

GROUND LEASE/BUILD TO SUIT

JOIN STARBUCKS AT THE CROSSING AT DEEP CREEK

2605-2617 Moses Grandy Trail | Chesapeake, VA 23323



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER

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PROPERTY SUMMARY

THE CROSSING AT DEEP CREEK SHOPPING CENTER

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OUTPARCEL DESCRIPTION

Prime outparcel available for lease in a thriving neighborhood shopping center anchored by strong national retailers, including Food Lion and Starbucks, which generate consistent customer traffic throughout the day. Surrounded by a well-established mix of complementary businesses such as Hardee's, Advance Auto Parts, and Waffle House, the property serves as a convenient destination for both local residents and daily commuters.

Strategically positioned in Chesapeake's growing Deep Creek submarket, this pad-ready site offers excellent visibility, easy access, ample parking, and strong co-tenancy within a dynamic retail environment. Ideal for retail, restaurant, medical, or service-oriented users, the property benefits from an established customer base and expanding residential growth in the surrounding trade area. Build-to-suit and flexible development opportunities are available, providing a rare opportunity to establish a presence in one of the area's most active neighborhood shopping destinations.

PROPERTY HIGHLIGHTS

- **Surging Demographics:** Serving a rapidly expanding population of 40,000+ residents, driven by steady residential development and Hampton Roads military arrivals.
- **Strategic Infrastructure:** Located on a high-traffic corridor directly benefiting from the city's major Deep Creek Bridge replacement project.
- **City-Backed Development:** Aligned with the official Deep Creek Area Plan, positioning this shopping center at the epicenter of Chesapeake's newest commercial and mixed-use opportunity zones.
- **Captive Audience:** Excellent visibility and daily-needs positioning for an affluent, family-centric suburban commuter base.

SITE PLAN

THE CROSSING AT DEEP CREEK SHOPPING CENTER

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LOCATION MAP

THE CROSSING AT DEEP CREEK SHOPPING CENTER OUTPARCEL
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ADDITIONAL PHOTOS

THE CROSSING AT DEEP CREEK SHOPPING CENTER OUTPARCEL
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TARGET MARKET SUMMARY

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5 MINUTE DRIVE TIME

Key Facts

10,962

Population

36.3

Median Age

3.1

Average
Household Size

\$119,888

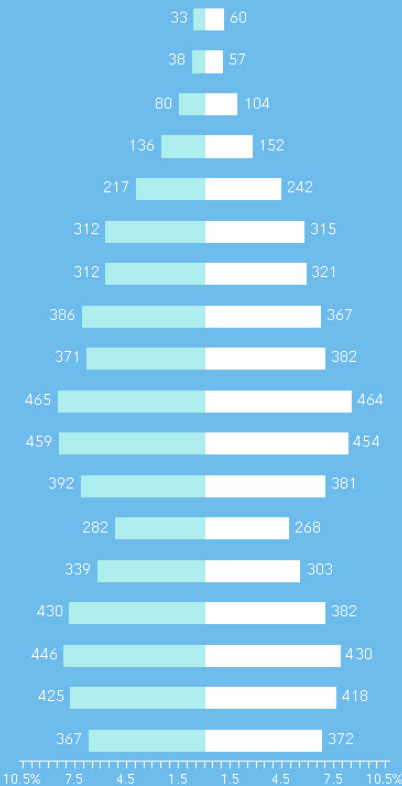
Median Household
Income

© 2024 Esri

Esri-MRI-Simmons (2024)

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024),

Age Pyramid



The largest group:

2024 Males Age 40-44

The smallest group:

2024 Males Age 85+

Annual Lifestyle Spending



\$3,840

Travel



\$94

Theatre/Operas/Concerts



\$90

Movies/Museums/ Parks



\$99

Sports Events



\$11

Online Games



\$179

Audio

Tapestry segments



4A

Workday Drive
2,224 households

63.5%
of Households



1C

Boomburbs
587 households

16.8%
of Households



4B

Home Improvement
292 households

8.3%
of Households



COMMUNITY SUMMARY

2617 Moses Grandy Trl, Chesapeake, Virginia, 23323
Drive time of 5 minutes

10,962

Population
Total

0.35%

Population
Growth

3.13

Average
HH Size

65.6

Diversity
Index

36.3

Median
Age

\$119,888

Median
HH Income

\$452,584

Median Home
Value

\$519,533

Median Net
Worth

27.1%

Age <18

62.7%

Age 18-64

10.2%

Age 65+



18.7%

Services



15.4%

Blue Collar



65.9%

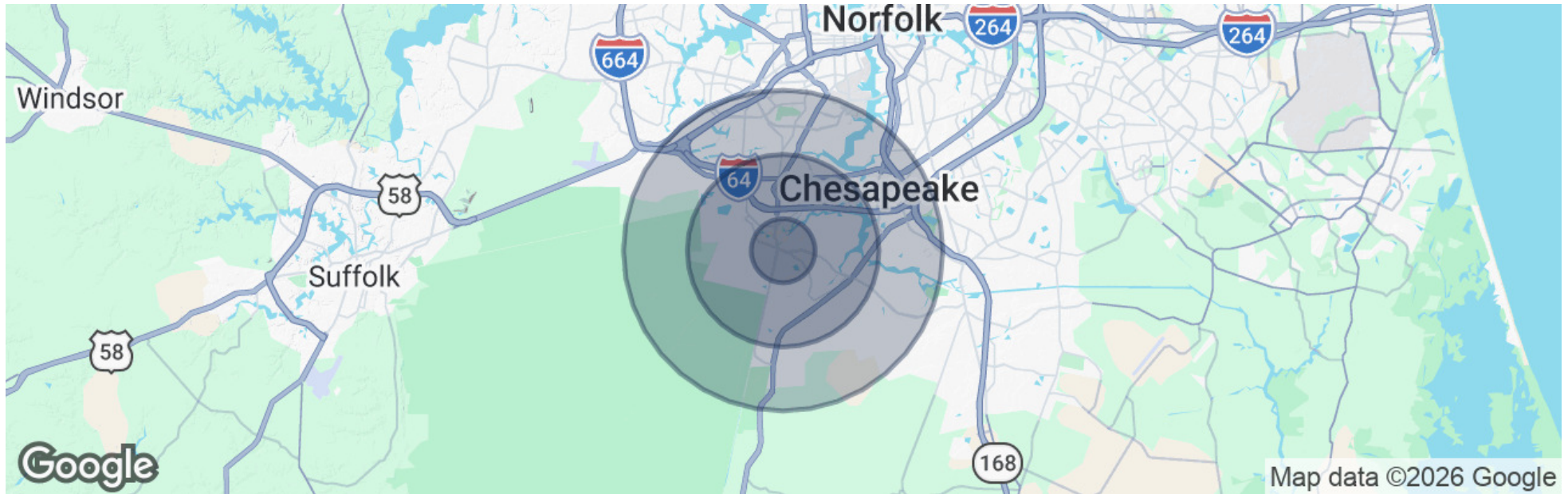
White Collar

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

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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