

FOR LEASE

THE CROSSING AT DEEP CREEK SHOPPING CENTER

2605-2617 Moses Grandy Trail | Chesapeake, VA 23323



S.L. NUSBAUM
REALTY CO.



LINDSAY BANGEL

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PROPERTY SUMMARY

2605-2617 MOSES GRANDY TRAIL
Chesapeake, VA 23323



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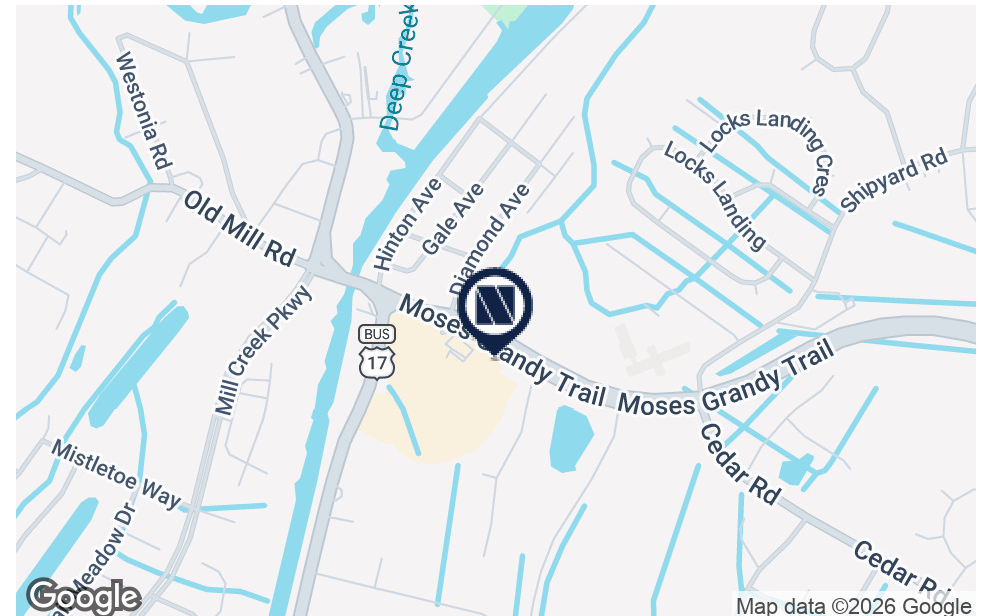


PROPERTY DESCRIPTION

Grow your business at The Crossing at Deep Creek. Located just off US-17 on Moses Grandy Trail, this prominent 68,970-square-foot shopping center offers outstanding visibility, strong commuter traffic, and an established customer base. Nestled in the heart of a rapidly expanding Chesapeake community, the area continues to benefit from robust residential growth and increasing consumer demand.

Combined with ongoing public investments in roadway enhancements and corridor improvements, The Crossing at Deep Creek provides retailers with a premier location to maximize exposure and capture the momentum of one of the region's most dynamic suburban growth markets.

SPACES	LEASE RATE	SPACE SIZE
Unit 112	Contact Agent	6,720 SF
Unit B-C	Contact Agent	2,400 SF
Outparcel 6	Contact Agent	0.94 Acres



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VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	2,400 - 40,946 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	LEASE TYPE	DESCRIPTION
■ Unit 112	Available	6,720 SF	NNN	Established Retail Site -Former Dollar General
■ Unit B-C	Available	2,400 SF	NNN	Former Dentist Office
■ Outparcel 6	Available	0.94 Acres	Ground Lease	High Visibility. High Potential. Available for Lease.

AREA RETAIL

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ADDITIONAL PHOTOS

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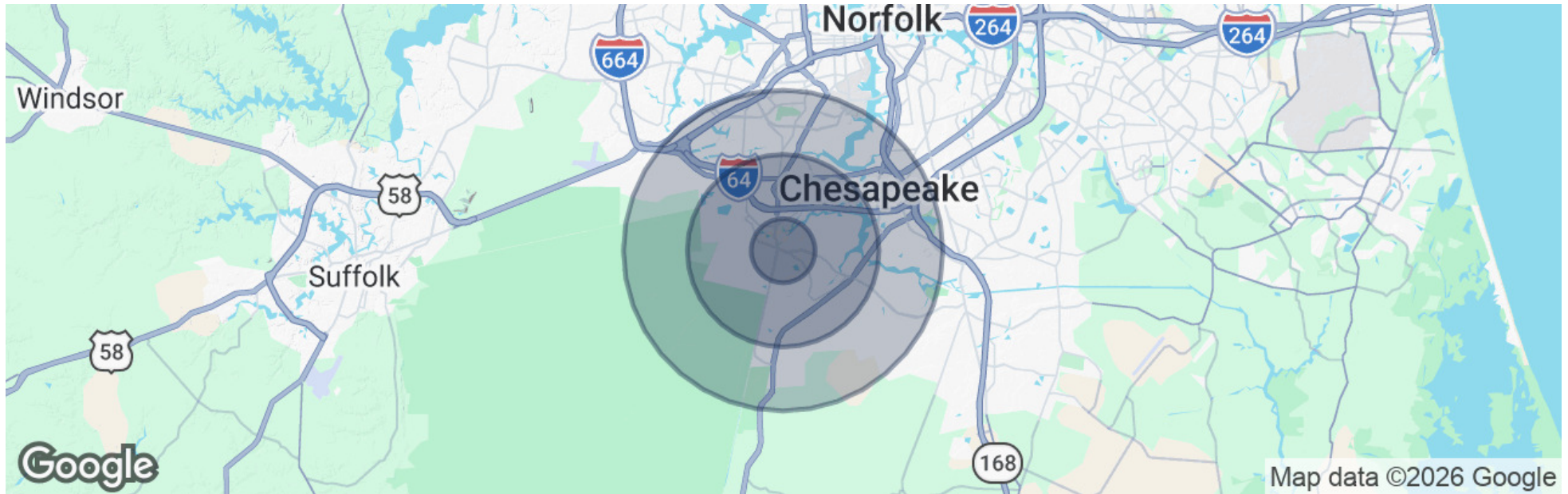


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,214	35,423	97,804
Average Age	37.1	36.9	37.3
Average Age (Male)	38.7	36.2	35.9
Average Age (Female)	36.8	38.2	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,149	11,860	35,683
# Of Persons Per HH	2.9	3.0	2.7
Average HH Income	\$131,135	\$121,090	\$104,281
Average House Value	\$396,232	\$366,895	\$330,219

2023 American Community Survey (ACS)

CONTACT INFORMATION

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