

retail FOR LEASE

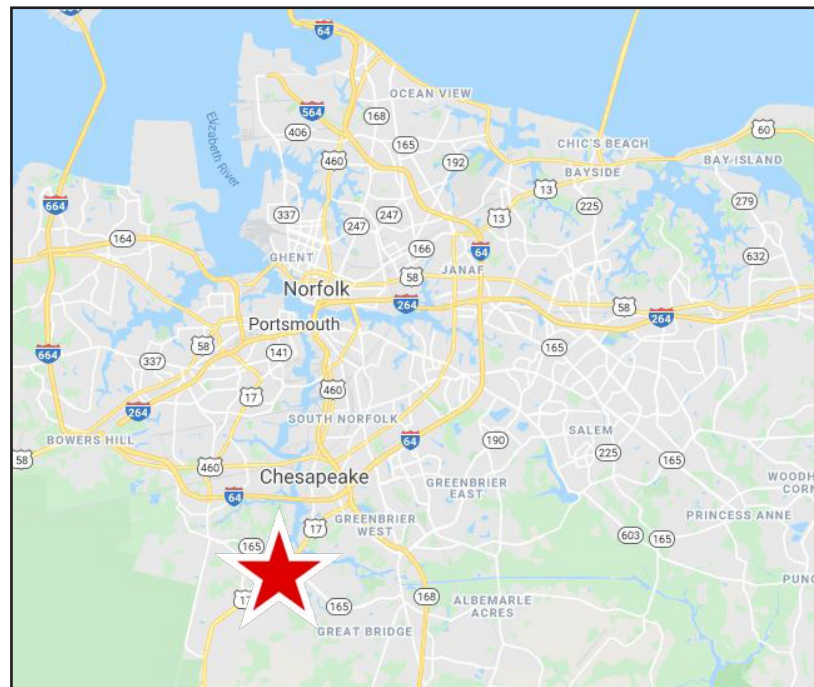


Cahoon Commons | 644-648 Grassfield Parkway, Chesapeake, Virginia

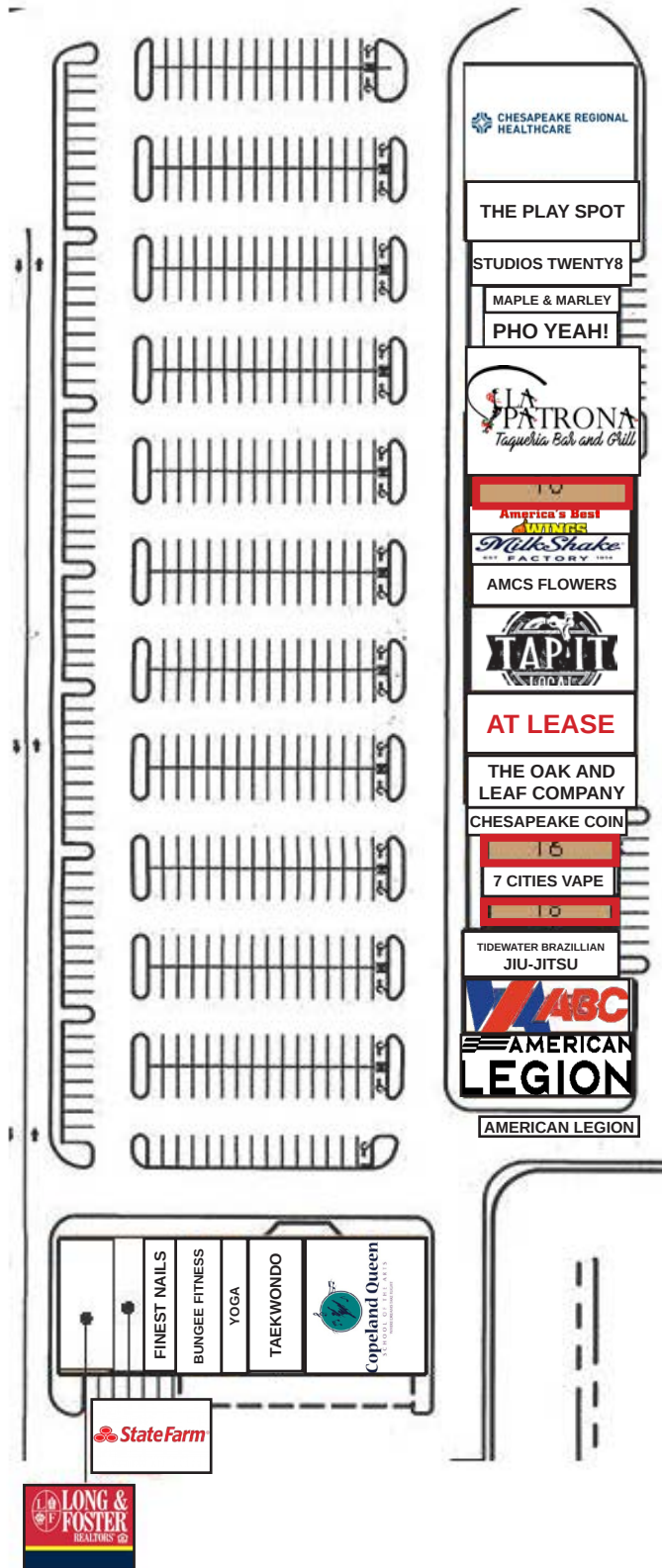
PROPERTY FEATURES:

- **±1,573-1,870 RSF available!** ±82,023 SF of small shops space located in a Walmart Supercenter anchored development in the Great Bridge retail submarket of Chesapeake
- **1.38 Acre Outparcel w/drive-thru available**
- **Easy accessibility via the new Veterans Memorial Bridge** which connects to I-64, I-464, and the Chesapeake Expressway.
- **Over 30K VPD** on Dominion Boulevard
- **Less than 1 mile** from Tidewater Community College Campus & Chesapeake Municipal
- **High residential growth projections**, high household income & median home values, high daytime population

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Est. Population	4,171	41,569	103,885
Avg HH Income	\$123,117	\$111,369	\$99,319
Daytime Population	1,994	6,085	36,698



SITE PLAN



648 GRASSFIELD PARKWAY			
CHESAPEAKE REGIONAL HEALTHCARE	1A-1E	6,876	
THE PLAY SPOT	3	3,204	32' x 99'
STUDIOS TWENTY8	4	2,151	27' x 79'
MAPLE & MARLEY BREAKFAST BAR	5	1,593	20' x 79'
PHO YEAH!	6	1,600	20' x 79'
TAQUERIA LA PATRONA	7	1,600	20' x 79'
TAQUERIA LA PATRONA	8	1,583	20' x 79'
TAQUERIA LA PATRONA	9	2,251	25' x 89'
TAQUERIA LA PATRONA	10A	1,867	18' x 99'
AVAILABLE	10B	1,870	18' x 99'
AMERICA'S BEST WINGS	11A	1,870	18' x 99'
MILKSHAKE FACTORY	11B	1,880	20' x 99'
AMCS FLOWERS	11C	1,800	18' x 99'
TAP IT LOCAL	12	4,893	49' x 99'
AVAILABLE	13	3,894	49' x 99'
THE OAK AND LEAF COMPANY	14	2,505	25' x 99'
CHESAPEAKE COIN & CURRENCY	15	1,580	20' x 78'
AVAILABLE	16	1,580	20' x 78'
7 CITIES VAPE	17	1,587	19' x 78'
AVAILABLE	18	1,573	19' x 78'
TIDEWATER BRAZILIAN JIU-JITSU	19	2,702	30' x 89'
VIRGINIA ABC	20A	3,164	32' x 99'
AMERICAN LEGION	20B	3,810	38' x 99'
644 GRASSFIELD PARKWAY			
COPELAND DANCE STUDIO	21	2,673	33' x 79'
COPELAND DANCE STUDIO	22	3,173	40' x 79'
TAEKWONDO	23	2,500	31' x 79'
WIDESPREAD MOVEMENT YOGA	24	1,580	19' x 79'
ASCEND BUNGEE FITNESS	25	1,820	23' x 79'
FINEST NAILS	26	1,600	20' x 79'
STATE FARM INSURANCE	27	1,600	20' x 79'
LONG AND FOSTER	28	2,647	32' x 79'
OUTPARCEL			
B1	DOM	1.38 AC	

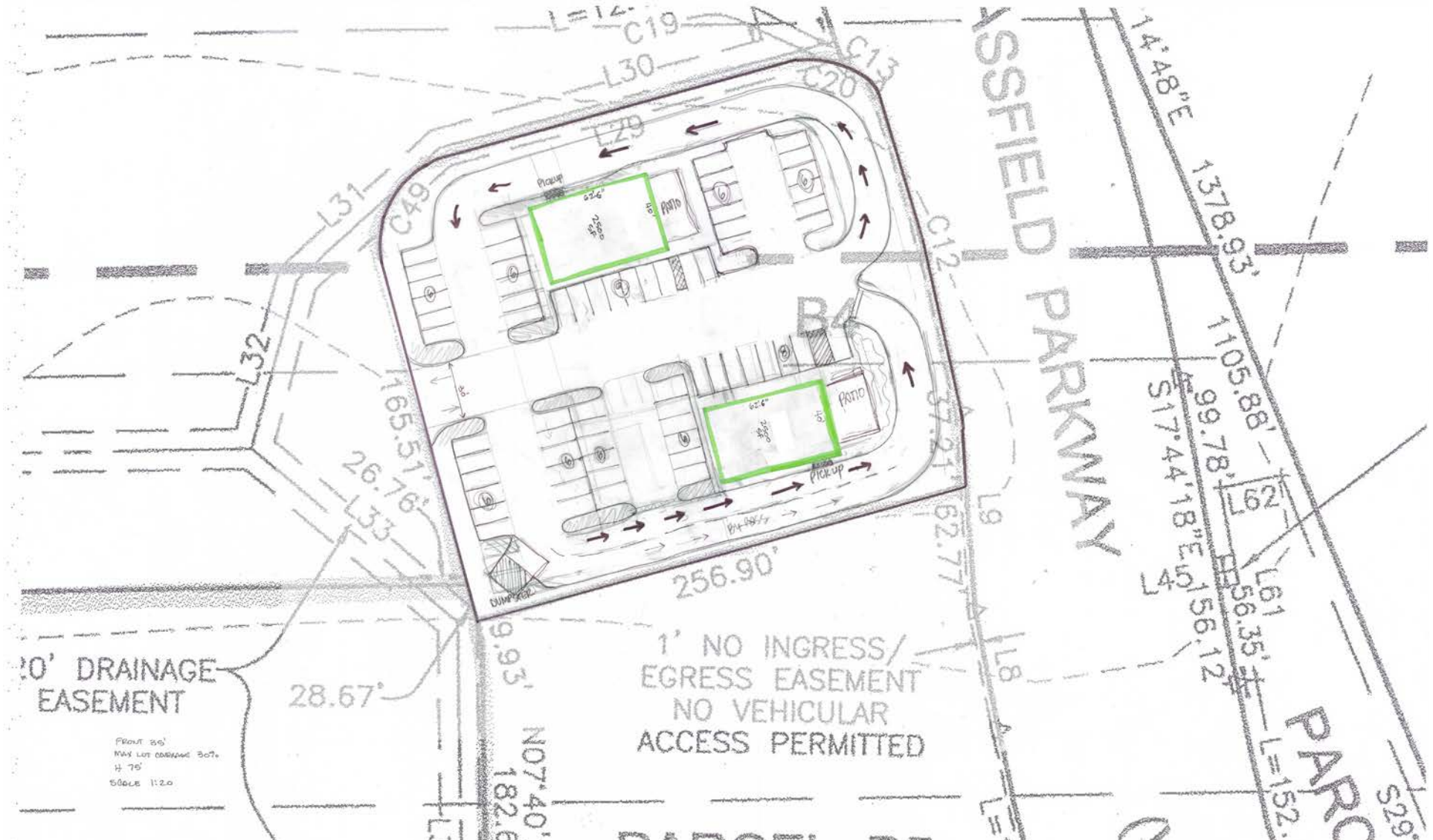
SUITE(S) 10A-11B DEMISING PLAN



LANDLORD IMPROVEMENTS FOR
648 GRASSFIELD PKWY, SUITES 10-11
CHESAPEAKE, VA

COVINGTON HENDRICK ANDERSON ARCHITECTS, PLLC 2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024	
CHA PROJECT	24063
ISSUE DATE	03/22/24
REVISION NO.	DATE
NEW WORK FLOOR PLAN	
A1.1	

OUTPARCEL SITE PLAN



SITE PHOTOS



