



RETAIL
PROPERTY
FOR LEASE

CHESAPEAKE CROSSING

1903-1989 S MILITARY HWY, CHESAPEAKE, VA 23320



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER CHRIS GOOD, CCIM

757.560.3931
susans@kotarides.com

757.513.2500
chrsg@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.00 - \$19.00 SF/yr (NNN)
Building Size:	245,496 SF
Available SF:	949 - 10,125 SF

LOCATION OVERVIEW

Chesapeake Crossing is a regional, value-oriented shopping center in the S. Military Greenbrier area of Chesapeake, VA. It's located at the cross streets of Battlefield Blvd and S. Military and in close proximity to I-64 and I-464. The property is so central to the geographic Southside that Hampton Roads Transit (HRT) has located a large bus transfer station at the shopping center entrance.

PROPERTY HIGHLIGHTS

- Value oriented Regional Shopping Center with Big Lots, Dollar Tree, CitiTrends, Home Emporium, Hibbett Sports, and Rainbow Fashions
- Close access to I-64, I-464 and Battlefield Blvd.
- Bus transfer station on the property



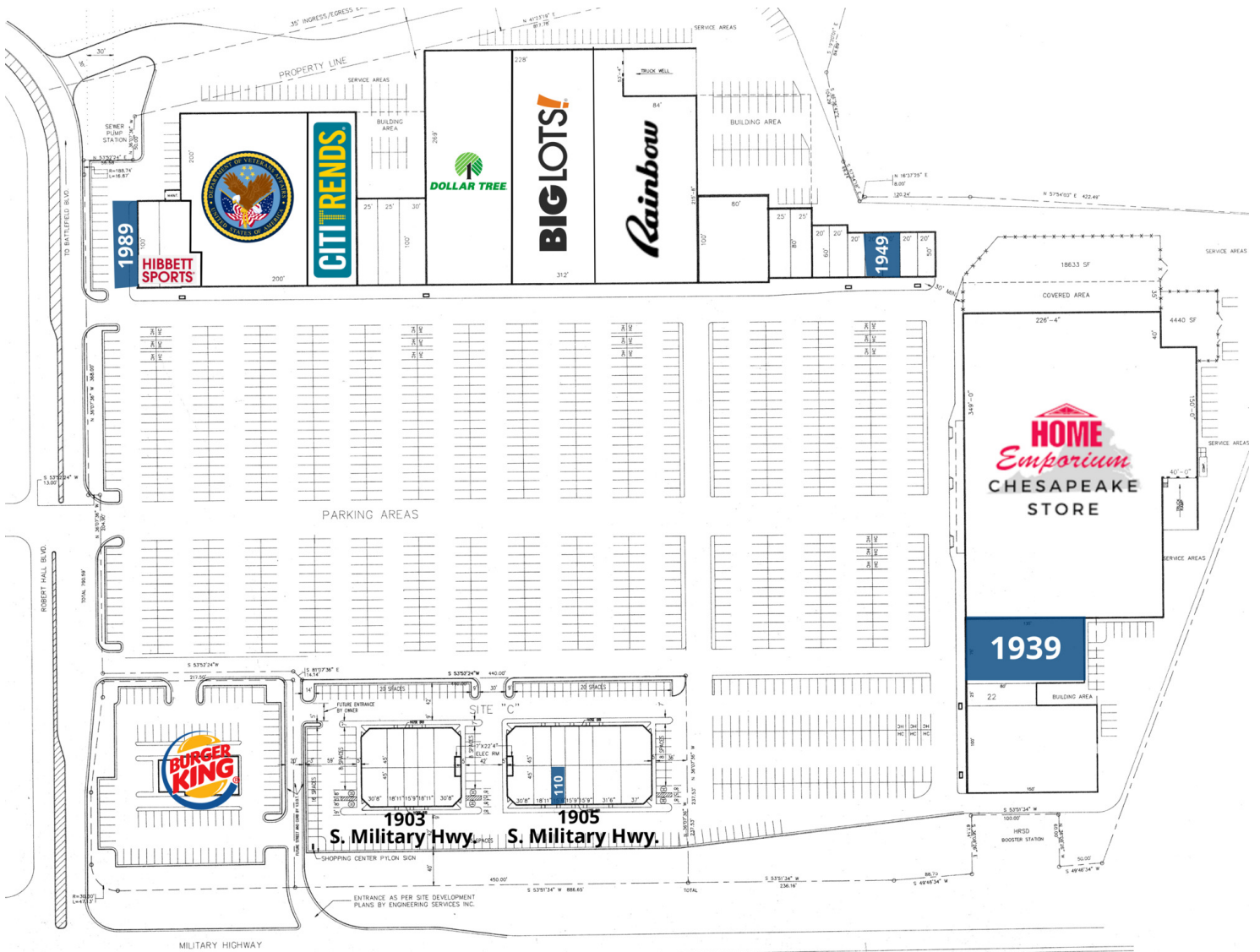
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SITE PLAN



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	949 - 10,125 SF	Lease Rate:	\$9.00 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1905 S. Military Hwy. Suite 110	Available	949 SF	NNN	\$16.00 SF/yr
1939 S. Military Hwy. Suite 1939	Available	10,125 SF	NNN	\$9.00 SF/yr
1949 S. Military Hwy. Suite 1949	Available	2,000 SF	NNN	\$16.00 SF/yr
1989 S. Military Hwy. Suite 1989	Available	2,500 SF	NNN	\$19.00 SF/yr



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LOCATION MAP



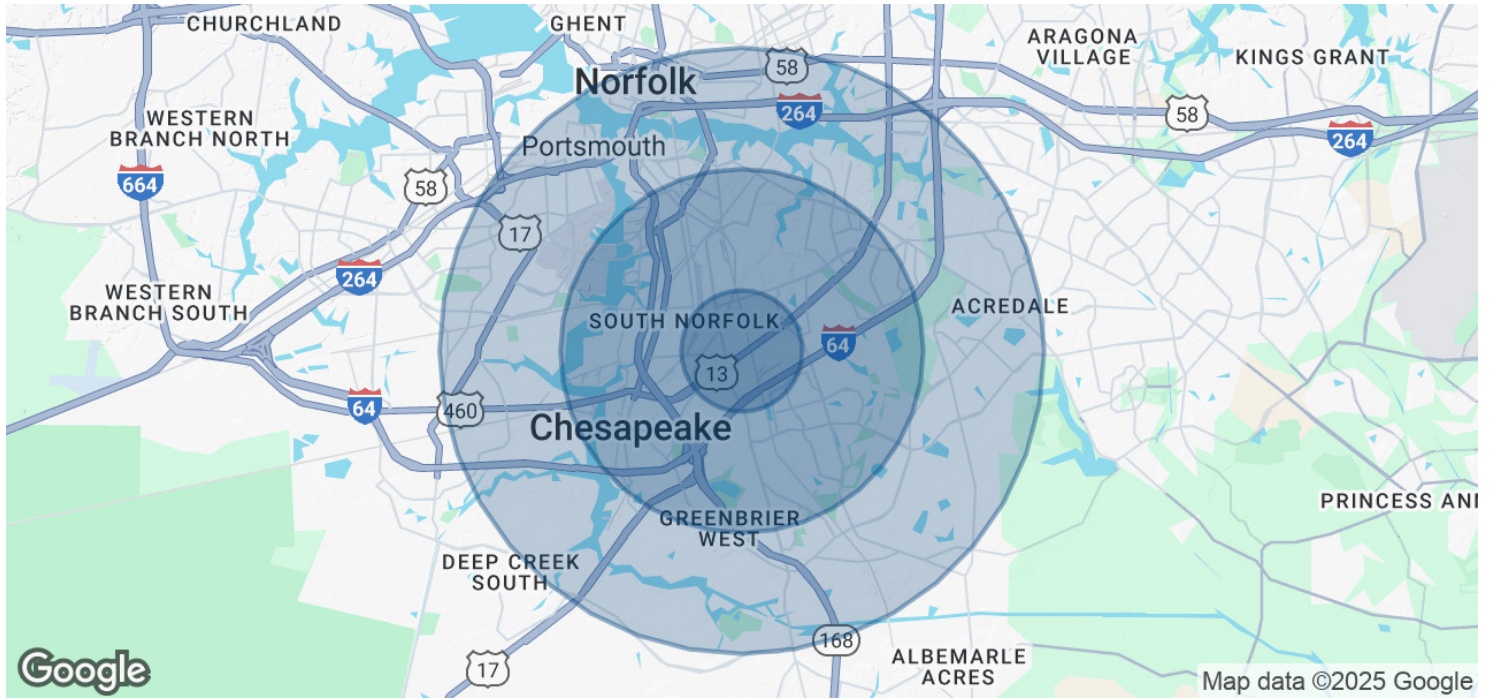
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,693	74,800	198,470
Average age	42.3	36.7	36.5
Average age (Male)	39.6	35.1	34.4
Average age (Female)	41.1	38.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,323	31,496	80,363
# of persons per HH	2.2	2.4	2.5
Average HH income	\$58,965	\$70,488	\$72,914
Average house value	\$246,349	\$257,999	\$267,628



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