

MEDICAL/PROFESSIONAL OFFICE AVAILABLE

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



S.L. NUSBAUM
REALTY CO.



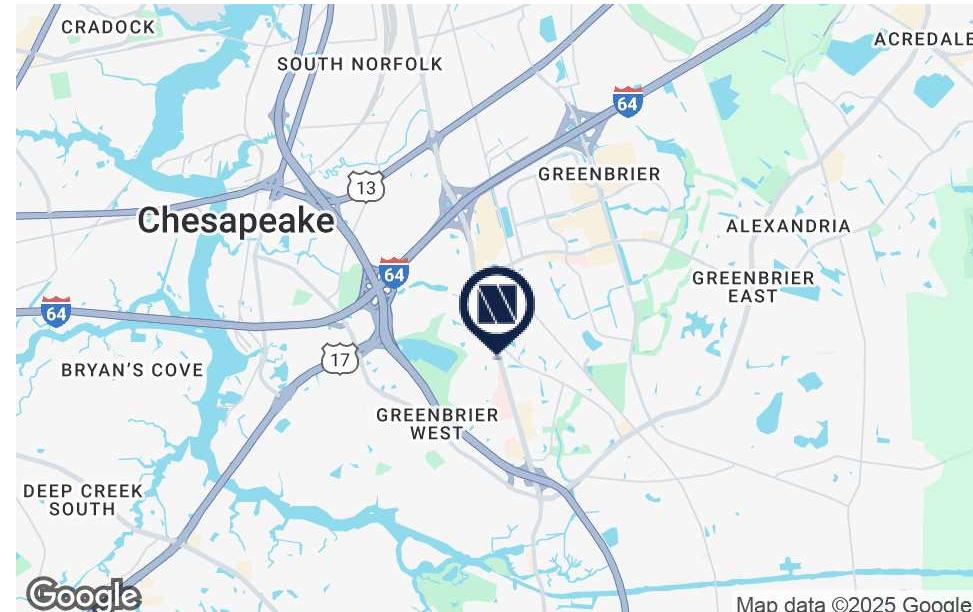
JOHN WESSLING, SR., CCIM
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EXECUTIVE SUMMARY

900 BATTLEFIELD BOULEVARD NORTH
Chesapeake, VA 23320



S.L. NUSBAUM
REALTY CO.



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

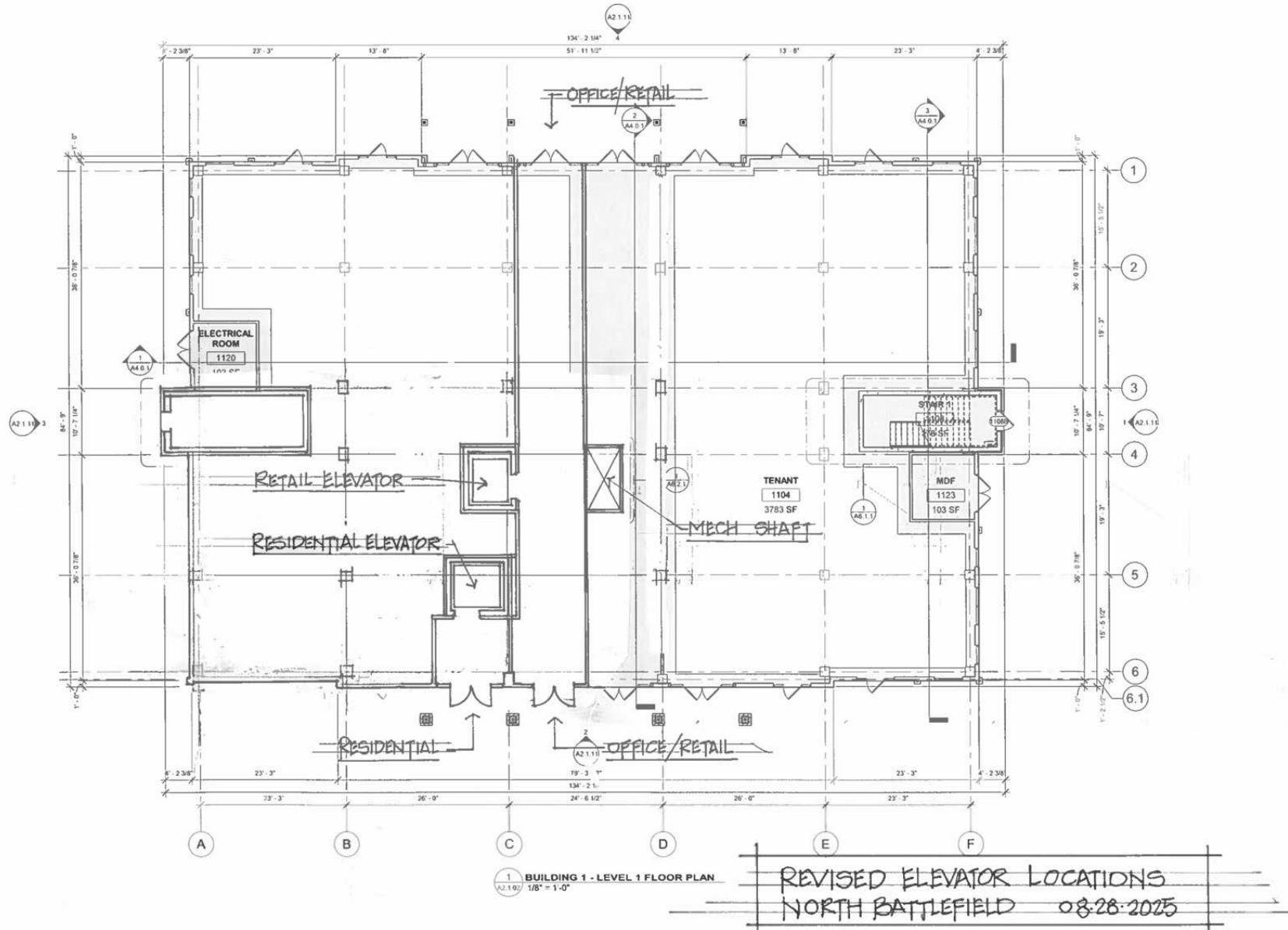
- **Condo ownership opportunity** in a brand-new Class A medical office building delivering summer 2026
- **Strategically located** adjacent to Chesapeake Regional Medical Center and the new 200,000 SF VA Outpatient Clinic
- **Highly visible site** with 470 feet of frontage on N Battlefield Blvd and 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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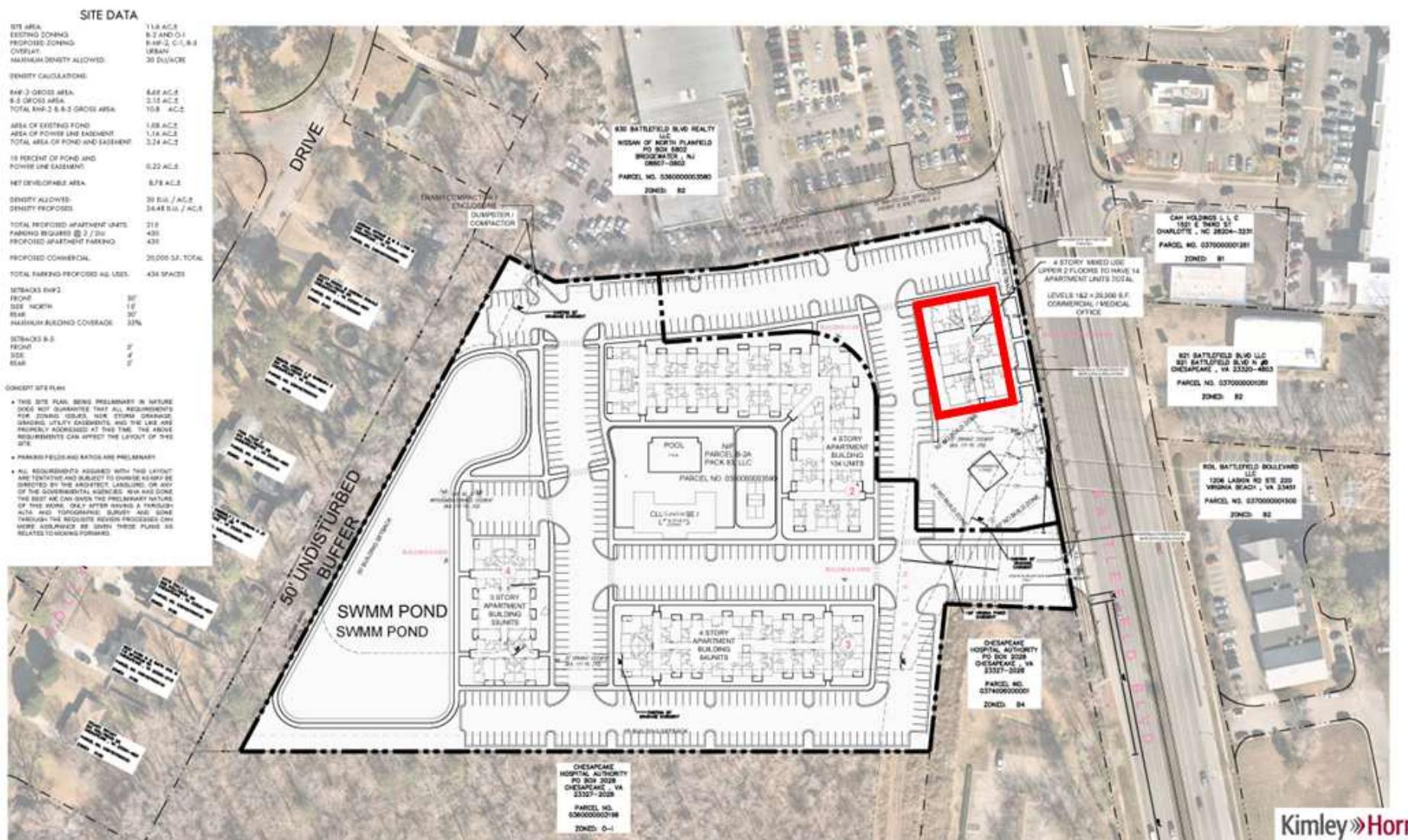


SITE PLAN



900 BATTLEFIELD BOULEVARD NORTH
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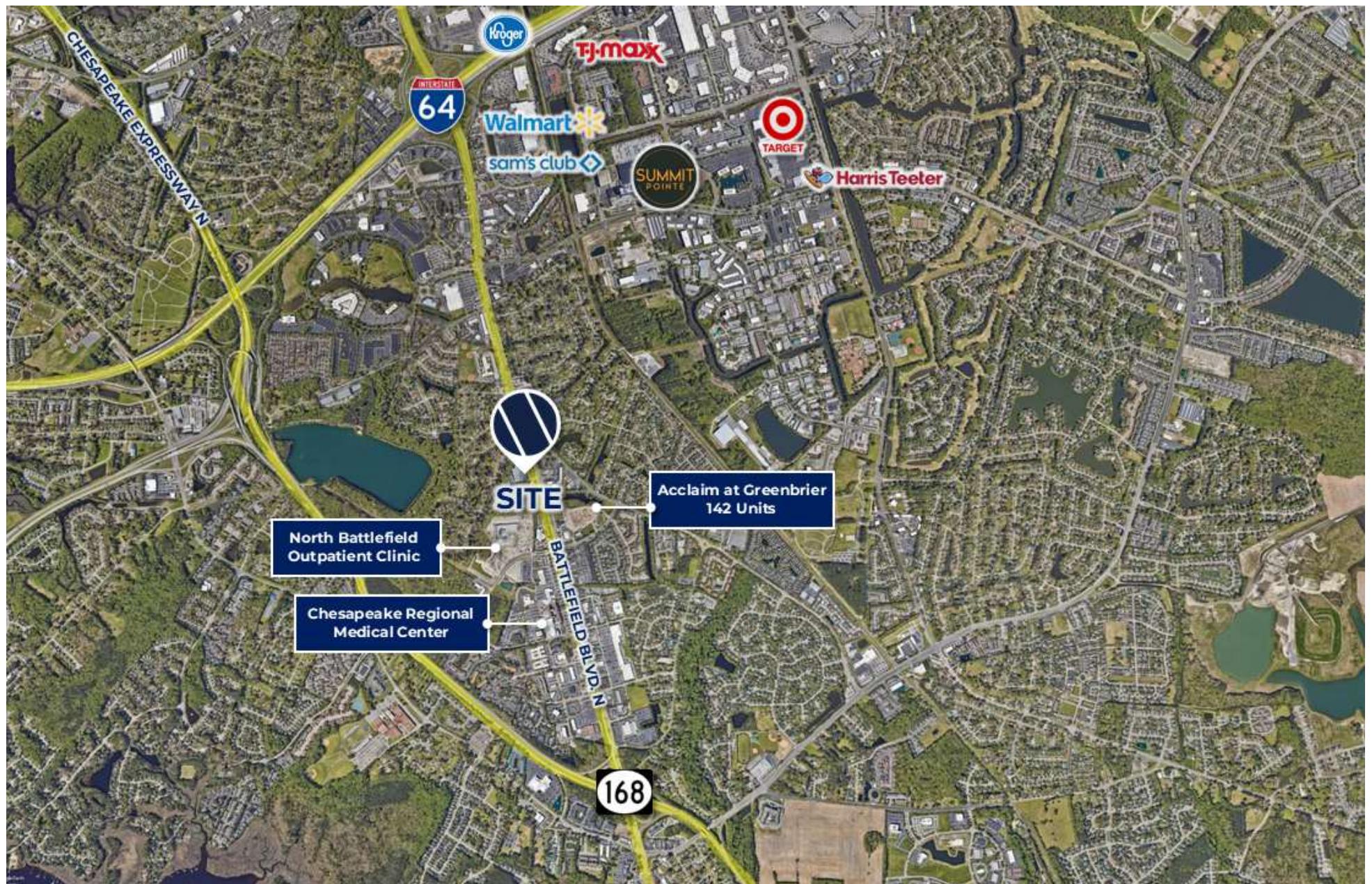


LOCATION MAP

900 BATTLEFIELD BOULEVARD NORTH
Chesapeake, VA 23320



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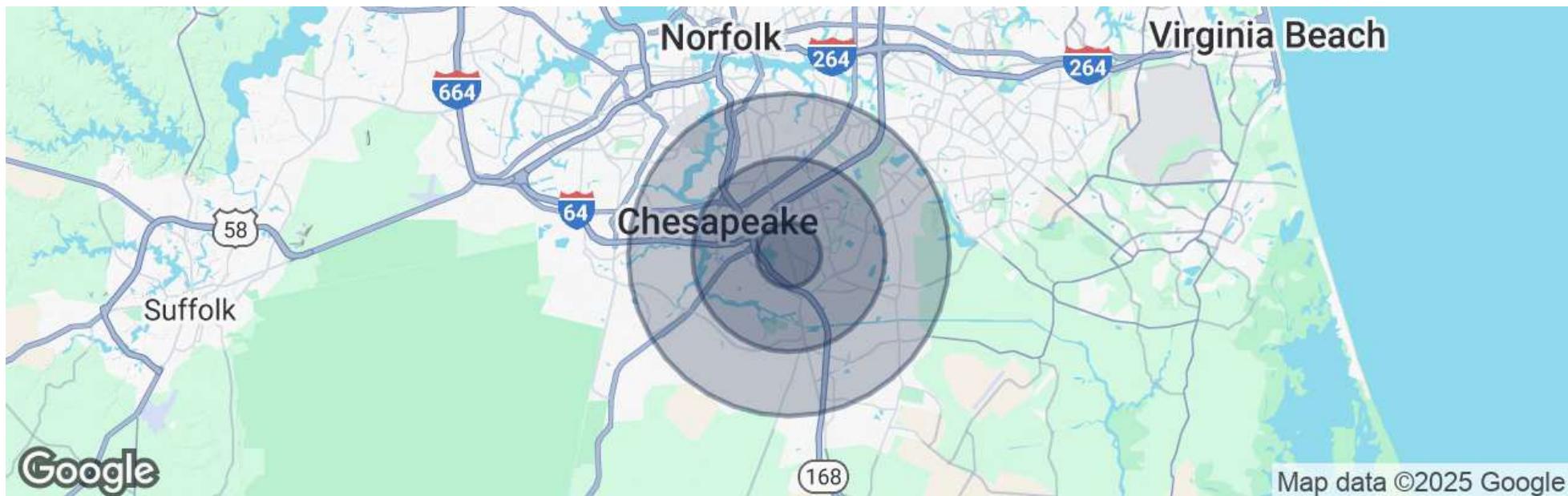


DEMOGRAPHICS MAP & REPORT

900 BATTLEFIELD BOULEVARD NORTH
Chesapeake, VA 23320



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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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