



1,800 SF Retail Opportunity

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1,800 SF space available for lease in the Edinburgh submarket of Chesapeake, Virginia - one of the most affluent and fastest-growing communities in Hampton Roads.

236 Carmichael Way | Chesapeake, VA 23322

Edinburgh Commons North

Join a dominant retail corridor anchored by Target and Walmart, surrounded by Starbucks, Chick-fil-A, Panera, Buffalo Wild Wings, Arby's, McDonald's, and dozens of other national brands drawing shoppers from across the region.

Edinburgh is a master-planned community with average household incomes exceeding \$162,000 — ranking among the top 15% highest-income neighborhoods in America — and the submarket shows no signs of slowing down. Chesapeake issued over 4,400 new housing permits between 2020 and 2024, headlined by the newly delivered Allure at Edinburgh (280 luxury apartments, 2024-2025) and D.R. Horton's Retreat at Edinburgh actively selling luxury townhomes nearby. The site sits just off the Chesapeake Expressway (Rt. 168) within a 2M+ SF retail corridor serving one of Hampton Roads' densest, highest-spending trade areas.

Property Overview

Property Highlights



60,000+
Population
within 5 miles



5-mile Average
HH Income
Exceeding
\$162,000



Retail
Corridor
Anchored by
Target and
Walmart



Convenient
Access to the
Chesapeake
Expressway



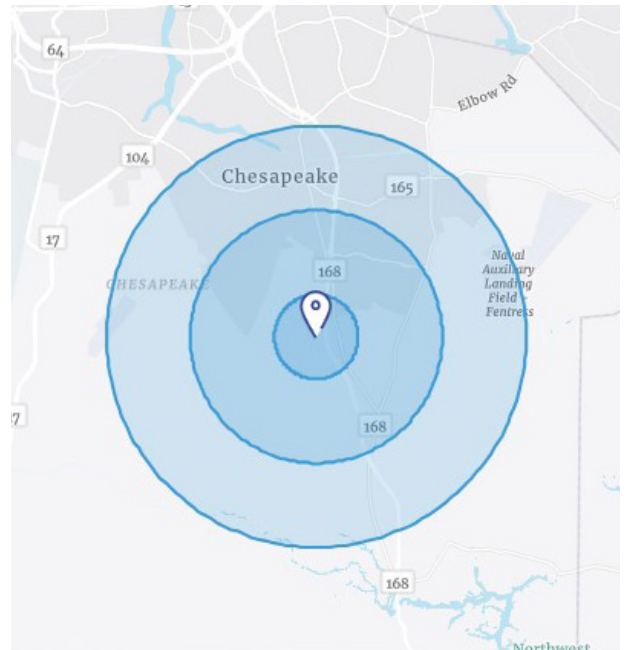
Available Spaces

Unit 312 1,800 SF

Join these retailers



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Households | 1,245 | 7,960 | 19,627 |
| Population | 3,573 | 23,708 | 60,032 |
| Average HH Income | \$188,225 | \$171,638 | \$162,718 |





Site Plan

| Unit # | Tenant | Size |
|--------|---------------------------|----------|
| 300 | Coastal Roots Hair Salon | 2,880 SF |
| 302 | Baba's Pizza | 1,600 SF |
| 303 | Phoenix Physical Therapy | 2,400 SF |
| 304 | Virginia ABC | 2,900 SF |
| 306 | 7 Cities Tobacco and Vape | 1,613 SF |
| 308 | Tinto Wine & Cheese | 1,600 SF |
| 310 | El Gran Rodeo | 3,847 SF |

| Unit # | Tenant | Size |
|------------|--------------------|-----------------|
| 312 | Available | 1,800 SF |
| 314 | Perfectly Frank | 1,595 SF |
| 316 | Nail Theory Studio | 2,000 SF |
| 318 | Edinburgh Eye Care | 1,600 SF |
| 320 | Great Clips | 1,600 SF |
| 322 | The Barrel Room | 2,830 SF |
| 326 | Pearls | 2,412 SF |



Property Aerial



Edinburgh Commons North

Coming soon!



Southeastern Elementary School

Hillcrest Pkwy.



S. BATTLEFIELD BVD.

GHESAPEAKE EXPY

Edinburgh Pkwy.



Hickory Middle School

Hickory High School

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