

# MEDICAL/PROFESSIONAL OFFICE AVAILABLE

ADJACENT TO CHESAPEAKE REGIONAL MEDICAL CENTER & VA CLINIC  
900 N. Battlefield Boulevard, Chesapeake, VA 23320



S.L. NUSBAUM  
REALTY CO.



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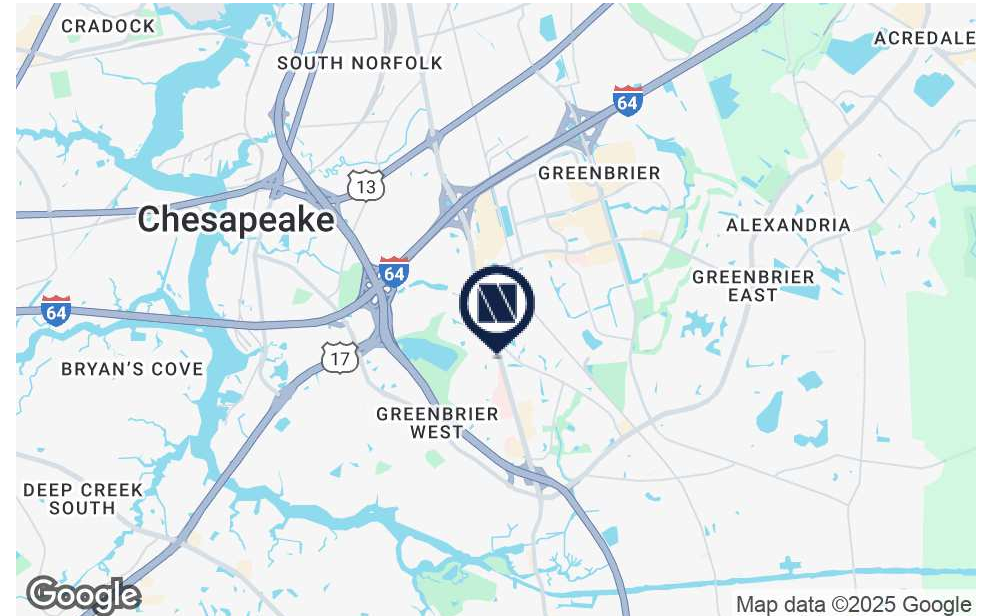


# EXECUTIVE SUMMARY

900 BATTLEFIELD BOULEVARD NORTH  
Chesapeake, VA 23320



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## OFFERING SUMMARY

Sale Price:	Contact Agent
Available SF:	±20,000 SF
Expected Delivery:	Summer 2026

## PROPERTY OVERVIEW

An exceptional opportunity to purchase a medical office condominium in a brand-new, Class A building located on N Battlefield Blvd. in Chesapeake, VA. Currently under development with an estimated delivery in summer 2026, the property is part of a thoughtfully planned mixed-use community featuring 215 multifamily units. Ideal for medical users seeking ownership near Chesapeake Regional Medical Center and the new VA outpatient clinic.

## PROPERTY HIGHLIGHTS

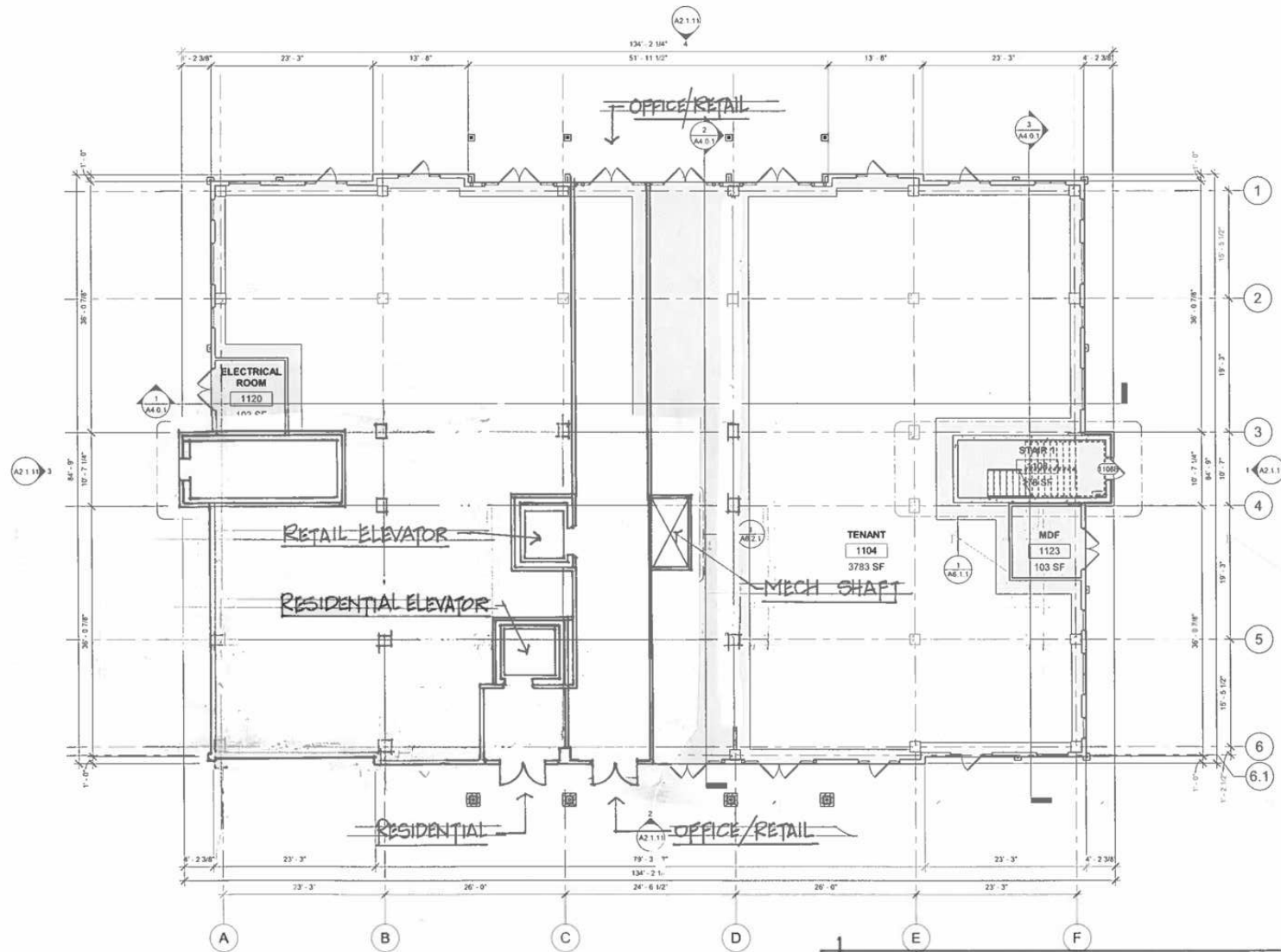
- **Condo ownership opportunity** in a brand-new Class A medical office building delivering summer 2026
- **Strategically located** adjacent to Chesapeake Regional Medical Center and the new 200,000 SF VA Outpatient Clinic
- **Highly visible site** with 470 feet of frontage on N Battlefield Blvd and immediate access to I-64
- **Strong built-in demand** from 215 luxury apartments within the mixed-use development
- **Surrounded by national retailers** including Walmart, Target, Kroger, and Harris Teeter within a 2-mile radius

# FLOOR PLAN

900 BATTLEFIELD BOULEVARD NORTH  
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1 BUILDING 1 - LEVEL 1 FLOOR PLAN  
A2.1.10 1/8" = 1'-0"

REVISED ELEVATOR LOCATIONS  
NORTH BATTLEFIELD 08-28-2025



# SITE PLAN

900 BATTLEFIELD BOULEVARD NORTH  
Chesapeake, VA 23320



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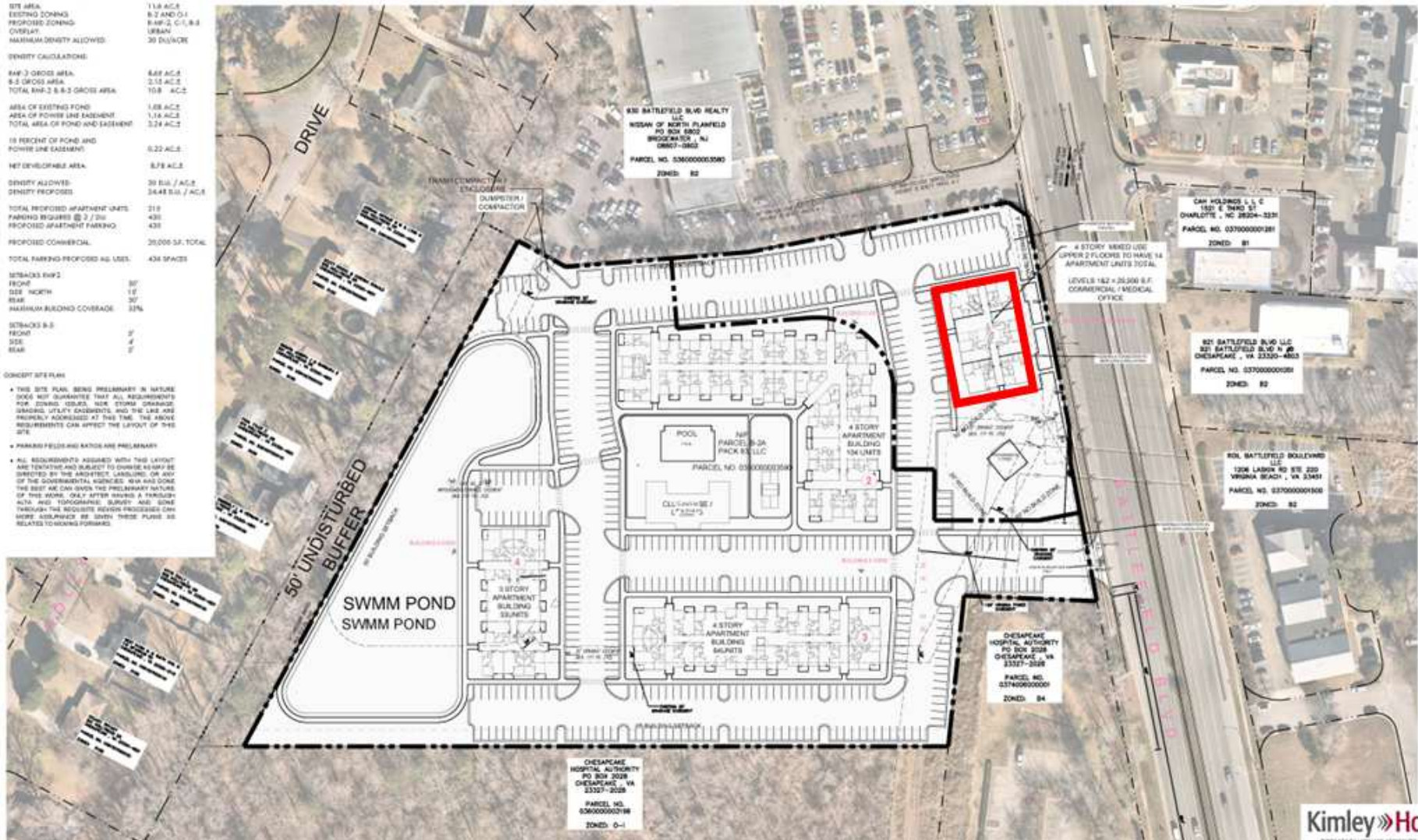
## SITE DATA

EST. AREA	11.8 AC.
EXISTING ZONING	R-2 AND C-1
PROPOSED ZONING	BMP-2, C-1, R-2
OVERLAY	URBAN
MAXIMUM DENSITY ALLOWED	30 DUS/AC
DENSITY CALCULATIONS:	
RAW-3 GROSS AREA	8.68 AC.
R-2 GROSS AREA	2.15 AC.
TOTAL RAW-2 & R-2 GROSS AREA	10.8 AC.
AREA OF EXISTING POND	1.08 AC.
AREA OF FUTURE POND AND EASEMENT	1.14 AC.
TOTAL AREA OF POND AND EASEMENT	2.24 AC.
18 PERCENT OF POND AND FUTURE POND AND EASEMENT	0.22 AC.
NET DEVELOPABLE AREA	8.78 AC.
DENSITY ALLOWED	30 DUS / AC.
DENSITY PROPOSED	34.48 DUS / AC.
TOTAL PROPOSED APARTMENT UNITS	218
PARKING REQUIRED @ 2 / DU	436
PROPOSED APARTMENT PARKING	436
PROPOSED COMMERCIAL	20,000 S.F. TOTAL
TOTAL PARKING PROPOSED AS USES	436 SPACES

SETBACKS BMP-2	30'
FRONT	10'
DEE NORTH	30'
REAR	30'
MAXIMUM BUILDING COVERAGE	31%
SETBACKS R-2	
FRONT	5'
DEE	5'
REAR	5'

## CONCEPT SITE PLAN

- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING, CODES, NORMS, STORM DRAINAGE, SEWERAGE, UTILITY EXISTENCES, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- PARKING FIELDS AND LOTS ARE PRELIMINARY.
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DICTATED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES. NO HAS DONE THE BEST AS CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK. ONLY AFTER REVIEW A THOROUGH ACT AND TOPOGRAPHIC SURVEY AND SOME THROUGH THE REQUIRE REVIEW PROGRESS CAN MORE ACCURACY BE GIVEN THESE PLANS AS RELATED TO EXISTING FEATURES.





# LOCATION MAP

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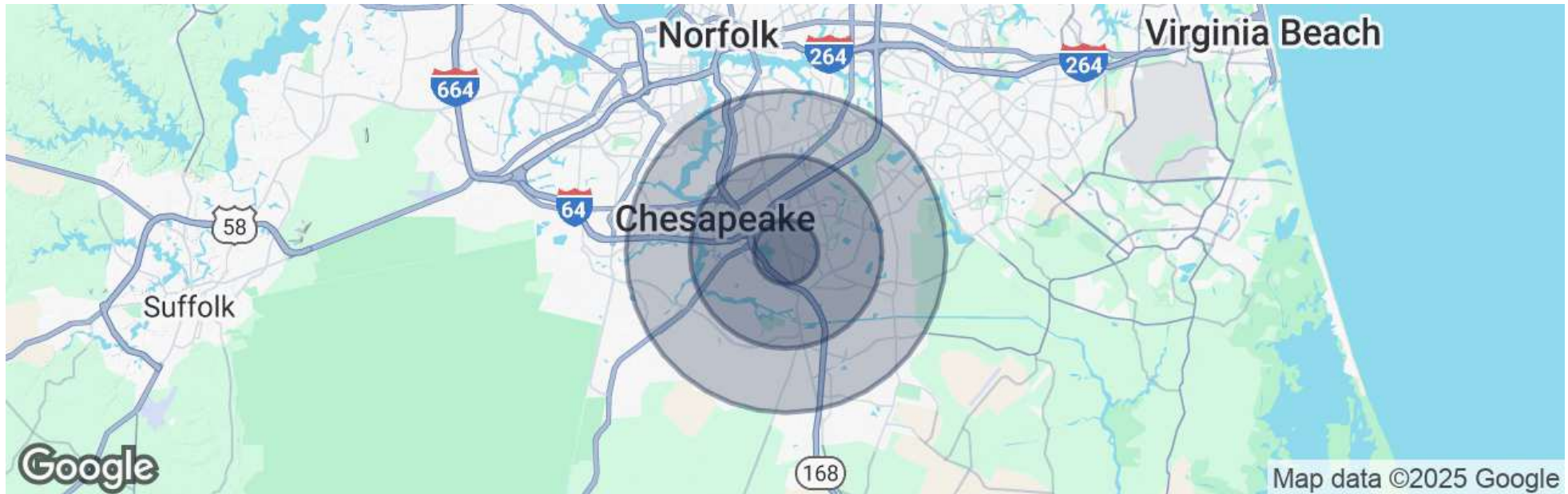


# DEMOGRAPHICS MAP & REPORT

900 BATTLEFIELD BOULEVARD NORTH  
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,422	68,229	197,352
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	44	42	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,050	28,063	74,909
# Of Persons Per HH	2.3	2.4	2.6
Average HH Income	\$97,837	\$105,807	\$116,738
Average House Value	\$308,161	\$337,470	\$369,178

Demographics data derived from AlphaMap

# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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