



# Castle Shops

1105 S Military Hwy | Chesapeake, VA

## Rare Vacancy at High-Traffic Neighborhood Center at S Military Hwy

Castle Shops sits along the heavily traveled South Military Highway corridor with 30,000+ vehicles per day and direct access to a dense, long-established residential community. According to Placer.ai, Dollar Tree at Castle Shops ranks in the top 10% of all Dollar Tree locations in Virginia—solidifying the center as a proven, high-traffic retail node with strong, consistent customer draw. Its strategic location between I-64, Indian River Road, and Providence Road makes Castle Shops a natural retail stop for commuters and surrounding households, ensuring excellent visibility and steady customer flow.

+/- 2,108 SF  
Available

For  
Lease

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# Site Plan



## Features



1105 - 1107  
South Military Hwy,  
Chesapeake, Virginia



± 37,390 SF



2,108 SF  
Space available  
Ideal for service, office  
or QSR takeout



2.57  
Acres



Strong Performing  
National Anchors



30,000 VPD  
S Military Hwy

# Aerial View

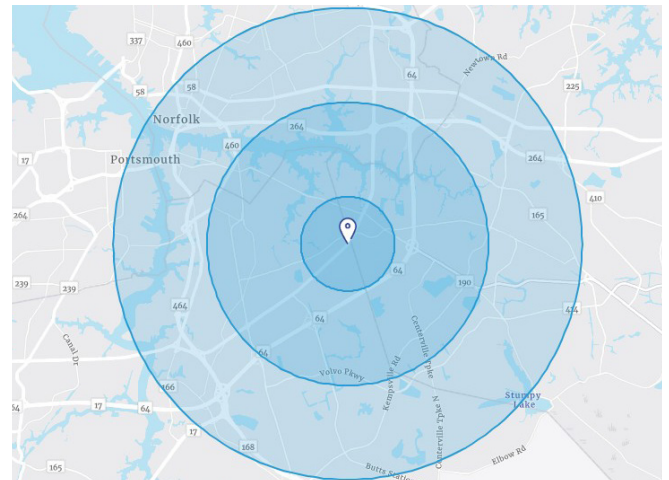


# Demographics

The surrounding trade area is anchored by strong daily-needs drivers including Woodstock Elementary School (691 students), College Park Elementary School (488 students), and Regent University (10,380 students). This section of Chesapeake provides a stable customer base with more than 102,000 residents within 3 miles, supporting value retail, neighborhood services, and fast-casual dining concepts.

## Demographics

Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	17,402	102,163	283,902
<b>Median Age</b>	38.2	38.3	37.3
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	7,139	41,297	113,570
<b>Persons per HH</b>	2.41	2.46	2.44
<b>Median HH Income</b>	\$74,957	\$78,818	\$76,922
<b>Median Home Value</b>	\$295,184	\$356,653	\$352,953



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