

retail/office FOR LEASE

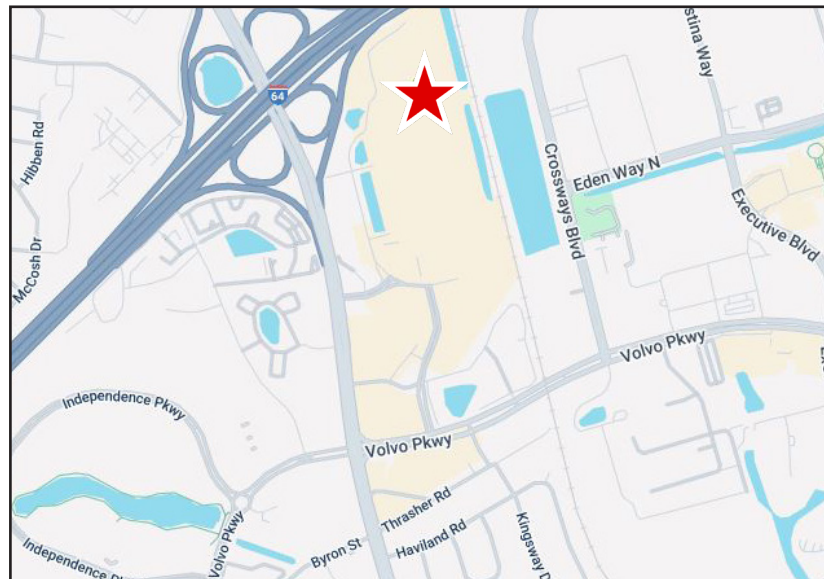


NEW RETAIL/OFFICE DEVELOPMENT | 1537 Sam's Circle, Chesapeake, VA

PROPERTY FEATURES:

- **±1,857-16,875 SF OR RETAIL SPACE; & ±1,199-2,398 SF OF OFFICE SPACE AVAILABLE!** New freestanding shops located in the “highly-sought after” Battlefield/ Greenbrier trade area of Chesapeake
- **Site is surrounded by multiple retailers, including:** Sam's Club, Walmart, Kohl's, Texas Roadhouse, Chick-fil-A & more!
- **Across the street** from Home Depot & Lowes
- **Over 62K VPD along Battlefield Boulevard**
- **Excellent visibility from Interstate 64 & immediate access to I-64 via Battlefield Blvd.**
- **Two miles** from Chesapeake Regional

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	5,394	87,612	212,873
Avg HH Income	\$77,662	\$88,369	\$91,345
Households	2,515	35,829	81,885



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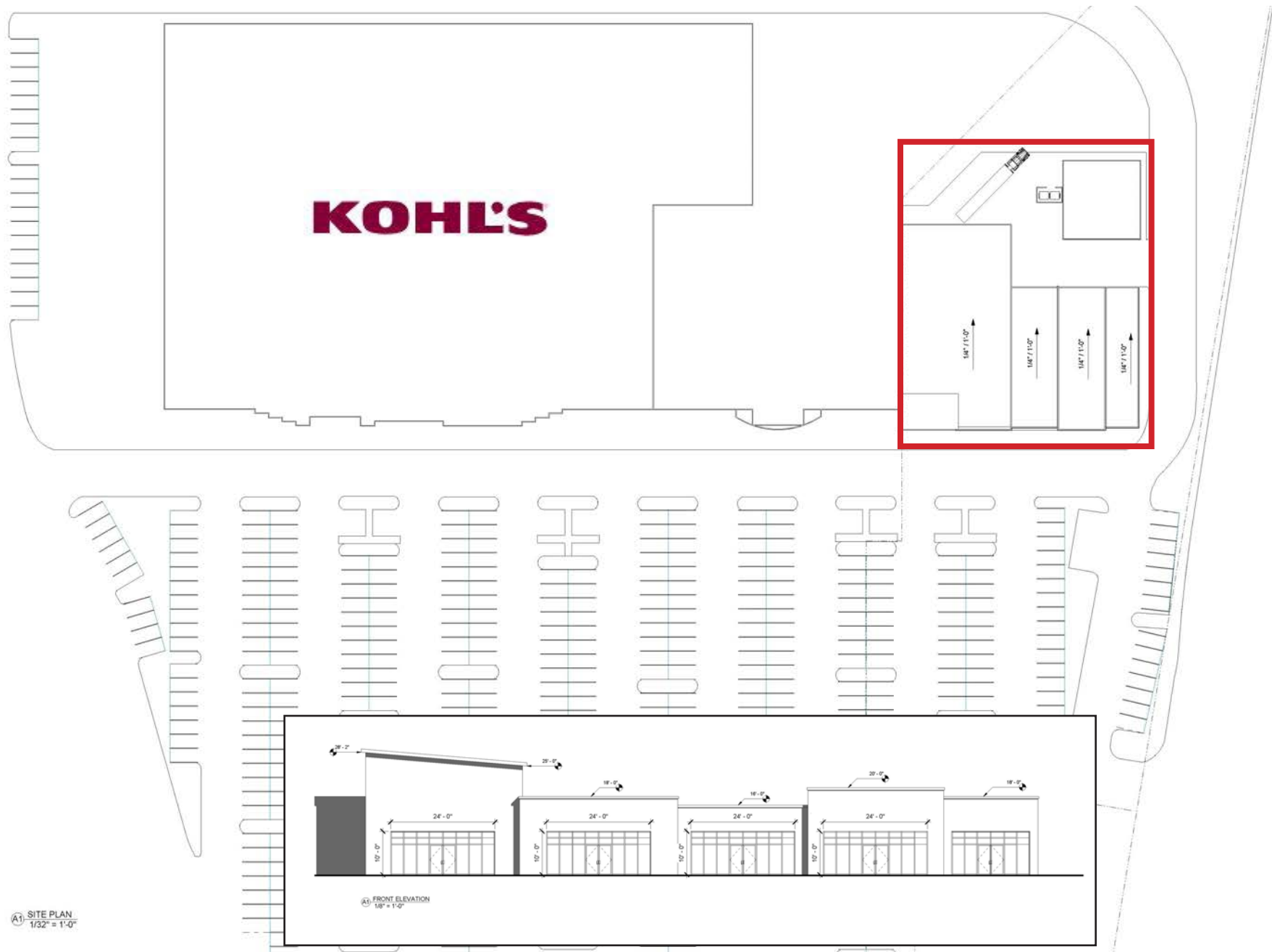
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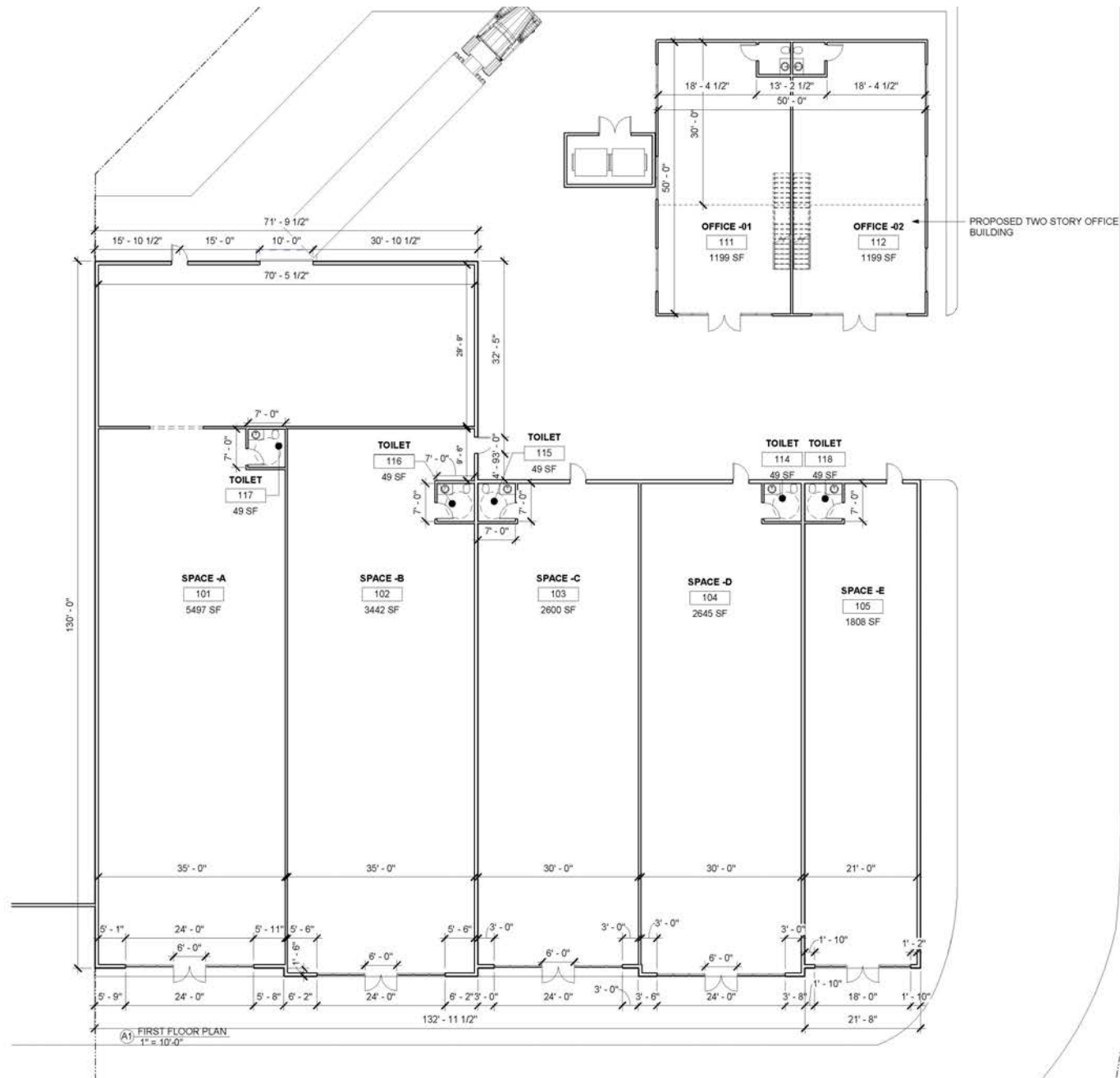
RENDERINGS



SITE PLAN & ELEVATION



BUILDING PLAN



SPACE -A	= 5546 SQ FT
SPACE -B	= 3491 SQ FT
SPACE -C	= 2649 SQ FT
SPACE -D	= 2694 SQ FT
SPACE -E	= 1857 SQ FT

OVERALL FOOTPRINT = 16, 875 SQ FT

OFFICE BUILDING = 2,584 SQ FT

