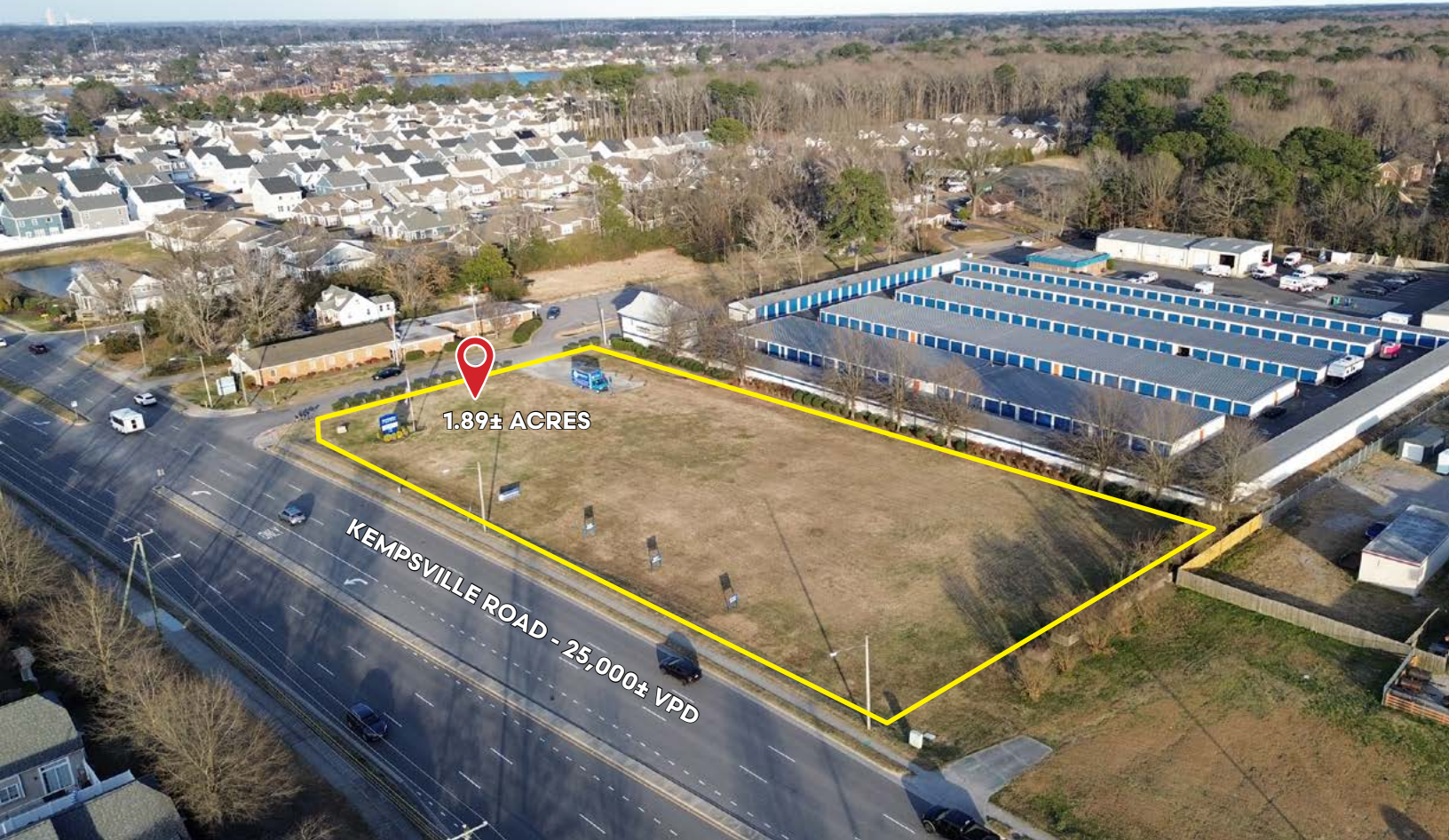


FOR LEASE

Kempsville Road
Chesapeake, VA 23320



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Kempsville Road Land

- Parcel ID: 0381014000030
- \$80,000 Annual Ground Lease Opportunity
- Rare M-1 Zoned Corner Parcel in High Demand Corridor
- Limited Land Availability in Densely Built Greenbrier Submarket
- Strategic Location with Visibility and Access
- Quick Serve, Flex, Build to suit
- Restaurant and Medical uses allowed by right

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,407	63,733	210,678
AVERAGE HH INCOME	\$119,778	\$103,982	\$105,232
DAYTIME EMPLOYEES	1,832	47,855	90,930

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

Noah Reyes

First Vice President

o: 757-377-8580

nreyes@commonwealthcommercial.com

Stanton McDuffie

Sales & Leasing Associate

o: 757-306-1536

smcduffie@commonwealthcommercial.com

Jim McVey

Senior Vice President, Partner

o: 804-433-1824

jmcvey@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

Retail & Dining in the Greenbrier Area



Greenbrier Snapshot

A major regional hub with nearly 50,000 daytime employees and one of Chesapeake's strongest retail and business districts.