

FOR LEASE

1933 EDWIN DRIVE
Chesapeake, VA 23322



S.L. NUSBAUM
REALTY CO.



JOHN M. PROFILET, SIOR

Senior Vice President

O. 757.640.2278

C. 757.679.3278

jprofilet@slnusbaum.com

MICHAEL GOOD

Senior Associate

O. 757.640.2217

C. 757.646.0525

mgood@slnusbaum.com

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$28.50 SF/yr (Full Service)
Est. OPEX (2020):	\$8.70 PSF
Building Size:	59,482 SF
Available SF:	9,790 SF
Submarket:	Great Bridge

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$28.50 SF/yr	9,790 SF

PROPERTY HIGHLIGHTS

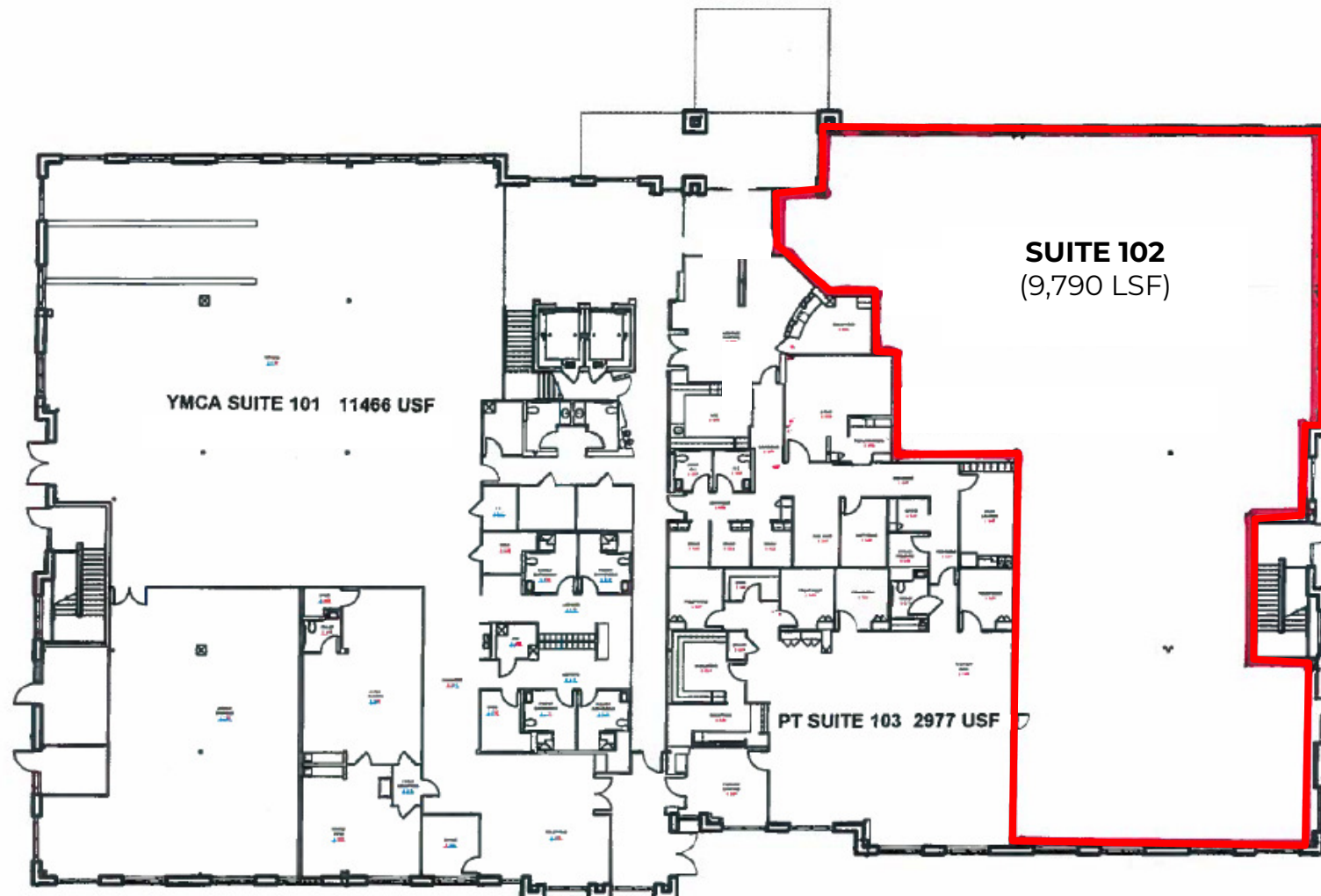
- Up to 9,790 LSF of shell space available (can be subdivided) within this medical office building.
- Located directly off the Chesapeake Expressway (Route 168).
- Tenants include Sentara Therapy Center, Sentara Edinburgh Diagnostic Center, Sentara Family Medicine & Pediatrics, Sentara Cardiology Specialists, Peninsula Pediatric Dentistry, and Lightwave Dental Management.
- 100 free surface parking spaces available.
- Built in 2016.
- Generous landlord contribution to tenant's construction costs.
- Full service lease includes janitorial service, excluding infectious/regulated medical waste.

FIRST FLOOR PLAN

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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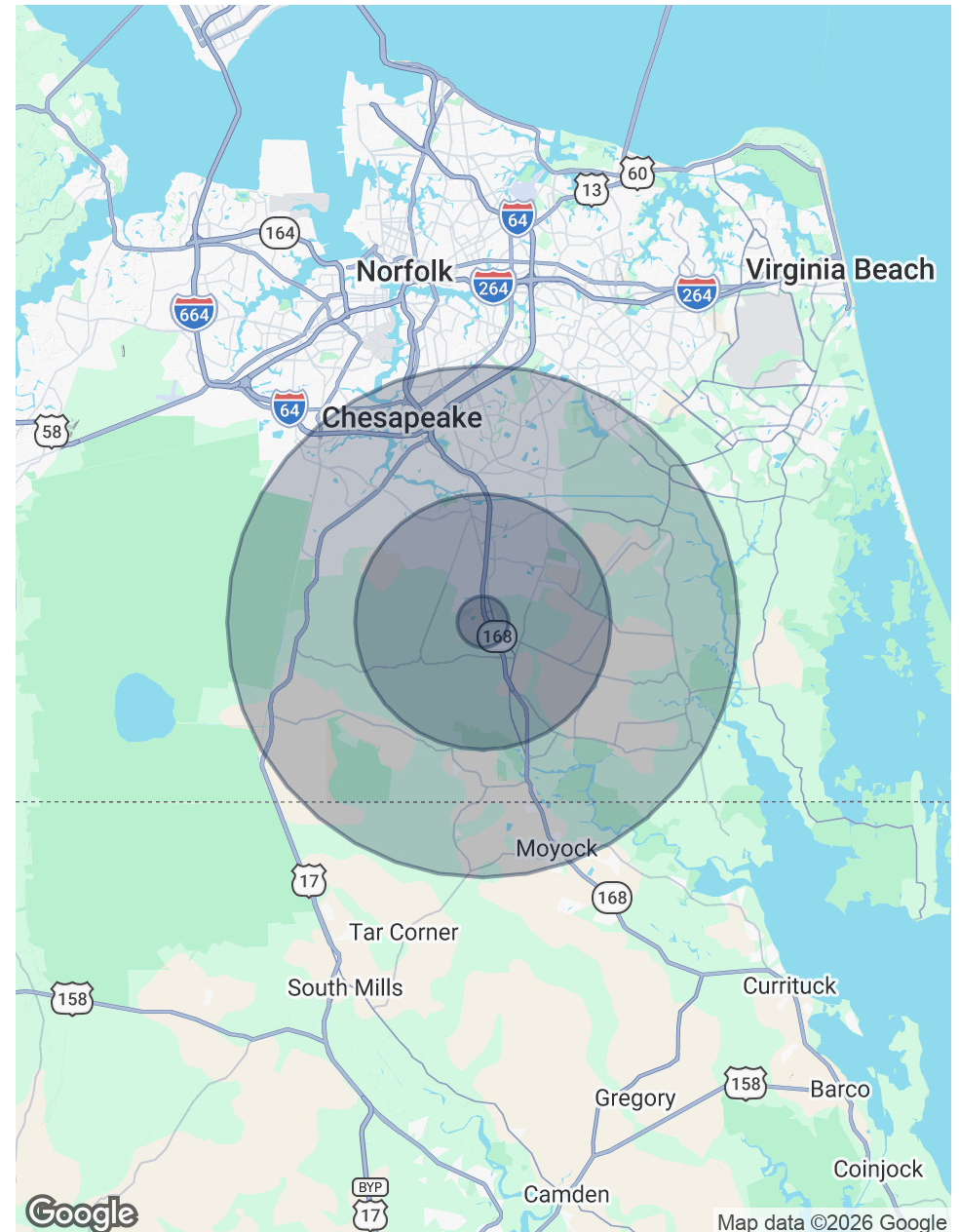


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,019	55,359	188,161
Average Age	40.6	40.1	37.3
Average Age (Male)	37.8	38.5	35.2
Average Age (Female)	42.2	41.4	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	711	18,407	66,621
# Of Persons Per HH	2.8	3.0	2.8
Average HH Income	\$112,938	\$105,726	\$87,821
Average House Value	\$426,231	\$389,979	\$354,022

2020 American Community Survey (ACS)



CONTACT INFORMATION

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