



**S.L. NUSBAUM**  
REALTY CO. | SINCE 1906

**FOR SALE**

+/- 7.8 ACRE DEVELOPMENT OPPORTUNITY



BATTLEFIELD BLVD @ HANBURY RD & HWY-168  
CHESAPEAKE, VA 23320

**TOMMY DREW**  
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# PROPERTY SUMMARY

BATTLEFIELD BLVD @ HANBURY RD & HWY-168  
CHESAPEAKE, VA 23320



## OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	+/- 7.8 Acres
Price / Acre:	\$423,077
Zoning:	B2/R15

## PROPERTY HIGHLIGHTS

- Prime corner for grocery or retail use. Multifamily use. Also requires rezoning.
- Adjacent to new 10.313 AC recently approved mixed-used development project (The Villages at Great Bridge - 101 Residential Units and 18,500 SF Retail Space)
- Great shopping center location with high retail sales potential
- Zoned B-2 & R-15
- Located in very high income neighborhood
- Strong shopping patterns within the Great Bridge submarket
- Immediate access to State Highway 168/Great Bridge Bypass

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# PARCEL OVERVIEW

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# ADJACENT DEVELOPMENT

BATTLEFIELD BLVD @ HANBURY RD & HWY-168  
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## APPROVED DEVELOPMENT THE VILLAGES AT GREAT BRIDGE

A conditional zoning reclassification of approximately 10.37 acres from O&I, Office and Institutional District, and R-15, Residential District, to B-5, Urban Business District (3.06 acres) and R-MF-1, Residential Multi-Family District (7.31 acres)

## DEVELOPMENT INCLUDES:

- 62 single family attached condo units
- 15 single family detached homes
- 24 condo flats
- 18,500 SF Retail space - 12 in-line spaces with frontage on South Battlefield Boulevard

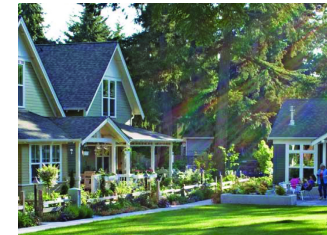
Approved stoplight at entrance of proposed community



INSPIRATION IMAGES FOR MIXED USE - RETAIL AREA



INSPIRATION IMAGES FOR ROW HOMES



INSPIRATION IMAGES FOR SINGLE FAMILY HOMES

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# AREA RETAIL

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Google

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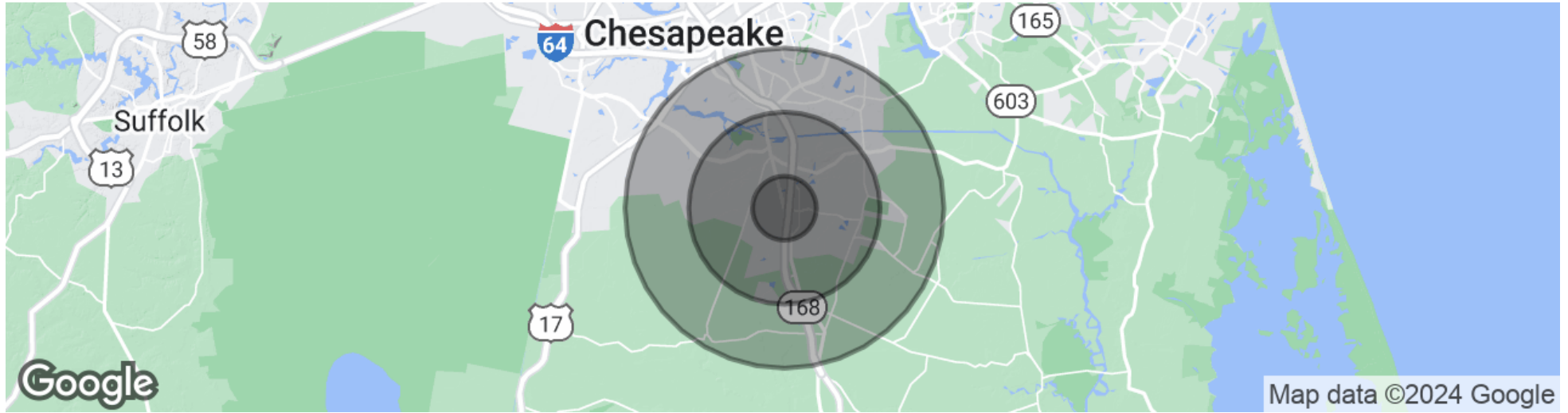
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# DEMOGRAPHICS MAP & REPORT

BATTLEFIELD BLVD @ HANBURY RD & HWY-168  
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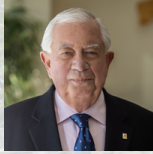
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,152	45,906	94,093
Households	2,491	14,936	33,010
Avg. HH Income	\$121,755	\$130,079	\$117,414
Grocery Sales Potential	\$18,572,046	\$110,654,162	\$222,576,903
College/College Grads	43.7%	48.6%	49.4%

*\*Demographics Based On 2019 ESRI Data*

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# CONTACT ME



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**S.L. NUSBAUM**  
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BATTLEFIELD BOULEVARD  
HANBURY ROAD

The Villages at Great Bridge  
101 Residential Units and  
18,500 SF Retail Space

**SITE**

STATE HIGHWAY 168

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

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