

For Sale

2324 Chesapeake Square Ring Road
Chesapeake, VA

11,414 SF Former Restaurant

- Located in the Chesapeake Square submarket of Chesapeake, VA
- Anchored by Chesapeake Square Mall. Major renovations underway to include a Publix grocery store
- Access to Mall Ring Road



Accelerating success.

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Ned Brooks

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Price Reduction!

Property Overview

Address	2324 Chesapeake Square Mall Ring Road, Chesapeake, VA
Description	The subject property is located in the Chesapeake Square submarket of Chesapeake, Virginia. The retail submarket is anchored by Chesapeake Square Mall and surrounded by an abundance of retail anchors and restaurants. The submarket has also experienced a surge of recent residential growth with much more in the planning stages. The property has access to the mall ring road and has monument signage.
Building Size	11,414 SF
Purchase Price	\$2,200,000
Year Built	1997
Parcel Size	2.689 Acres
Zoning	B-2
Growth	Thousands of residential dwellings built or under construction on the west side of Portsmouth Boulevard. Amazon has two facilities with over 3,000 employees.

Key Highlights

- Adjacent to Target, Walmart, Sam's Club, B.J.'s Wholesale Club, Aldi, Lidl, Home Depot and more
- Super regional submarket with ready access to I-664
- \$20 million redevelopment planned for western half of Chesapeake Square Mall

Radius	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min
Population	7,069	62,267	149,240	12,383	86,617	228,087
Total Employees	3,550	30,805	72,390	6,169	42,275	106,587
Average HH Income	\$123,727	\$111,040	\$107,191	\$114,762	\$103,214	\$101,872

Photo Gallery



Aerial View



Aerial View



Aerial View



Aerial View



Site

Walmart

Sams CLUB

Coming soon!

Publix

Sams CLUB

TARGET

Walmart
Save money. Live better.

FOOD LION

THE HOME DEPOT

The Crossroads at Chesapeake Square

PET SUPPLIES PLUS
BEST BUY
ROSS STORES, INC.
OLD NAVY
LANE BRYANT
ALDI
ABC
five BELOW
PLATO'S CLOSET

Portsmouth Blvd (27,000 ADT)

Aerial View

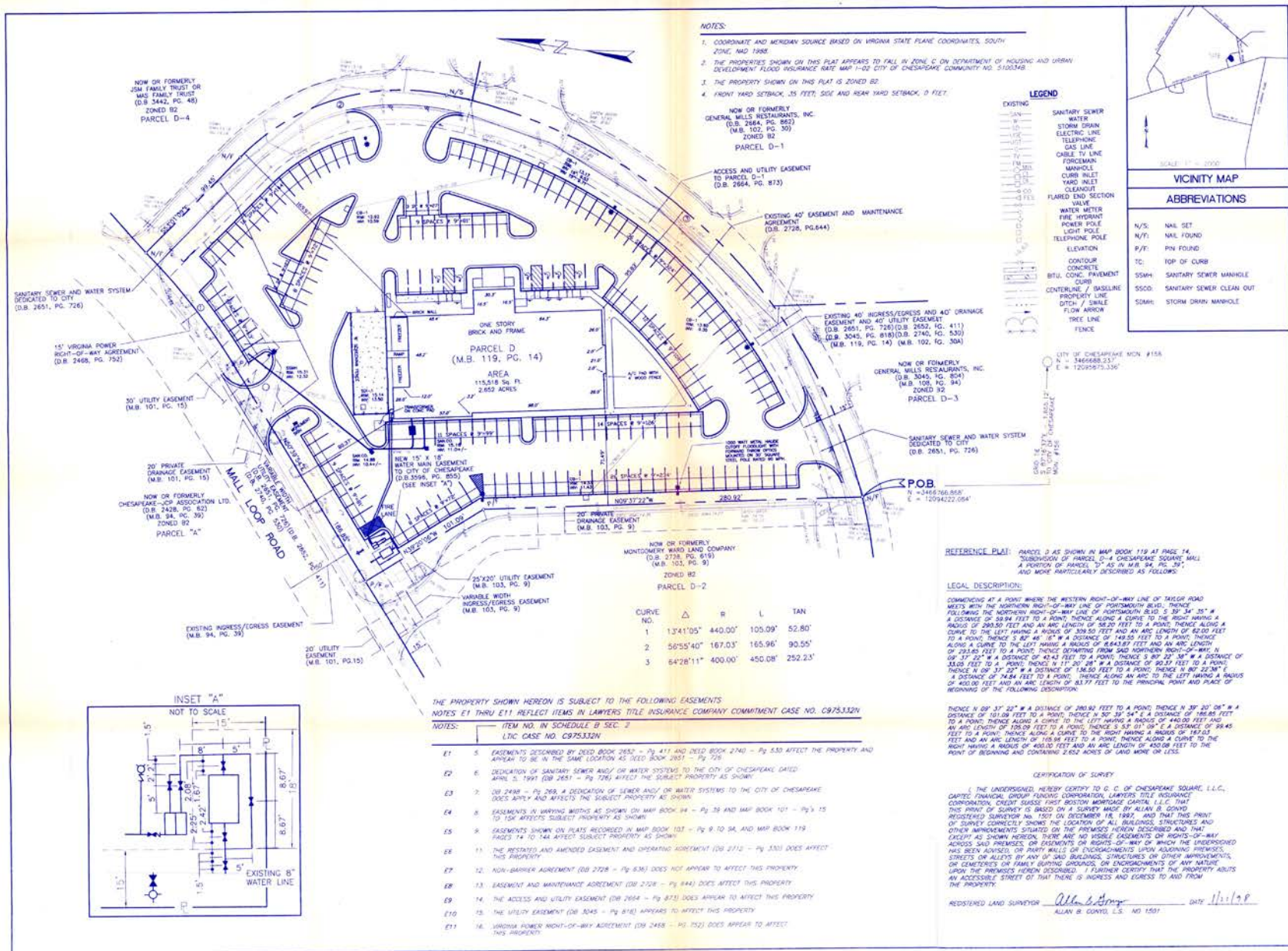


Joliff Landings
304 apartments
200 townhomes
377 single family homes

The Grove
84 single family homes
200 senior living
240 four plex
300 townhomes

2.1 million sf
AMAZON
with 1,500 parking spaces

Property Survey



CEGG ASSOCIATES, L.L.C.
ARCHITECTS
ENGINEERS
SURVEYORS

4425 CORPORATION LANE
SUITE 290
VIRGINIA BEACH, VA.
23462

PHONE: 757-499-4562
FAX: 757-473-1967

REVISIONS

FILENAME: ALTRG.DWG
DESIGNED: *
DRAWN: BMM/BAH
CHECKED: ABG
APPROVED: ABG

ALAN B. GUNTO
L.S. NO. 1501
LAND SURVEYOR

VIRGINIA
GOLDEN CORRAL RESTAURANT
CHESAPEAKE SQUARE MALL
CHESAPEAKE
ALTA/AS BUILT SURVEY
TAX MAP NO. 000000000000

COMM: 9717.00
DATE: DEC. 23, 1997
SHEET
SUR
1 OF 1

GRAPHIC SCALES
1" = 30'
1" = 60'
1" = 120'



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