

office/retail FOR LEASE

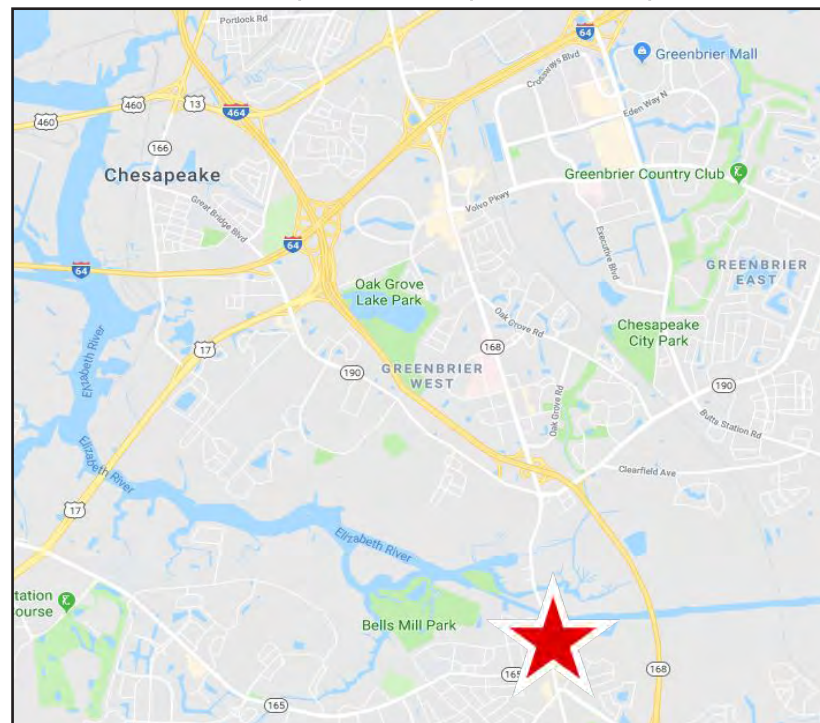


GREAT BRIDGE VILLAGE SHOPPES (PHASE II) | 138 S. Battlefield Blvd., Chesapeake, VA

PROPERTY FEATURES:

- **±1,200 - 16,000 SF OF RETAIL/OFFICE SPACE AVAILABLE! New Mixed-Use Development in a highly sought after trade area, featuring: ±27,930 SF of retail space, ±20,730 SF of office space and 44 residential units in the Great Bridge!**
- **Located less than a mile from Chesapeake Municipal Center**, which employs 3,407 workers and less than 3 miles from TCC's Chesapeake campus with 13,450 students
- **Over 36,000 VPD on Battlefield Boulevard**
- **Extremely high demographics!**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	5,103	70,436	137,896
Avg HH Income	\$106,200	\$112,377	\$107,420
Households	1,862	25,421	50,248



Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com

Kristen Huber
o: 757.222.0111
m: 757.14.2341
kristen@parkerburnell.com

RENDERINGS (BUILDING 2)



SITE PLAN



Finley Design PA
7806 NC Hwy 751
Suite 110
Durham, NC 27713
919-493-8200

FINLEYDESIGNARCH.COM

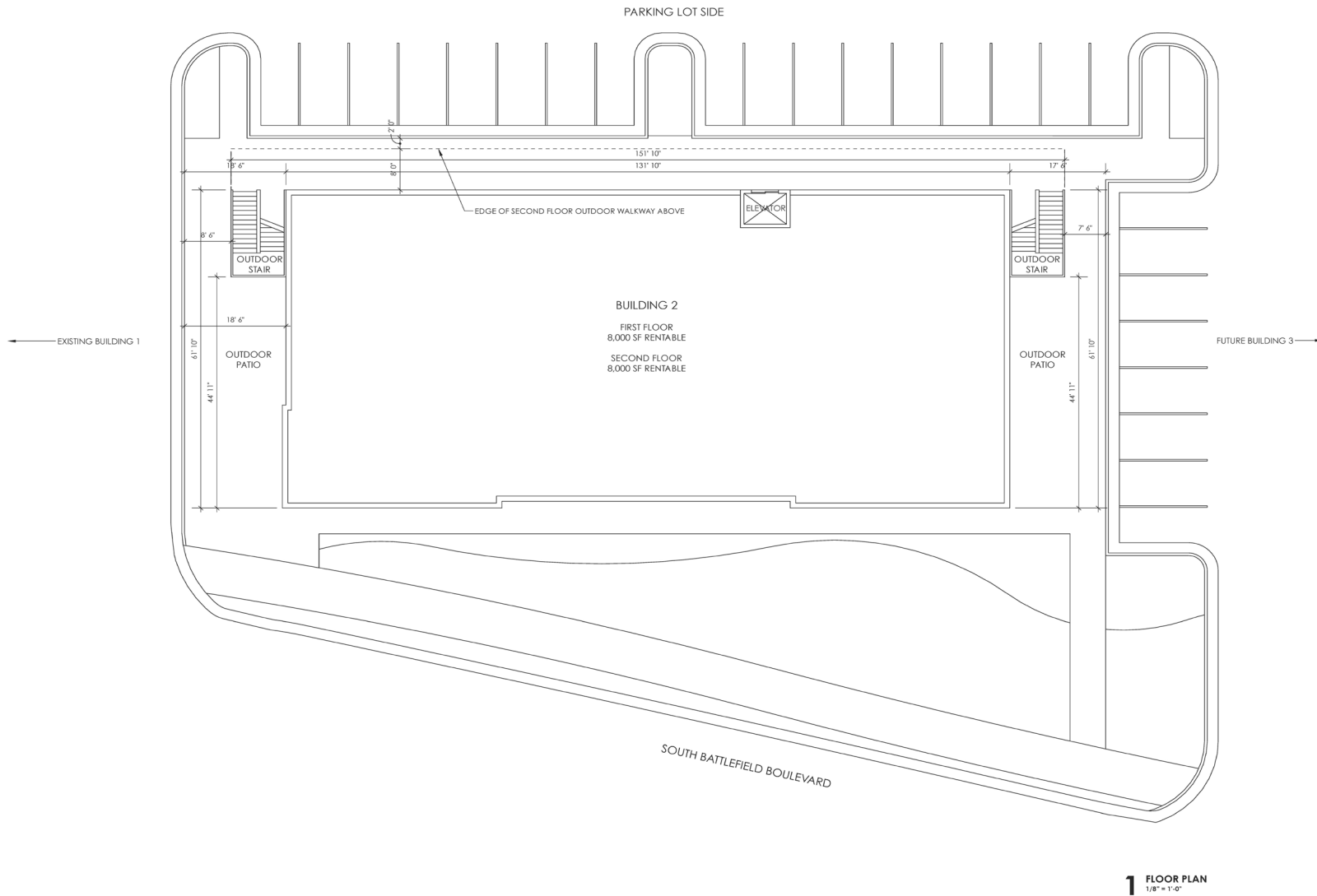
CONCEPT
DESIGN

GREAT BRIDGE PHASE 2
CHESAPEAKE, VA

REVISIONS

Project: 2247
Date: 8/20/25
FLOOR PLAN

A1.0



Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com



Kristen Huber
o: 757.222.0111
m: 757.14.2341
kristen@parkerburnell.com

RENDERINGS (BUILDING 3)



SITE PLAN

Essential Contractors LLC
Great Bridge Mixed Use

SITE PLAN CONCEPT 1

Site Plan Summary

Building 2 1 Story

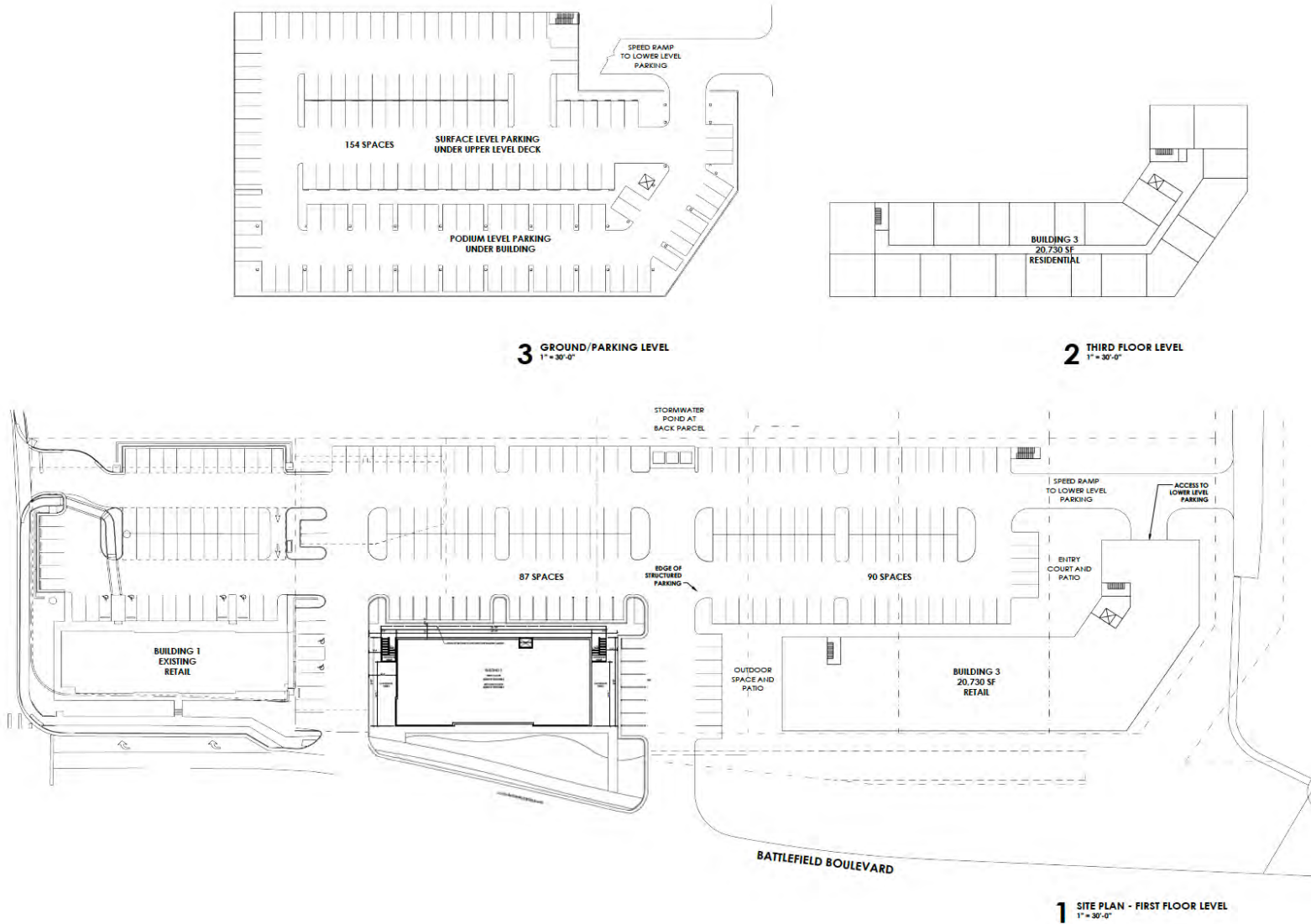
Retail: 7,200 sf
Parking: 87 spaces
12 per 1,000 sf

Building 3 4 Stories

1st Floor Retail: 20,730 sf
2nd Floor Office: 20,730 sf
3rd Floor Apartments: 22 units
4th Floor Apartments: 22 units

Building 3 Total:
41,460 sf Retail and Office
44 Residential Units (41,460 sf)
Parking: 244 spaces
Parking at 1.5 spaces per unit: 66
Retail parking spaces: 178
(4.3 per 1,000 sf)

Total for Buildings 2 and 3
Retail: 27,930 sf
Office: 20,730 sf
Residential Units: 44 Units
Parking: 331 spaces
Parking at 1.5 per unit: 66 spaces
Retail/Office spaces: 265 spaces
(5.4 per 1,000 sf)



DECEMBER 21, 2022

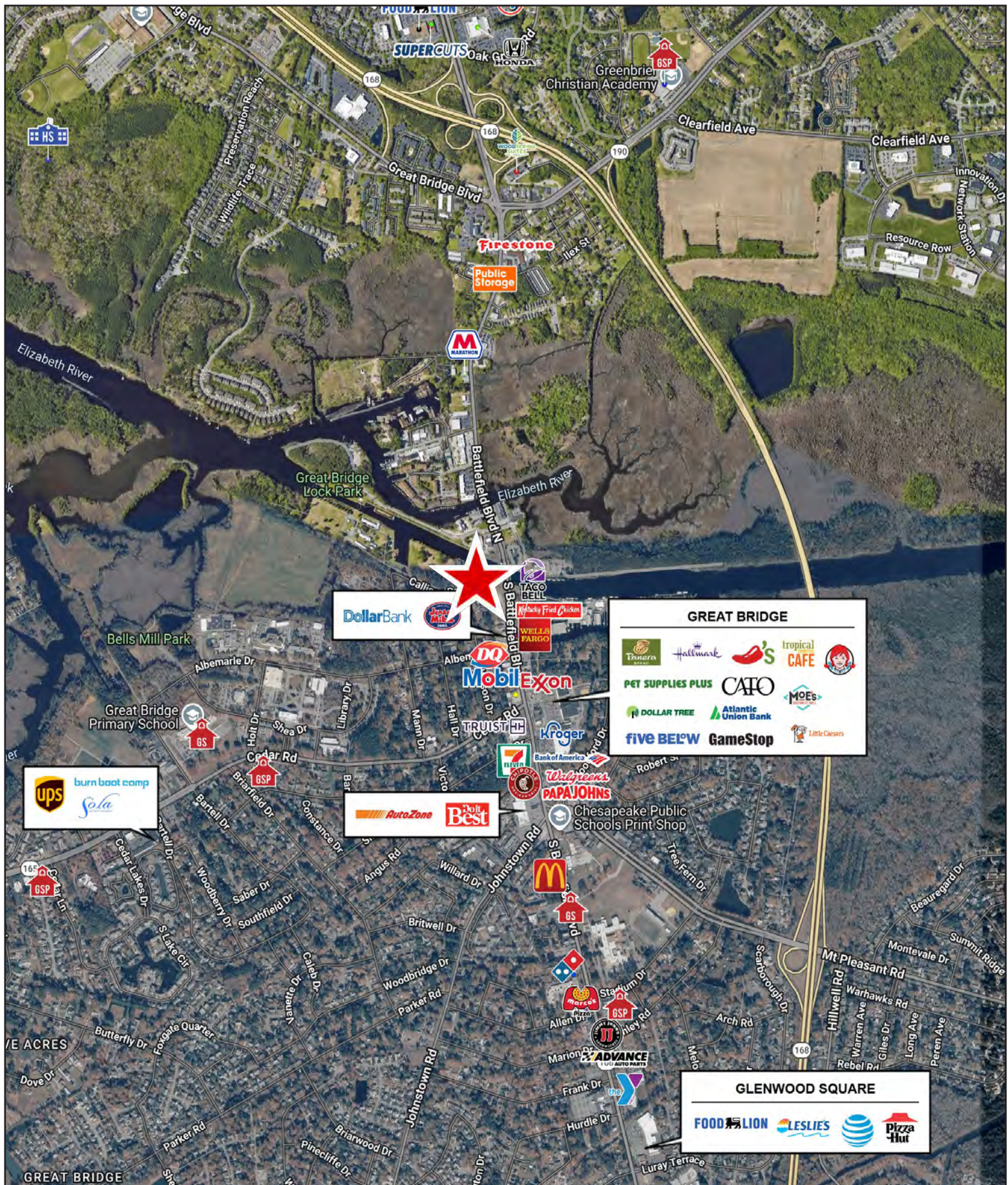
PAGE 1

FINLEY DESIGN
7806 HIC Hwy 751
Suite 110
Durham, NC 27713
919-492-0200
info@finleydesignarch.com
www.finleydesignarch.com

Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com

 **parker|burnell**
real estate group

Kristen Huber
o: 757.222.0111
m: 757.14.2341
kristen@parkerburnell.com



Jay Burnell
 o: 757.222.0111
 m: 757.617.3511
 jay@parkerburnell.com



Kristen Huber
 o: 757.222.0111
 m: 757.14.2341
 kristen@parkerburnell.com