



## EXECUTIVE SUMMARY

## DENNY'S GROUND LEASE

1401 TINTERN ST, CHESAPEAKE, VA 23320

**OFFERING SUMMARY**

<b>Available SF:</b>	5,042 SF
<b>Ground Lease Rate:</b>	\$175,000.00 per year (NNN)
<b>Lot Size:</b>	1.358 Acres
<b>Year Built:</b>	2005
<b>Building Size:</b>	5,042 SF
<b>Zoning:</b>	B-2
<b>Parking Spaces:</b>	62
<b>Estimated Property Tax:</b>	\$15,953.21
<b>APN:</b>	0360000003640

**[Click Here for Zoning Information](#)**

**PROPERTY OVERVIEW**

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

\*All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.\*

**LOCATION OVERVIEW**

Located in the Greenbrier West neighborhood of Chesapeake, this parcel sits in a well-established suburban area just south of Greenbrier Parkway. It is surrounded by a mix of residential homes and light commercial properties. Chesapeake Square Mall is within a 5-minute drive, and nearby I-64 offers convenient access for commuters and connectivity to surrounding areas.

**Brad Parker**  
850.566.2629  
brad@tlgproperty.com

**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363

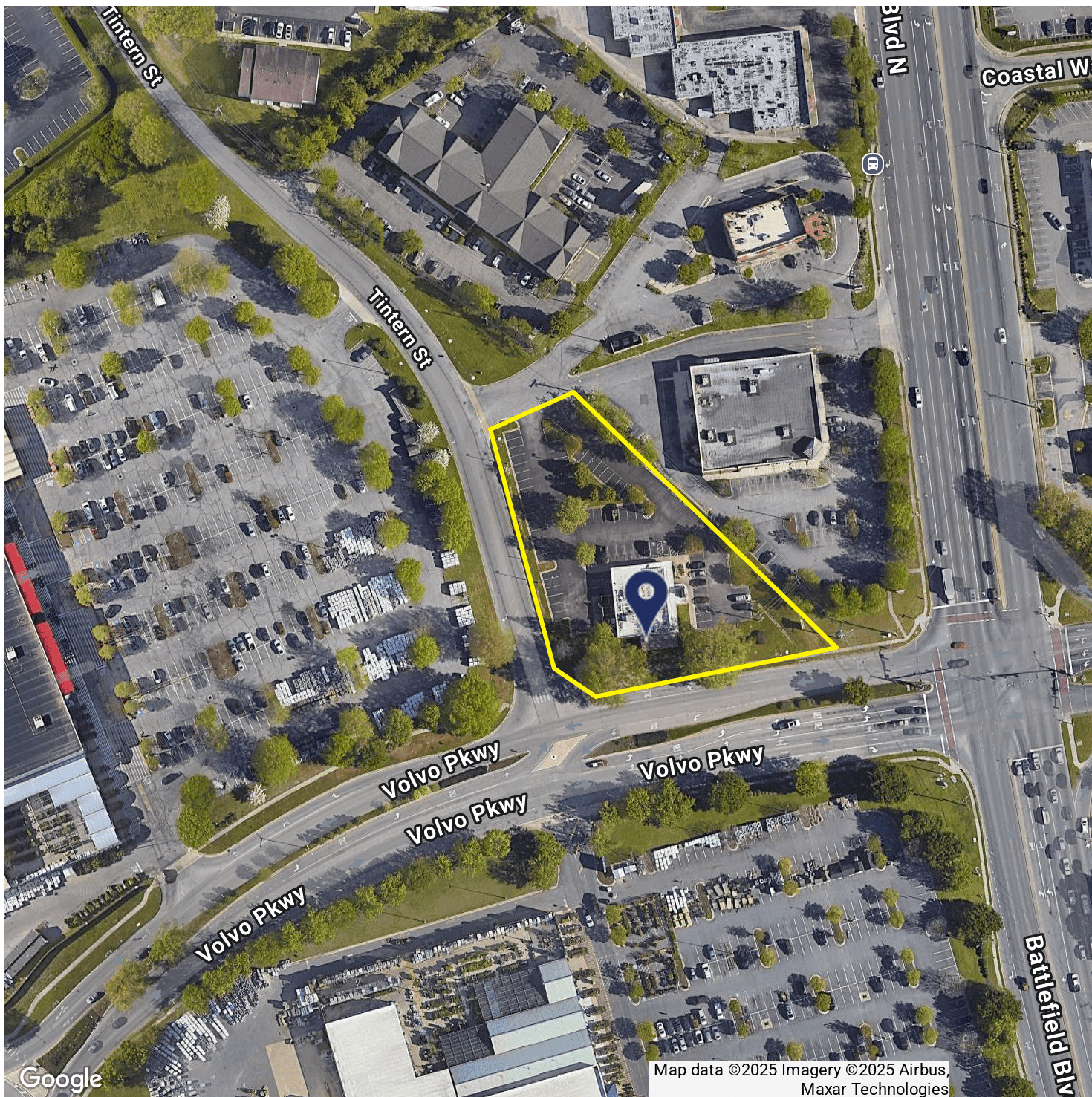




LOCATION MAP

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RETAILER MAP

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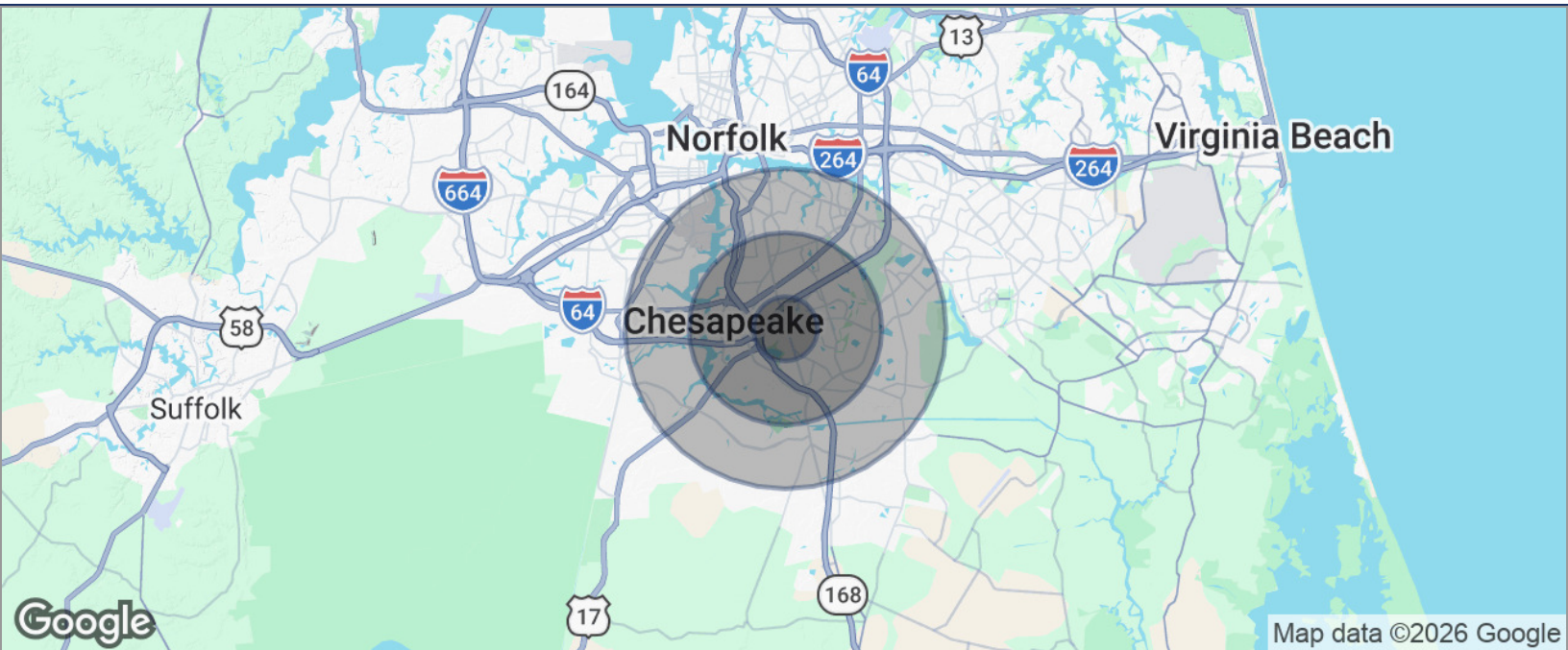




## DEMOGRAPHICS MAP

## DENNY'S GROUND LEASE

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	6,840	72,810	210,542
MEDIAN AGE	39	41	39
MEDIAN AGE (MALE)	38	39	38
MEDIAN AGE (FEMALE)	40	42	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,990	30,345	80,821
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$94,455	\$99,129	\$105,304
AVERAGE HOUSE VALUE	\$280,076	\$311,003	\$338,467

\* Demographic data derived from 2020 ACS - US Census

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