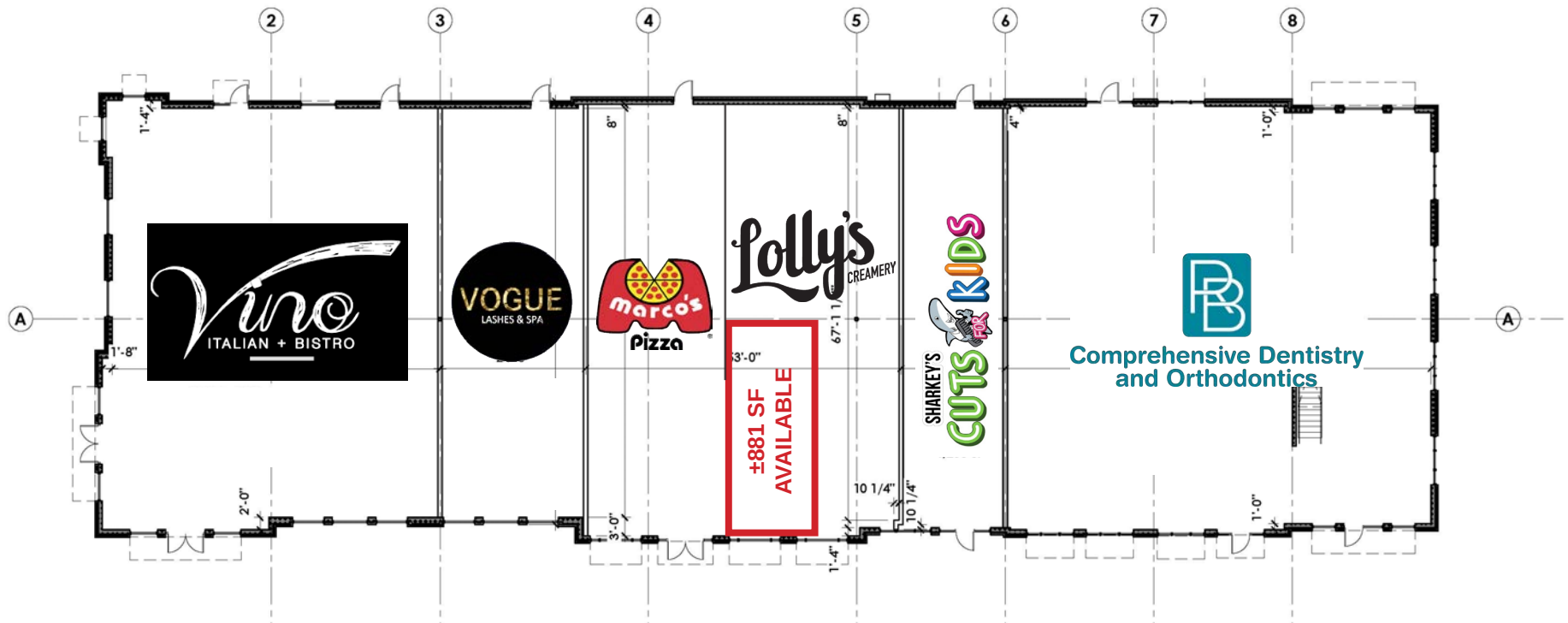
PHOTOS

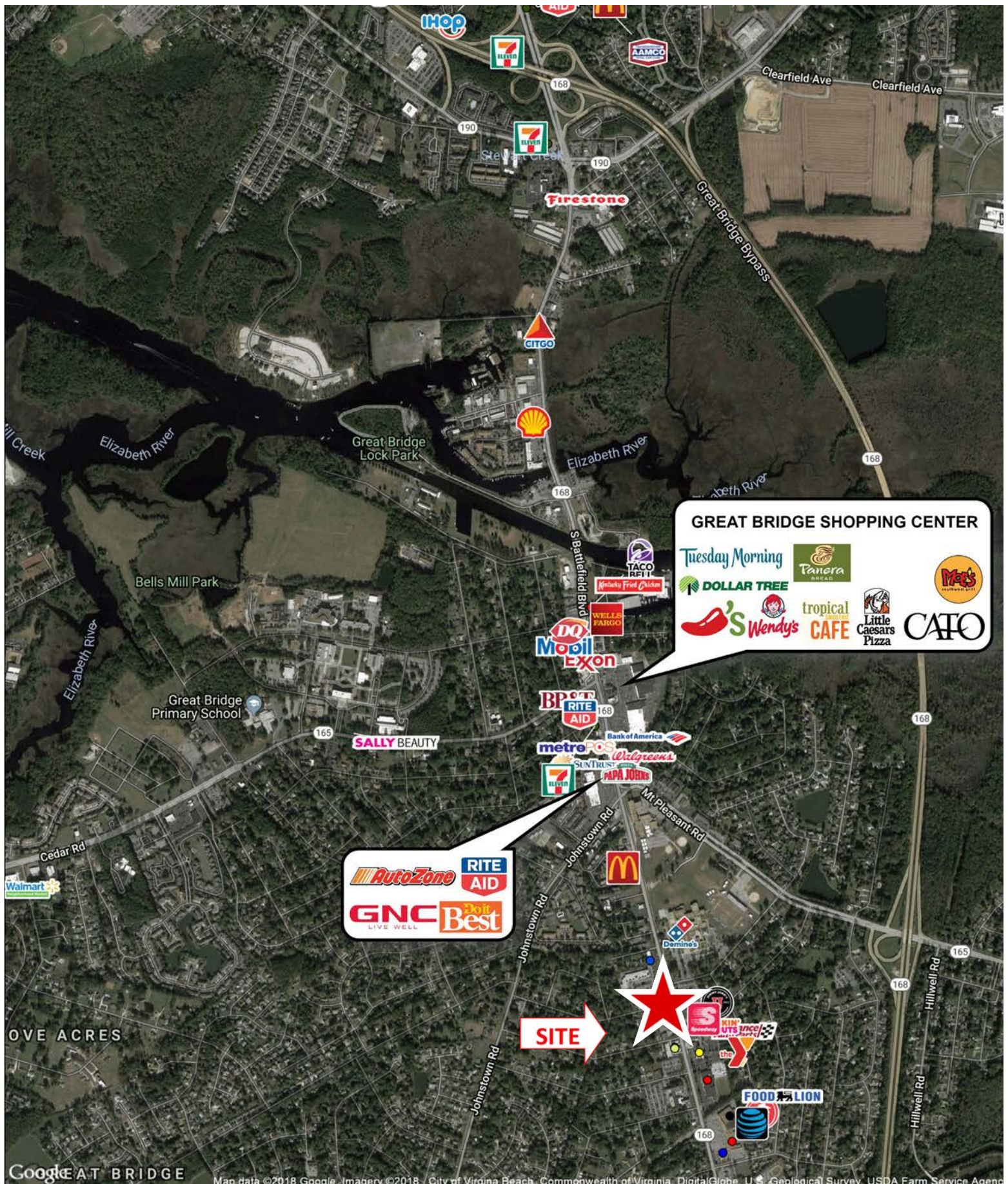


SITE PLAN



FLOOR PLAN





Jay Burnell
 o: 757.222.0111
 m: 757.617.3511
 jay@parkerburnell.com



Kristen Huber
 o: 757.222.0111
 m: 757.714.2341
 kristen@parkerburnell.com