



**WAREHOUSE
SPACE
FOR LEASE**

FORMER K-MART CONVERSION

2001 S MILITARY HWY, CHESAPEAKE, VA 23320



CHRIS GOOD SUSAN SPRINGER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	168,596 SF
Available SF:	11,606 - 124,662 SF

PROPERTY OVERVIEW

- Former Kmart conversion to Flex/ Warehouse space
- High profile location in the center of the Southside population and 11 miles from PMT
- Hub of the highway network
- Easy access to I-64, I 464 and Rt 168 all converge nearby
- B-4 zoning (same as B-2)
- ±163,522 SF building available on 14.768 AC site

2001 S Military – Former Kmart - Main Building Area total SF: ±142,752SF
 - First Floor: ±124,662 SF, Second Floor: ±18090 with approx. 4,000 SF, Office
 - Divisible to ±40,000 SF - Can expand to adjacent space

2003 S Military – Expansion area
 - First Floor: ±11,606 SF
 - Second Floor ±9,164 SF

2005 S. Military – OCCUPIED - American Freight Furniture and Appliances

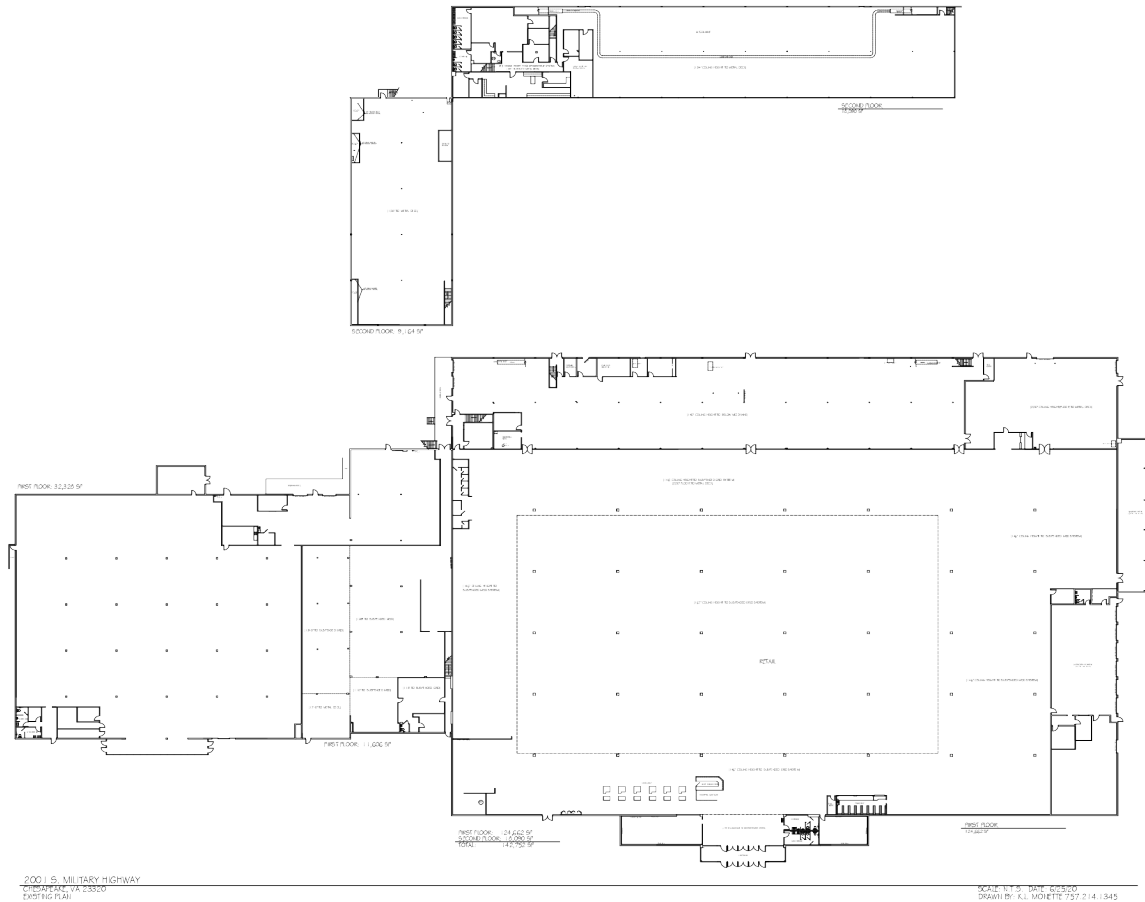


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SPACE PLAN & PROPERTY HIGHLIGHTS



200 J. S. MILITARY HIGHWAY
 VIRGINIA BEACH, VA 23520
 EXISTING PLAN

SCALE: 1/8" = 1'-0"
 DRAWN BY: K.L. WILHELM 7/27/14 J.845

PROPERTY HIGHLIGHTS

- Visible, well-known location off Military Hwy near I-64 and 464
- Ample on-site parking and paved with abundant room for docks and paved, fenced yard
- Public transportation available - HRT bus transfer station across the street
- 18' clear heights (drop ceiling to be removed)
- 45' x 40' column spacing
- 8" slab (4" installed over existing 4")
- Existing electrical: 3000 amp 480V 3-Phase with sub-panels throughout + 600 amp parking lot
- Existing wet sprinklers or upgrade to ESFR fire suppression optional
- Existing HVAC available to reuse or upgrade to new
- Loading - Up to 30 bays with 12' loading dock doors optional

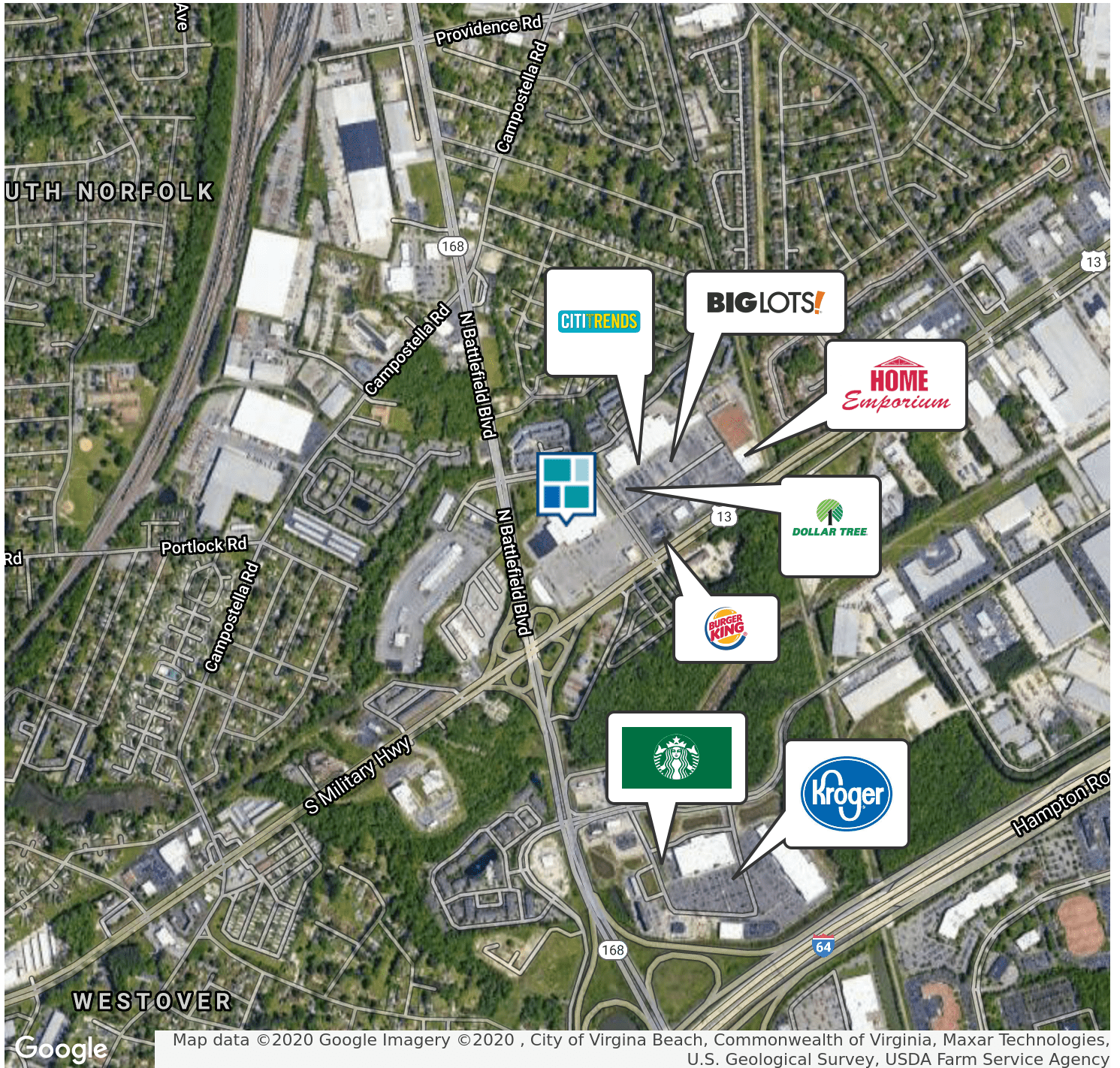


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LOCATION MAPS

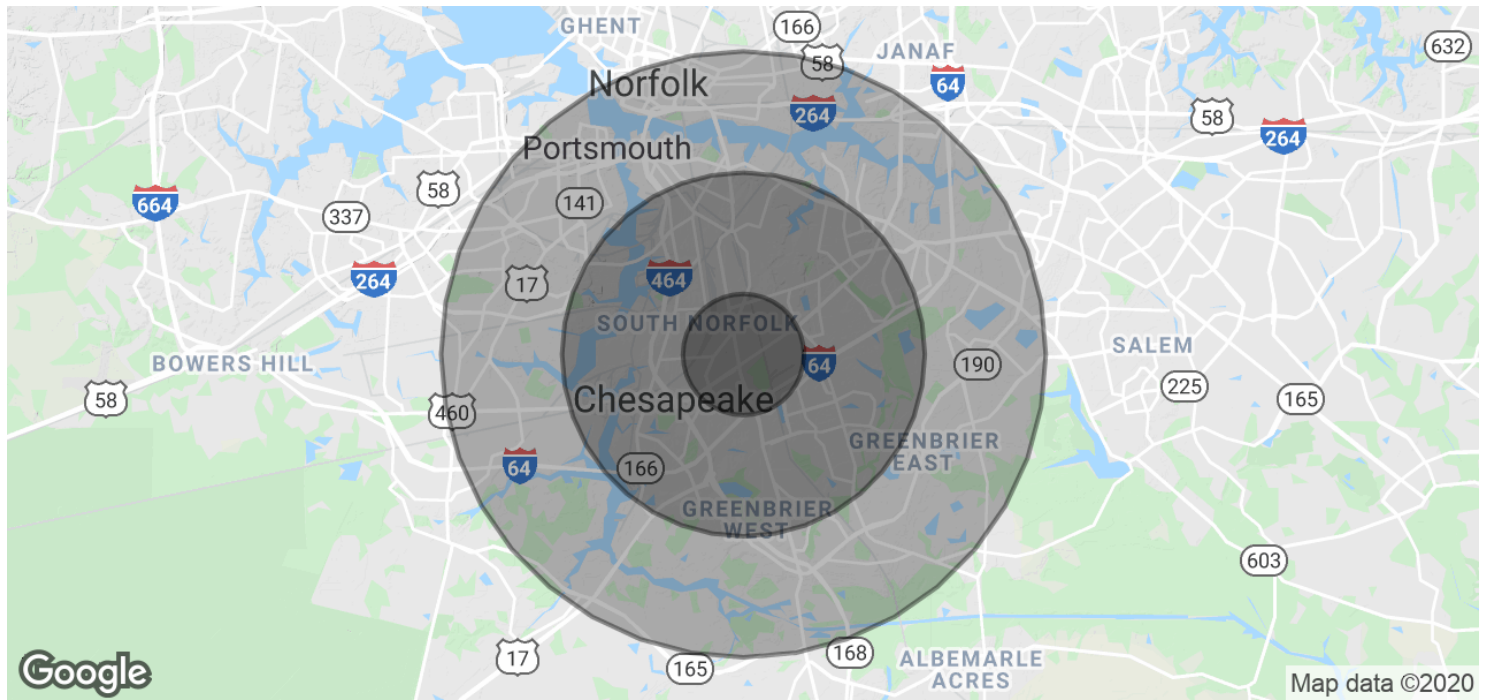


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,936	78,951	213,558
Average age	39.0	33.9	33.6
Average age (Male)	33.3	31.3	31.2
Average age (Female)	43.0	35.8	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,338	30,773	79,427
# of persons per HH	2.3	2.6	2.7
Average HH income	\$51,713	\$58,223	\$61,237
Average house value	\$217,531	\$213,233	\$250,178

* Demographic data derived from 2010 US Census



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