



S.L. NUSBAUM  
REALTY CO.

FOR LEASE

VOLVO PARKWAY SHOPPING CENTER



109 VOLVO PARKWAY  
CHESAPEAKE, VA 23320

MURRAY ROSENBACH  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



S.L. NUSBAUM  
REALTY CO.

# PROPERTY SUMMARY

109 VOLVO PARKWAY  
CHEASAPEAKE, VA 23320

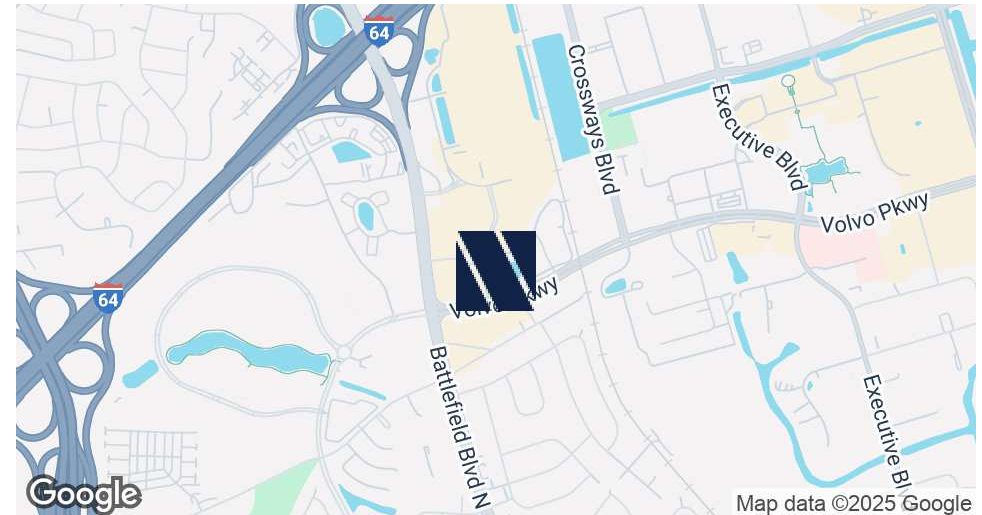


## PROPERTY DESCRIPTION

Tenants include Massage Luxe, Gourmet Gang, WingStop, Sweet Frog, Mattress Firm, and Langley Federal Credit Union. Over 14,000 daytime employees within a one mile radius, including Dollar Tree corporate campus and the Summit Pointe development.

SPACES	LEASE RATE	SPACE SIZE
Unit 5	Contact Agent	1,540 SF
Unit 16-19	Contact Agent	14,000 SF

TRAFFIC COUNTS	VPD (VDOT 2023)
Battlefield Blvd (Volvo Pkwy To I-64 Exit WB 290A)	61,000
Volvo Pkwy (Bus SR 168 Battlefield Blvd To Greenbrier Pkwy)	22,000



**MURRAY ROSENBACH**  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# SITE PLAN

109 VOLVO PARKWAY  
CHEESAPEAKE, VA 23320

## VOLVO PARKWAY SHOPPING CENTER

109 Volvo Parkway • Chesapeake, Virginia 23320



### LEGEND

Available

Unavailable

**MURRAY ROSENBACH**  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



S.L. NUSBAUM  
REALTY CO.

# AREA RETAIL

109 VOLVO PARKWAY  
CHEASAPEAKE, VA 23320



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

MURRAY ROSENBACH  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM





S.L. NUSBAUM  
REALTY CO.

# ADDITIONAL PHOTOS

109 VOLVO PARKWAY  
CHEASAPEAKE, VA 23320



MURRAY ROSENBACH  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM

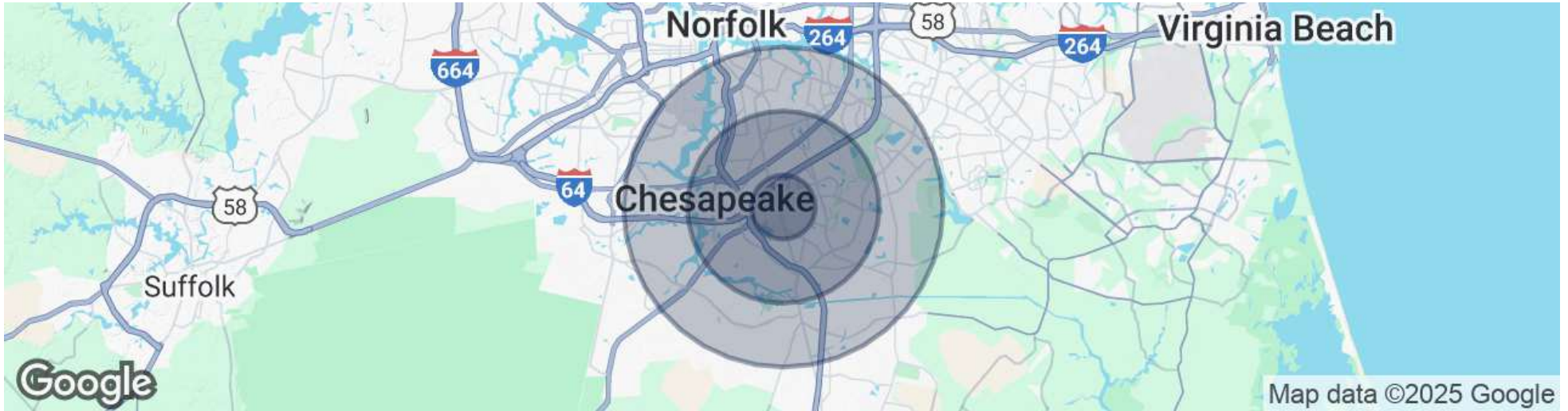
PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



S.L. NUSBAUM  
REALTY CO.

# DEMOGRAPHICS MAP & REPORT

109 VOLVO PARKWAY  
CHEASAPEAKE, VA 23320



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,947	69,315	182,846
Average Age	35.0	35.9	35.0
Average Age (Male)	32.3	33.5	32.9
Average Age (Female)	37.6	37.5	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,446	27,972	68,622
# Of Persons Per HH	2.4	2.5	2.7
Average HH Income	\$64,774	\$68,180	\$69,605
Average House Value	\$145,965	\$260,450	\$276,128

\* Demographic data derived from 2020 ACS - US Census

**MURRAY ROSENBACH**  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM



# CONTACT ME



**MURRAY ROSENBACH**  
SENIOR VICE PRESIDENT  
O. 757.640.2229  
MROSENBACH@SLNUSBAUM.COM

**S.L. NUSBAUM REALTY CO.**  
1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510  
757.627.8611  
SLNUSBAUM.COM



**S.L. NUSBAUM**  
REALTY CO.



**DISCLAIMER:**  
No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.