

FOR LEASE | FREESTANDING MEDICAL OFFICE

111 Coastal Way, Chesapeake, Virginia 23320



S.L. NUSBAUM
REALTY CO.



ANTHONY GRECCO

Senior Associate

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EXECUTIVE SUMMARY

FREESTANDING MEDICAL OFFICE

111 Coastal Way, Chesapeake, Virginia 23320



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SUMMARY

Available SF:	1,404 SF
Building Size:	1,404 SF
Year Built:	1982
Lease Rate:	\$20.00/PSF Net of Utilities and Janitorial

EXISTING BUILDOUT

- Reception
- Waiting room
- 3 exam rooms with plumbing
- 2 professional offices
- 1.5 bathrooms
- Employee workspace

PROPERTY DESCRIPTION

This 1,404 SF, freestanding medical office building offers a rare opportunity to lease a fully built-out, move-in ready healthcare or professional office in the heart of Greenbrier. The functional layout lends itself to medical, wellness, counseling, or general professional users. This property benefits from exceptional visibility and proximity to Chesapeake's premier retail, office, and mixed-use developments.

PROPERTY HIGHLIGHTS

- Greenbrier / Battlefield submarket
- Freestanding medical office building
- Surface parking with 4 spaces per 1,000 SF
- Exposure to more than 71,000 VPD on Battlefield Blvd
- Quick access to I-64 and just 1.5 miles to Chesapeake Regional Medical Center
- Surrounded by major employers, retail destinations, and office properties, including Dollar Tree headquarters and Summit Pointe.

SURROUNDING AREA

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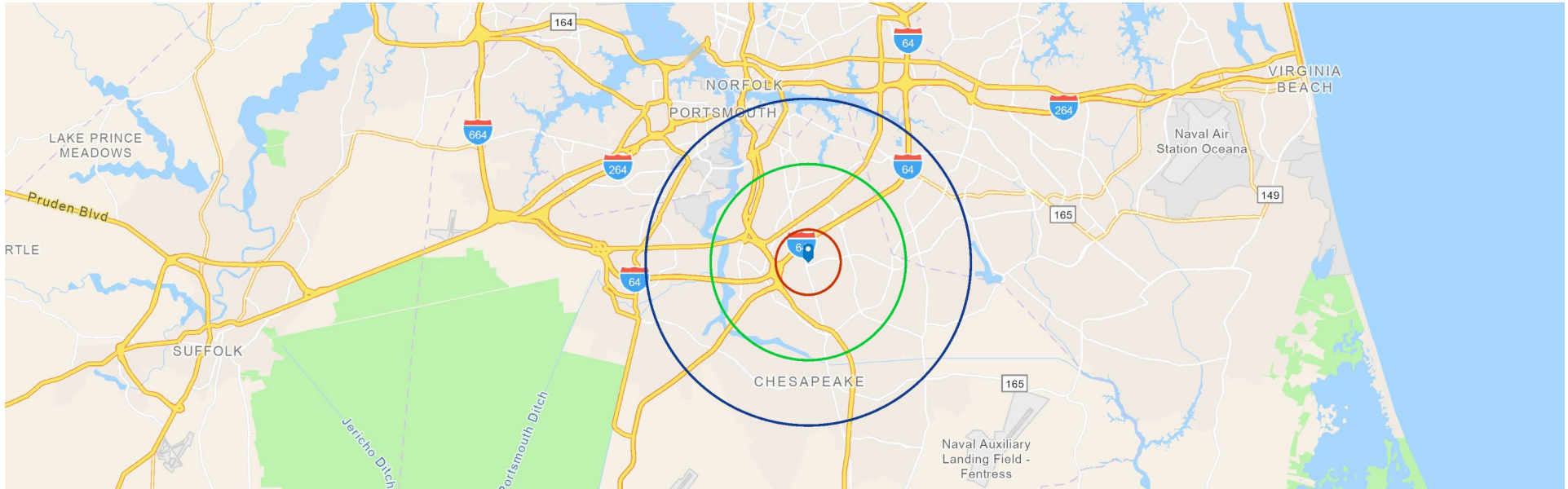
DEMOGRAPHICS & MAP REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population (2026)	7,761	79,575	214,617
Daytime Population	16,500	92,000	216,000
Average Age	37.5	39.2	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,450	33,466	83,549
Average HH Income	\$92,954	\$97,152	\$105,587

Demographics data derived from ESRI 2026

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