

FOR SALE

OUTPARCEL & HOTEL PADS AVAILABLE

1664 Debaun Avenue | Chesapeake, VA 23320



S.L. NUSBAUM
REALTY CO.



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ABOUT STAYAPT SUITES

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THE APARTMENT-STYLE HOTEL

Purposely designed with attention to the details of everyday living, stayAPT Suites is a new hotel concept that offers modern apartment-style suites and amenities.

Each spacious suite includes:

- Dedicated living room with sleeper sofa, lounge chair and 55-inch smart TV
- Full-size kitchen with full-size appliances
- Large center island with seating
- Separate bedroom, with second large smart TV, walk-in closet and work area
- Outdoor courtyard featuring built-in grill station & fire pit with seating
- On-site fitness and laundry facilities
- Free Wi-Fi

CLICK TO VIEW VIDEO: <https://www.stayapt.com/stayapt-suites-video/>



SURROUNDING RETAIL

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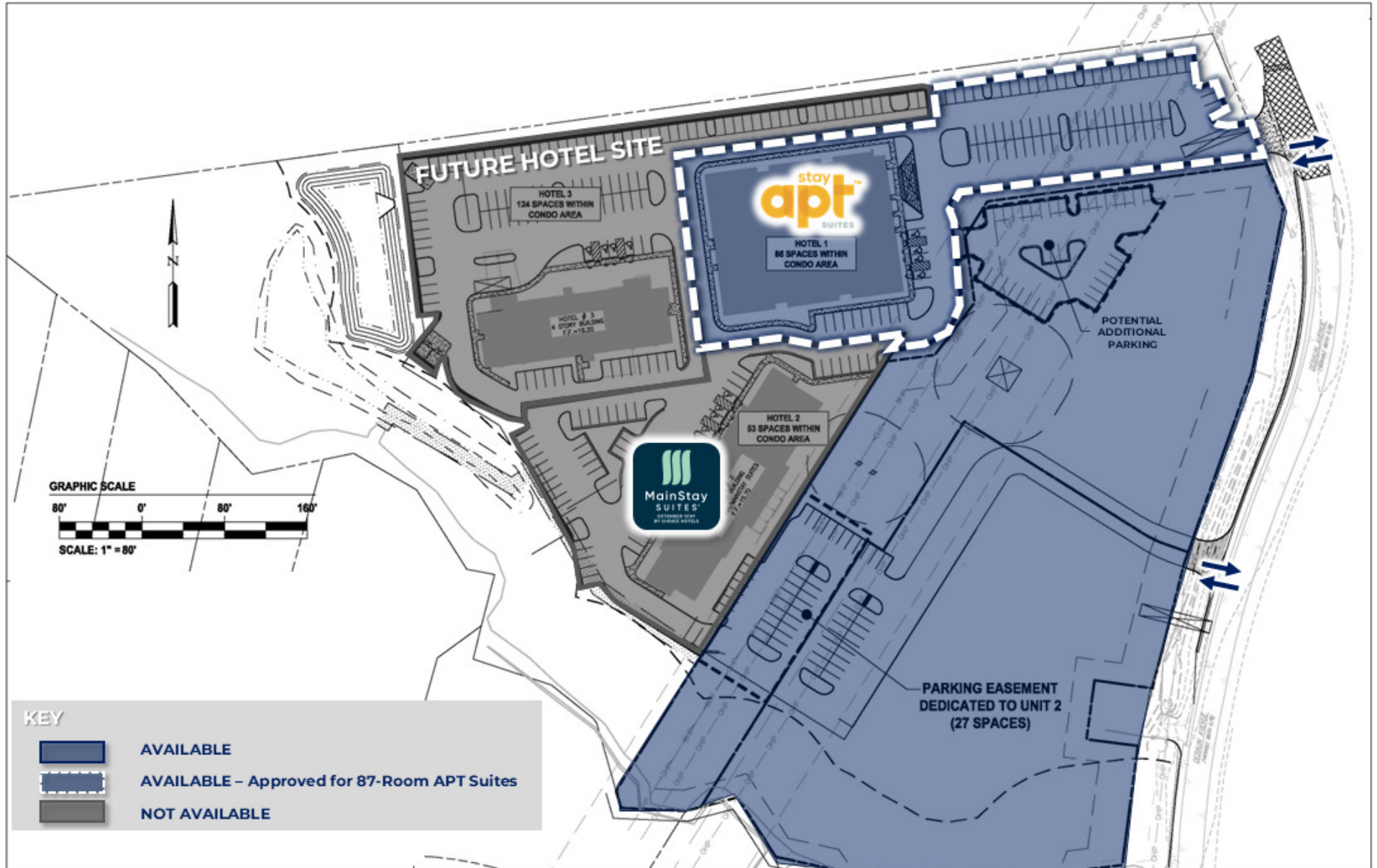


SITE PLAN

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GREENBRIER BUSINESS DISTRICT

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QUICK FACTS ON GREENBRIER BUSINESS DISTRICT

- Strong hotel RevPARs compared to other submarkets in Hampton Roads
- Major regional shopping destination hosting numerous national retailers
- Summit Pointe mixed-use development - Expansion of Dollar Tree Headquarters zoned for 500,000 SF of retail, restaurant, entertainment and anchor locations
- Access to Key Defense & Training Hubs: Near Coast Guard facilities and the 3,600-acre Constellis Training Center in Moyock, which brings military, federal, and international teams for months-long training - driving strong extended-stay lodging demand via direct interstate access.
- More than 18 million square feet of commercial space in the immediate vicinity
- Annual retail trade of nearly \$1.9 billion
- Features diverse business landscape with 18 international corporations
- Chesapeake's employment growth rate has been among Top 50 nationally
- Source: <http://chesapeakeva.biz/whychesapeake/>;
<https://www.summitpointeva.com/our-story/#why-chesapeake>



INFORMATION TECHNOLOGY SERVICES. INC.

HAMPTON ROADS MARKET

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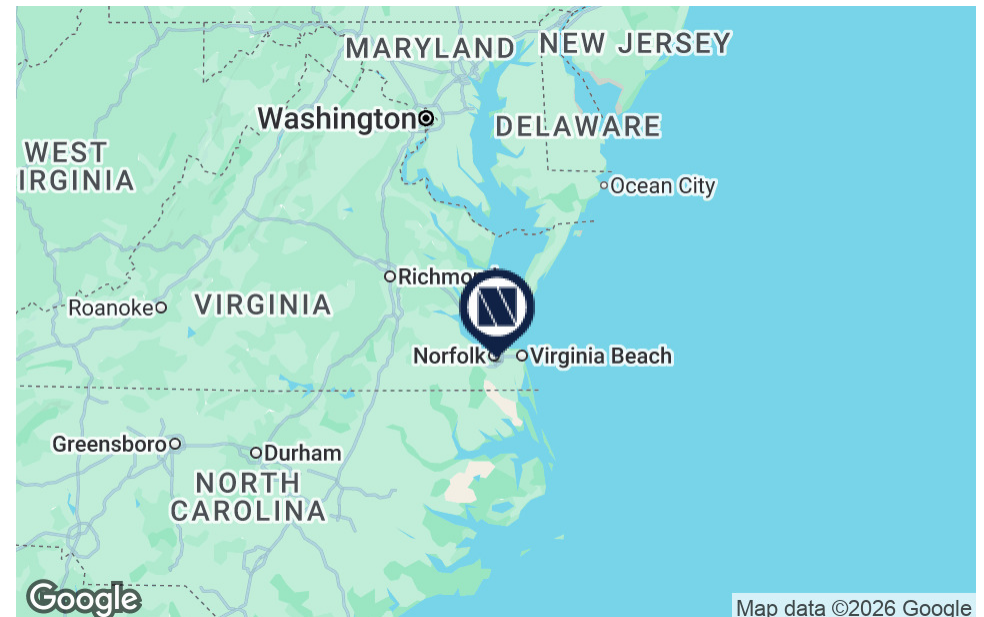
MARKET OVERVIEW

Hampton Roads is one of Virginia's most dynamic and diverse metropolitan regions, encompassing 11 communities (9 cities and 2 counties) with more than 1.8 million residents. Its economy is anchored by a significant military presence of over 83,000 active-duty personnel, major shipyards, and extensive waterfront assets that together support long-term stability and growth across defense, maritime, tourism, and logistics sectors.

The region also benefits from strategic proximity to key defense and training installations, including Coast Guard facilities and the 3,600-acre Constellis Training Center in Moyock, NC. This world-class tactical training campus hosts military, federal, and international teams for months-long programs, generating sustained demand for extended-stay accommodations throughout the broader Hampton Roads area due to its direct interstate connectivity.

Hampton Roads' integrated transportation network - featuring major interstates, commercial ports, two international airports, and the world's largest natural deep-water harbor - provides exceptional access to national and global markets, reinforcing the region's role as a critical East Coast hub for commerce, defense, and travel.

Source: <https://www.vedp.org/region/hampton-roads>



DEMOGRAPHICS MAP & REPORT

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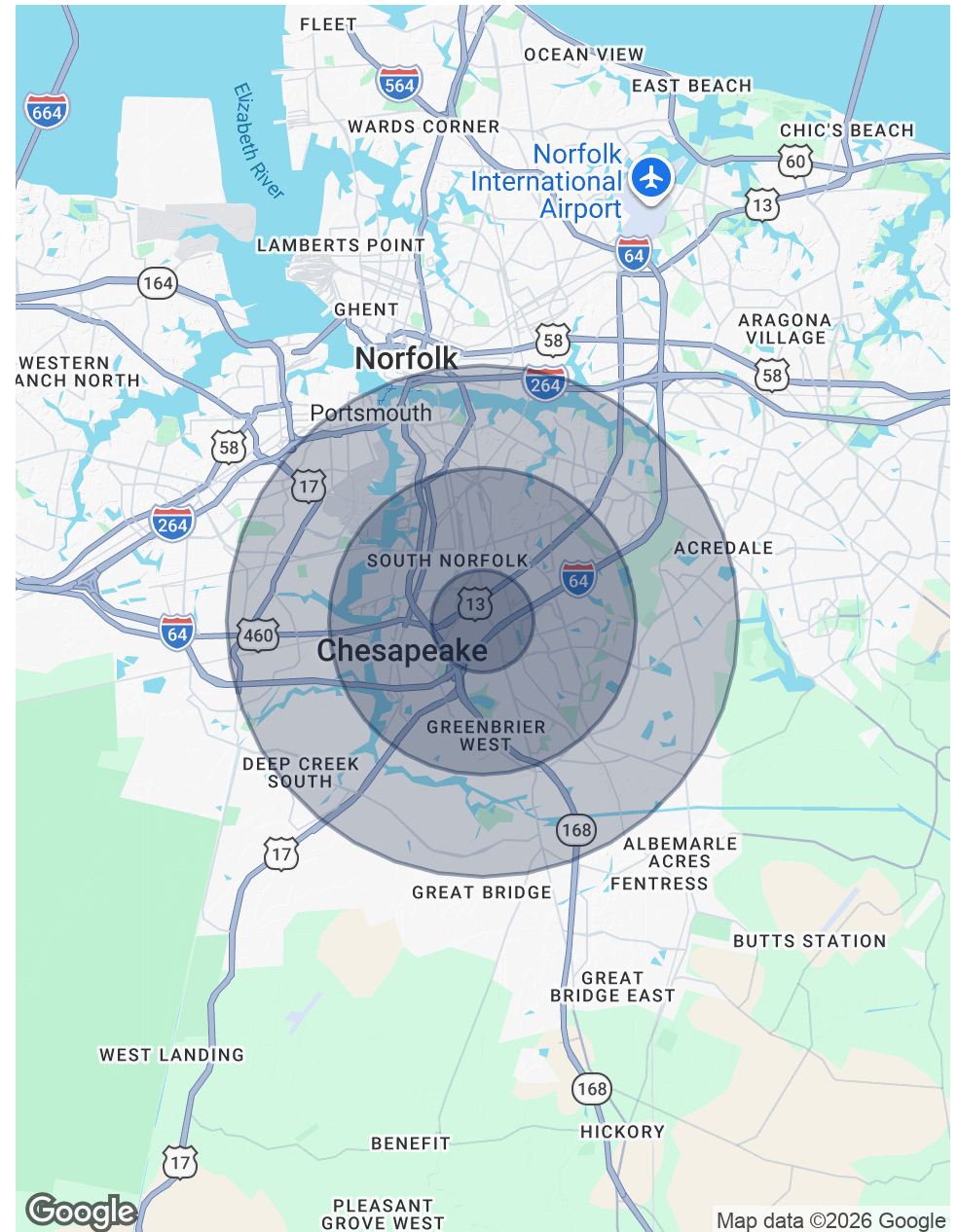


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,439	81,009	220,677
Average Age	37.8	36.7	36.8
Average Age (Male)	31.3	31.9	31.7
Average Age (Female)	42.7	36.4	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,682	33,731	89,275
# Of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$71,512	\$95,822	\$101,282

2020 American Community Survey (ACS)



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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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