

MEDICAL/PROFESSIONAL DEVELOPMENT OPPORTUNITY

ADJACENT TO CHESAPEAKE REGIONAL MEDICAL CENTER & VA CLINIC
900 N. Battlefield Blvd. | Chesapeake, VA 23320



S.L. NUSBAUM
REALTY CO.



AVAILABLE
±18,540 SF MEDICAL
OFFICE CONDO

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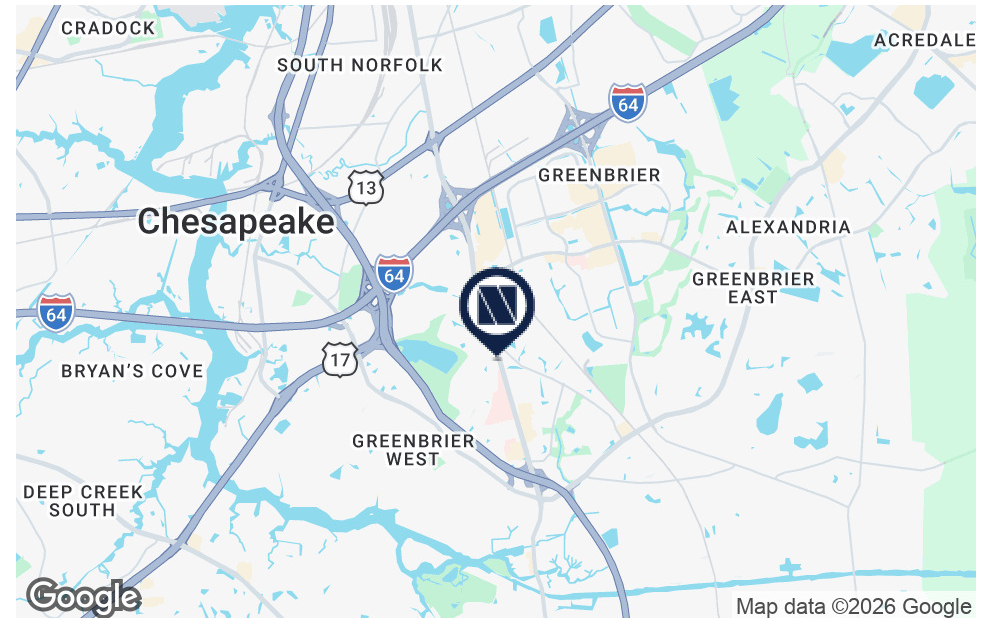
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EXECUTIVE SUMMARY

900 BATTLEFIELD BOULEVARD NORTH
Chesapeake, VA 23320



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OFFERING SUMMARY

Sale Price:	Contact Agent
Available SF:	±18,540 SF
Expected Delivery:	Summer 2027

PROPERTY OVERVIEW

An exceptional opportunity to purchase a medical office condominium in a brand-new, Class A building located on N Battlefield Blvd. in Chesapeake, VA. Currently under development with an estimated delivery in summer 2027, the property is part of a thoughtfully planned mixed-use community featuring 215 multifamily units. Ideal for medical users seeking ownership near Chesapeake Regional Medical Center and the new VA outpatient clinic.

PROPERTY HIGHLIGHTS

- **Medical Office Condo ownership opportunity** in a brand-new Class A medical office building delivering summer 2027
- **Strategically located** adjacent to Chesapeake Regional Medical Center and the new 200,000 SF VA Outpatient Clinic
- **Highly visible site (40,000 VPD)** with 470 feet of frontage on N Battlefield Blvd and immediate access to I-64
- **Strong built-in demand** from 215 luxury apartments within the mixed-use development
- **Surrounded by national retailers** including Walmart, Target, Kroger, and Harris Teeter within a 2-mile radius

SITE AERIAL

900 BATTLEFIELD BOULEVARD NORTH
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SITE

±18,540 SF
Medical Office Condo

Mixed-Use Development
With 215 Class A Apartments Planned

VA North Battlefield Outpatient Clinic


Chesapeake Regional
Medical Center

SITE PLAN

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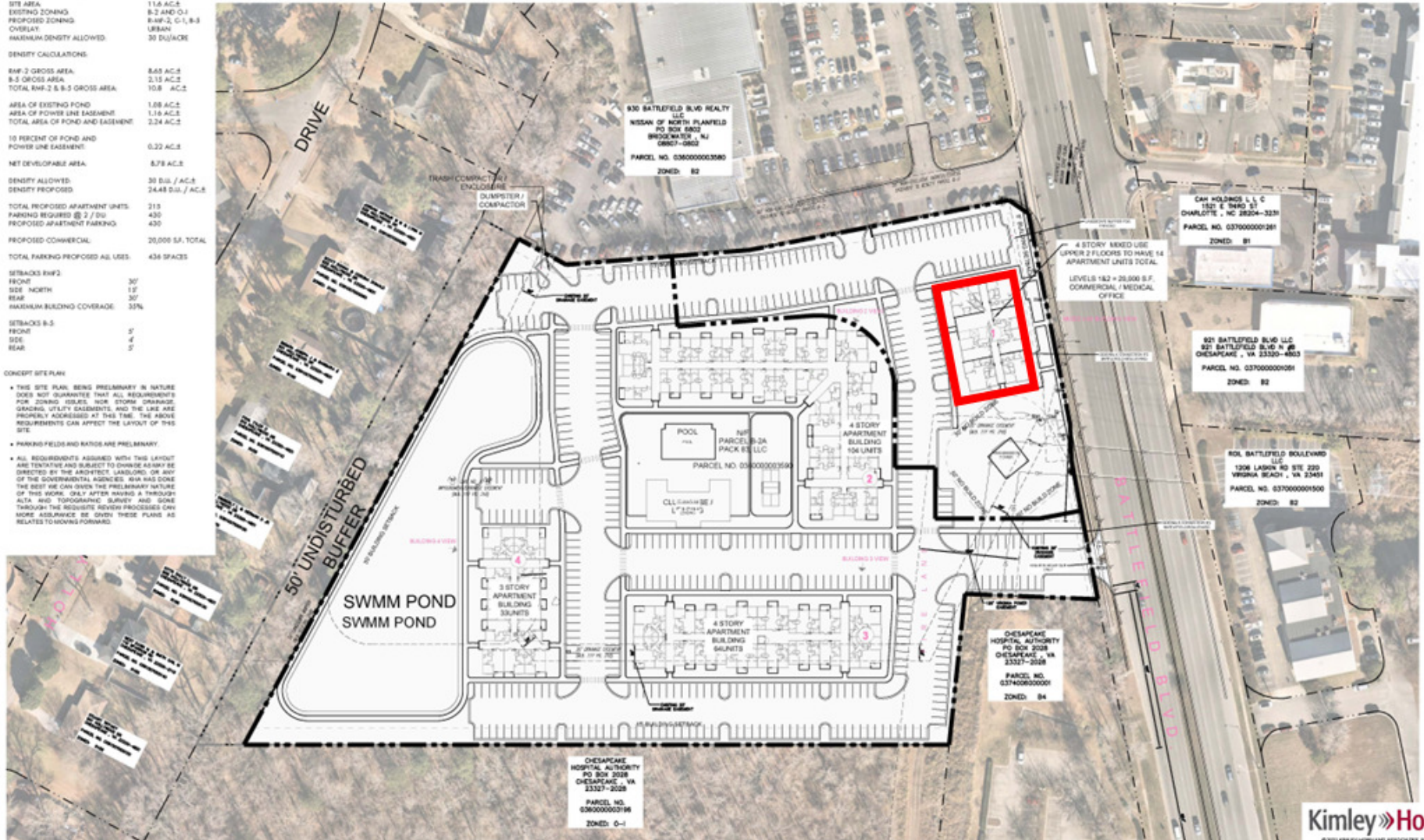
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SITE DATA

SITE AREA	11.6 AC.E
EXISTING ZONING	R-2 AND C-1
PROPOSED ZONING	R-4F-2, C-1, B-8
OVERLAY	URBAN
MAXIMUM DENSITY ALLOWED	30 D.U./AC.E
DENSITY CALCULATIONS:	
R-4F-2 GROSS AREA	849 AC.E
B-8 GROSS AREA	2.15 AC.E
TOTAL R-4F-2 & B-8 GROSS AREA	10.8 AC.E
AREA OF EXISTING POND:	
AREA OF POWER LINE EASEMENT	1.08 AC.E
TOTAL AREA OF POND AND EASEMENT	1.16 AC.E
10 PERCENT OF POND AND POWER LINE EASEMENT:	
	0.32 AC.E
NET DEVELOPABLE AREA	8.78 AC.E
DENSITY ALLOWED:	
30 D.U. / AC.E	264.8 D.U. / AC.E
DENSITY PROPOSED	430
TOTAL PROPOSED APARTMENT UNITS	215
PARKING REQUIRED @ 2 / DU	430
PROPOSED APARTMENT PARKING	430
PROPOSED COMMERCIAL	20,000 S.F. TOTAL
TOTAL PARKING PROPOSED ALL USES	434 SPACES
SETBACKS R-4F-2:	
FRONT	30'
SIDE NORTH	12'
REAR	30'
MAXIMUM BUILDING COVERAGE	33%
SETBACKS B-8:	
FRONT	5'
SIDE	4'
REAR	5'

CONCEPT SITE PLAN

- THE SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING, EROSION, NOISE, STORM DRAINAGE, SEWERING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- PARKING FIELDS AND RATIOS ARE PRELIMINARY.
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES. SEAR HAS DONE THE BEST WE CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK. ONLY AFTER SURVEY A THROUGH ALTA AND TOPOGRAPHIC SURVEY AND DONE THROUGH THE REQUIRED REVIEW PROCESSES CAN MORE ASSURANCE BE GIVEN THESE PLANS AS RELATED TO MOVING FORWARD.



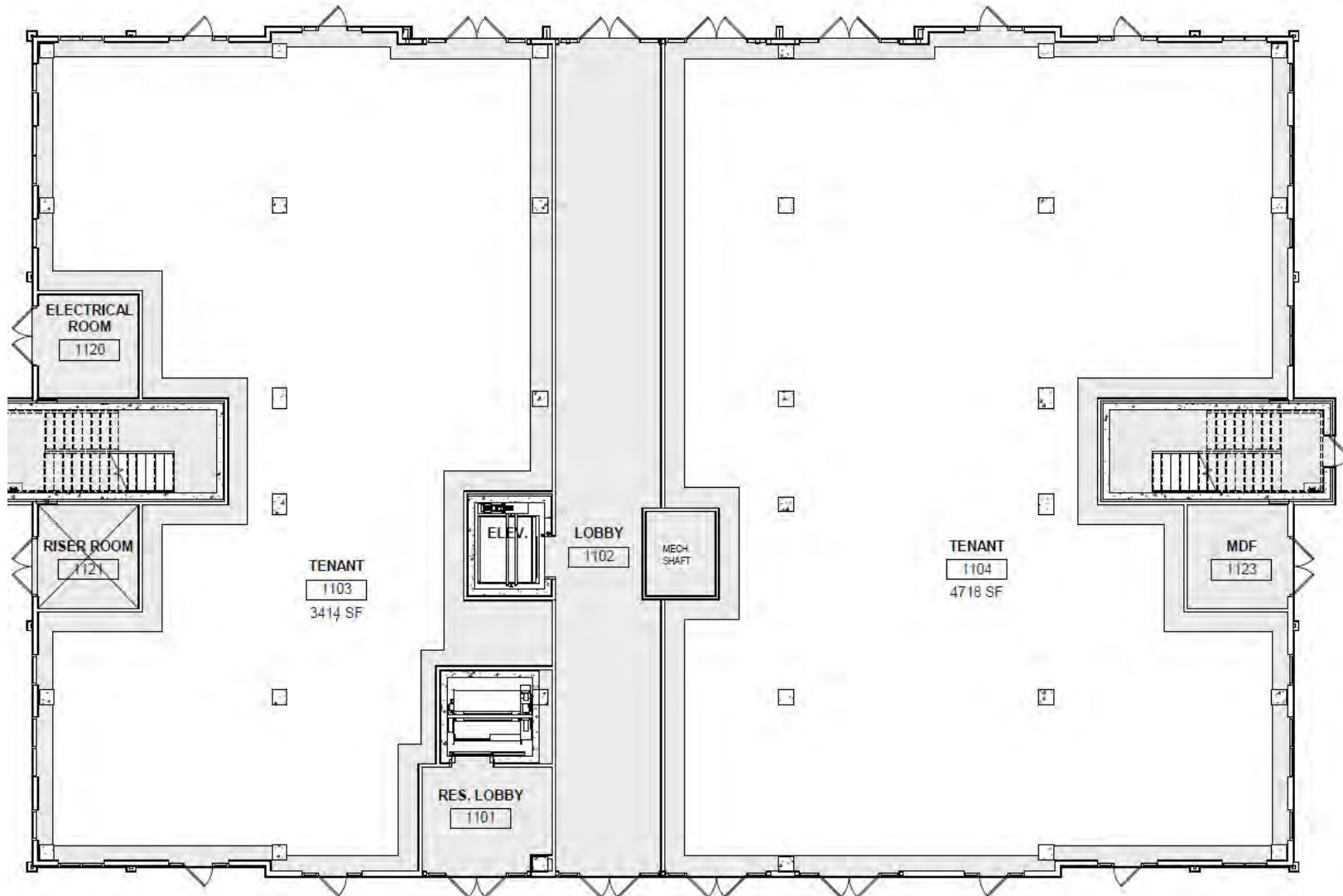
FLOORPLAN

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First Floor Commercial/Office Space Plan *Single Tenant Configuration Available*



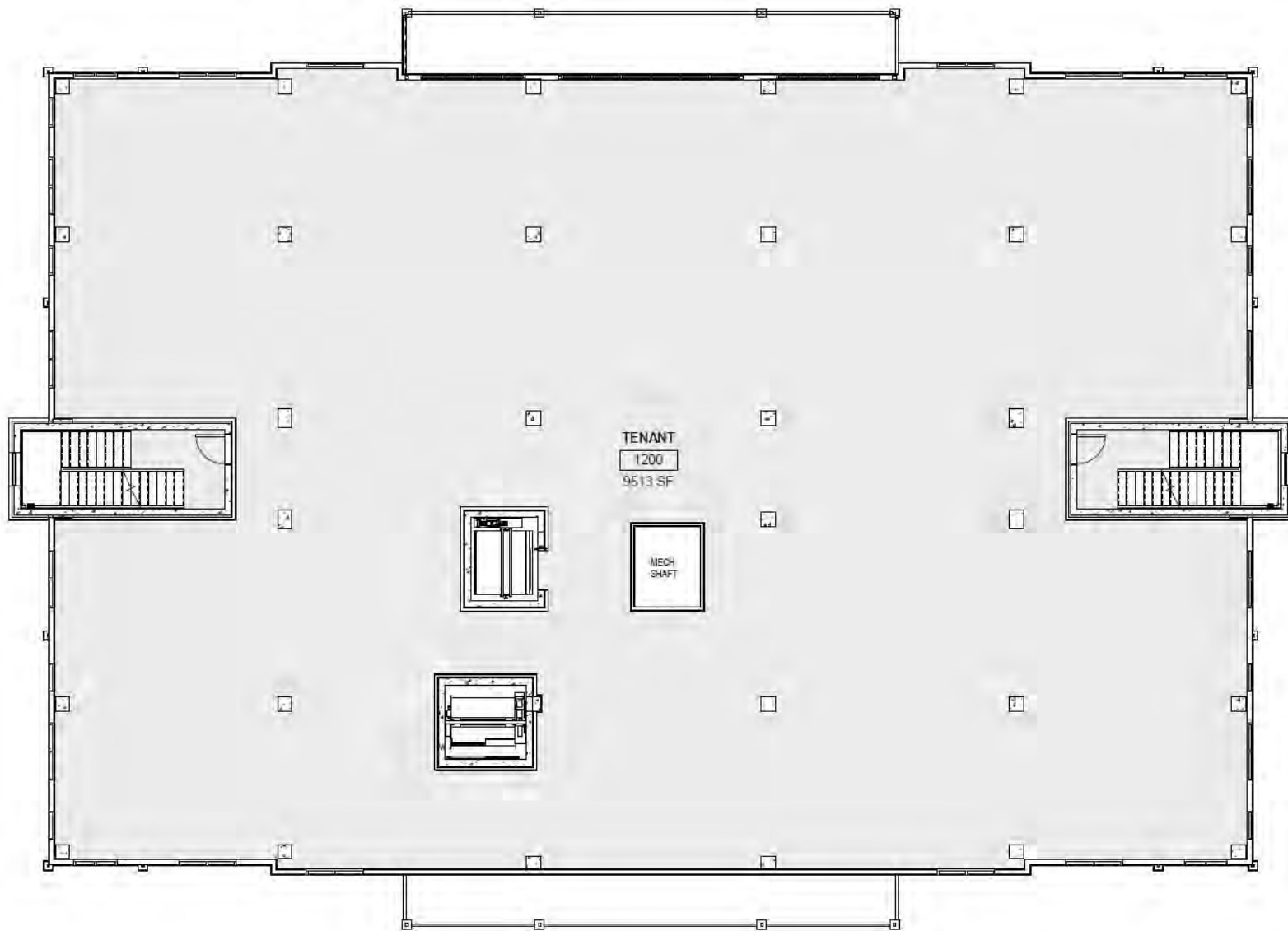
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Second Floor Commercial/Office Space Plan



LOCATION MAP

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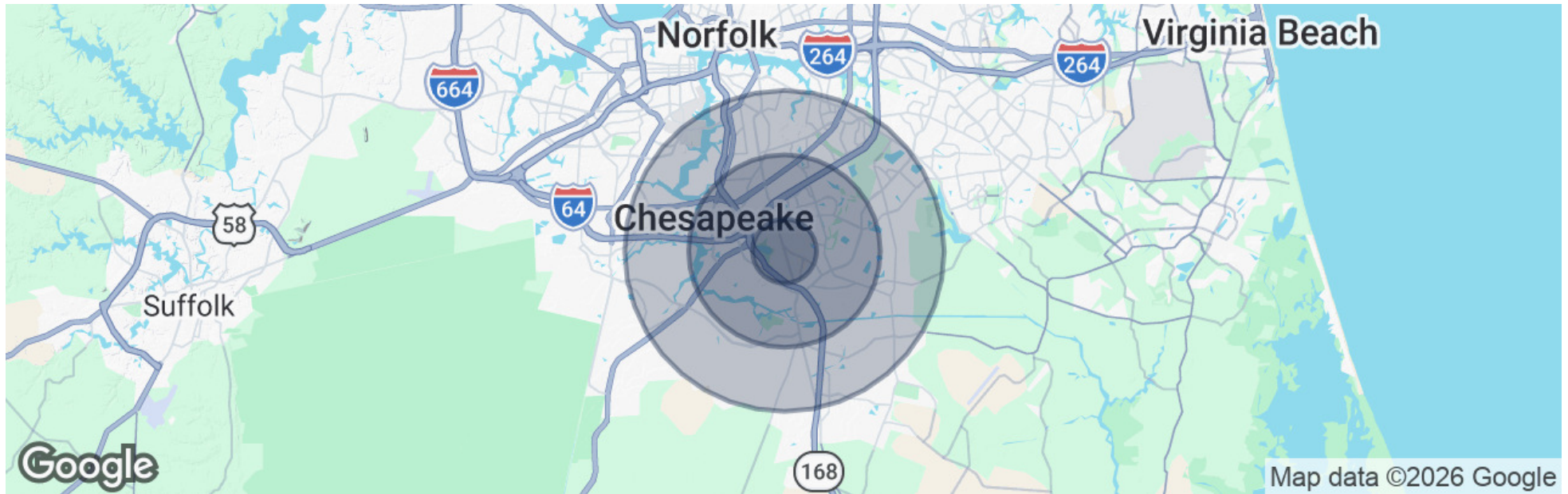


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,422	68,229	197,352
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,050	28,063	74,909
# Of Persons Per HH	2.3	2.4	2.6
Average HH Income	\$97,837	\$105,807	\$116,738
Average House Value	\$308,161	\$337,470	\$369,178

2020 American Community Survey (ACS)

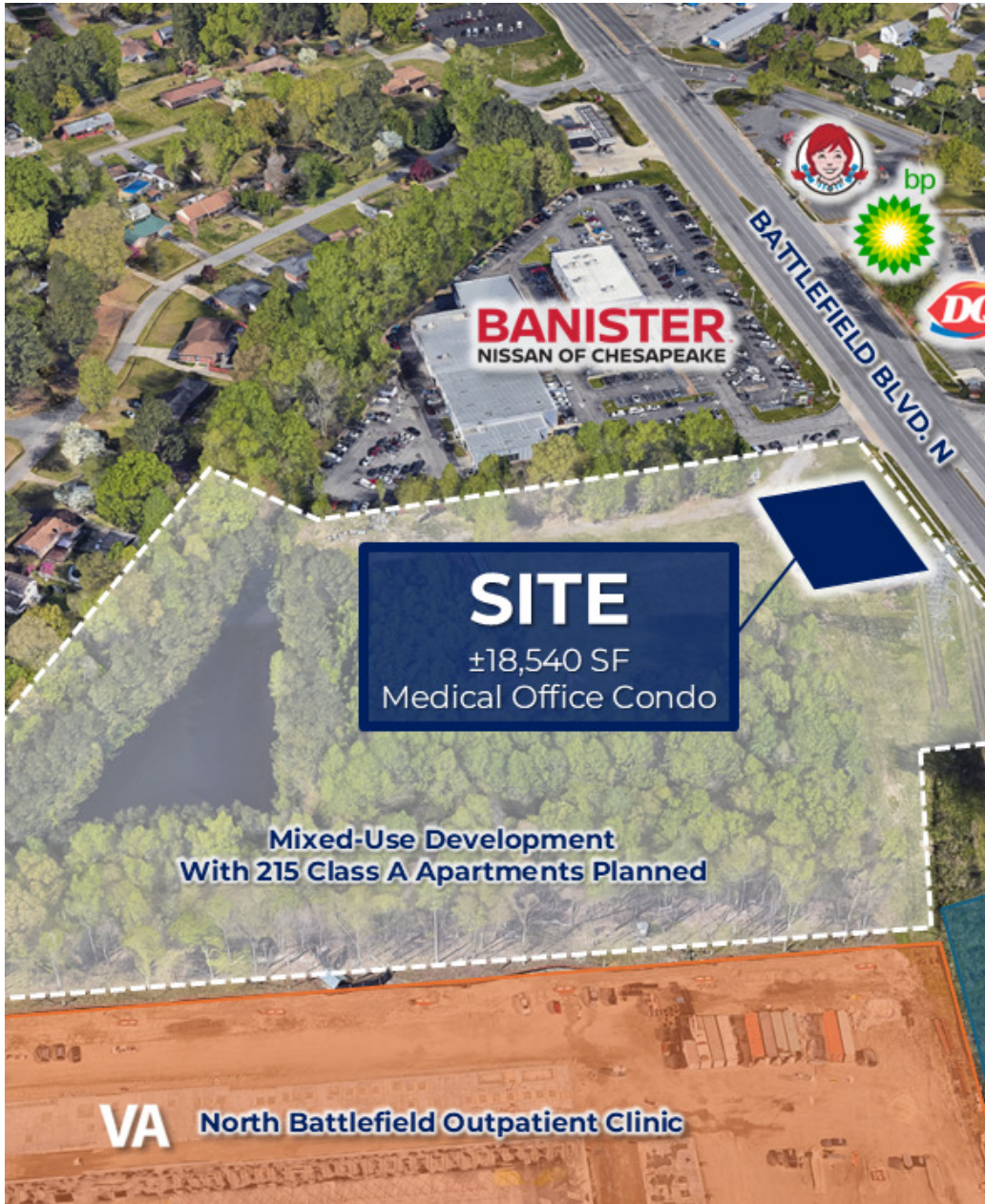
CONTACT INFORMATION

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