

# ANCHOR POSITION AVAILABLE WOODFORD SQUARE

701 N. Battlefield Blvd., Chesapeake, VA



Woodford Square is a highly visible shopping center located on Battlefield Blvd., directly across from Chesapeake Regional Medical Center (2,400 employees) & just north of the Great Bridge Bypass.

- 40,848 SF Available For Lease
- Potentially divisible
- Zoning: B-1
- Over 220' of Frontage on N. Battlefield Blvd
- FF&E Available for grocers
- Over 750+ Parking Spaces
- Base Rent: \$9.00 - \$16.50/SF
- Additional Charges: \$2.49/SF
- Traffic Count (2016): 51,447 VPD Along N. Battlefield Boulevard

[View Video](#)

#### Demographics (2017)

	1 Mile	2 Miles	3 Miles	5 Miles
Population	11,839	30,063	67,638	178,734
Households	4,909	11,682	26,090	64,957
Ave. HH Inc.	\$73,624	\$80,411	\$85,024	\$85,699

CONTACT: \_\_\_\_\_

**SUSAN PENDER**

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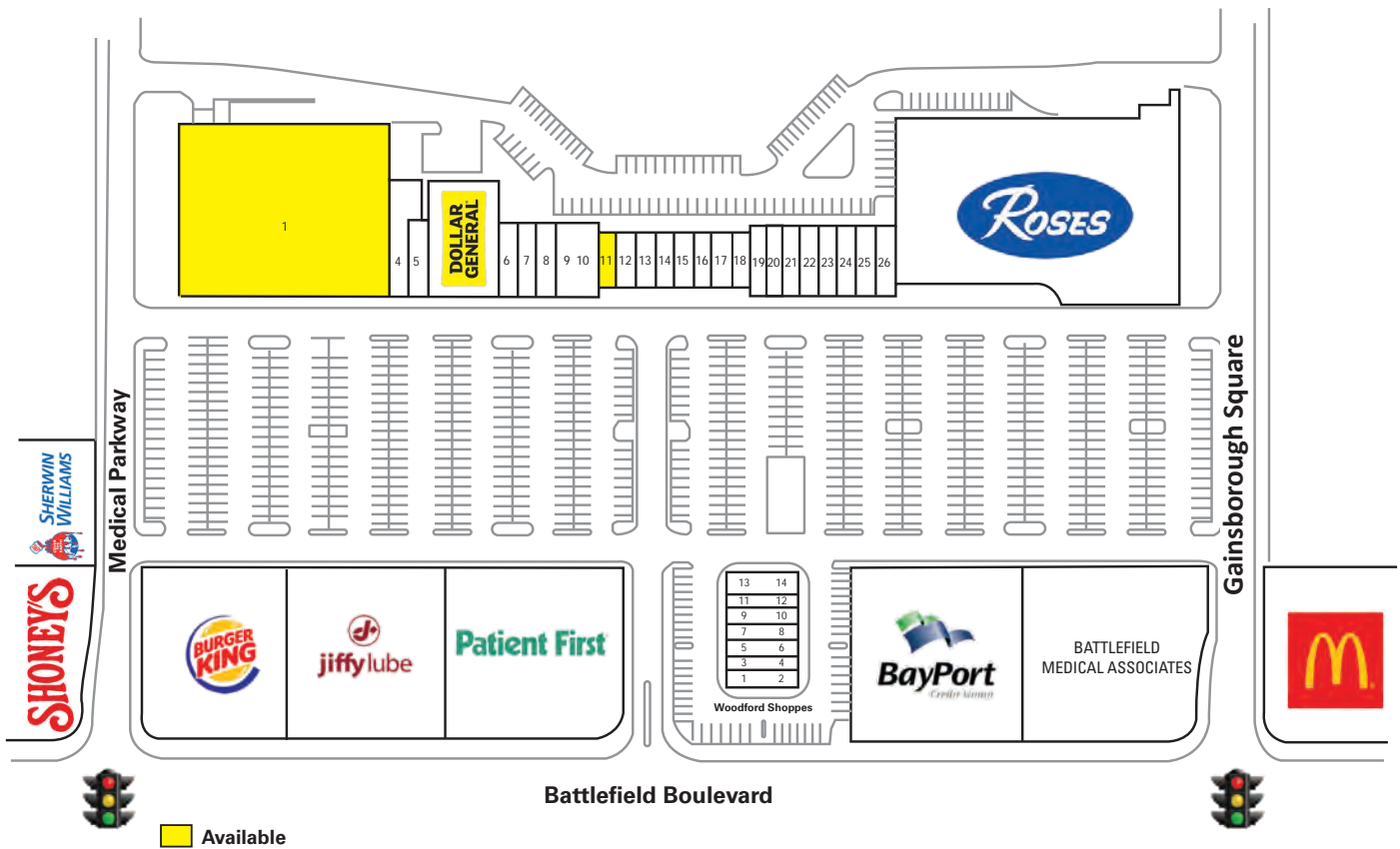
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Available

**TENANT ROSTER**

		<u>SF Available</u>			<u>SF Available</u>
1.	<b>AVAILABLE</b>	<b>40,848</b>	14.	Happy Feet Spa	1,200
2.	Dollar General	9,375	15.	Beltone	900
3.	Roses	54,000	16.	H & R Block	1,200
4.	Upscale Retail	3,000	17-18.	Sylvan Learning Ctr	2,400
5.	Mohawk Sports Cards	1,600	19.	T.B. Jiu Jitsu	1,600
6.	Med Emporium	1,600	20.	T.B. Jiu Jitsu	1,600
7.	Med Emporium	1,600	21.	Density Vapor	1,600
8.	Dragon China Restaurant	1,600	22.	Number One Nails	1,600
9-10.	Tidewater Sew-Vac	3,600	23.	Dr. Marlene Labell	1,600
11.	<b>AVAILABLE</b>	<b>1,200</b>	24.	Long's Jewelers	1,600
12.	Hair Cuttery	1,200	25.	Long's Jewelers	1,600
13.	Sal's NY Style Pizza	1,200	26.	An Evening Out	1,600

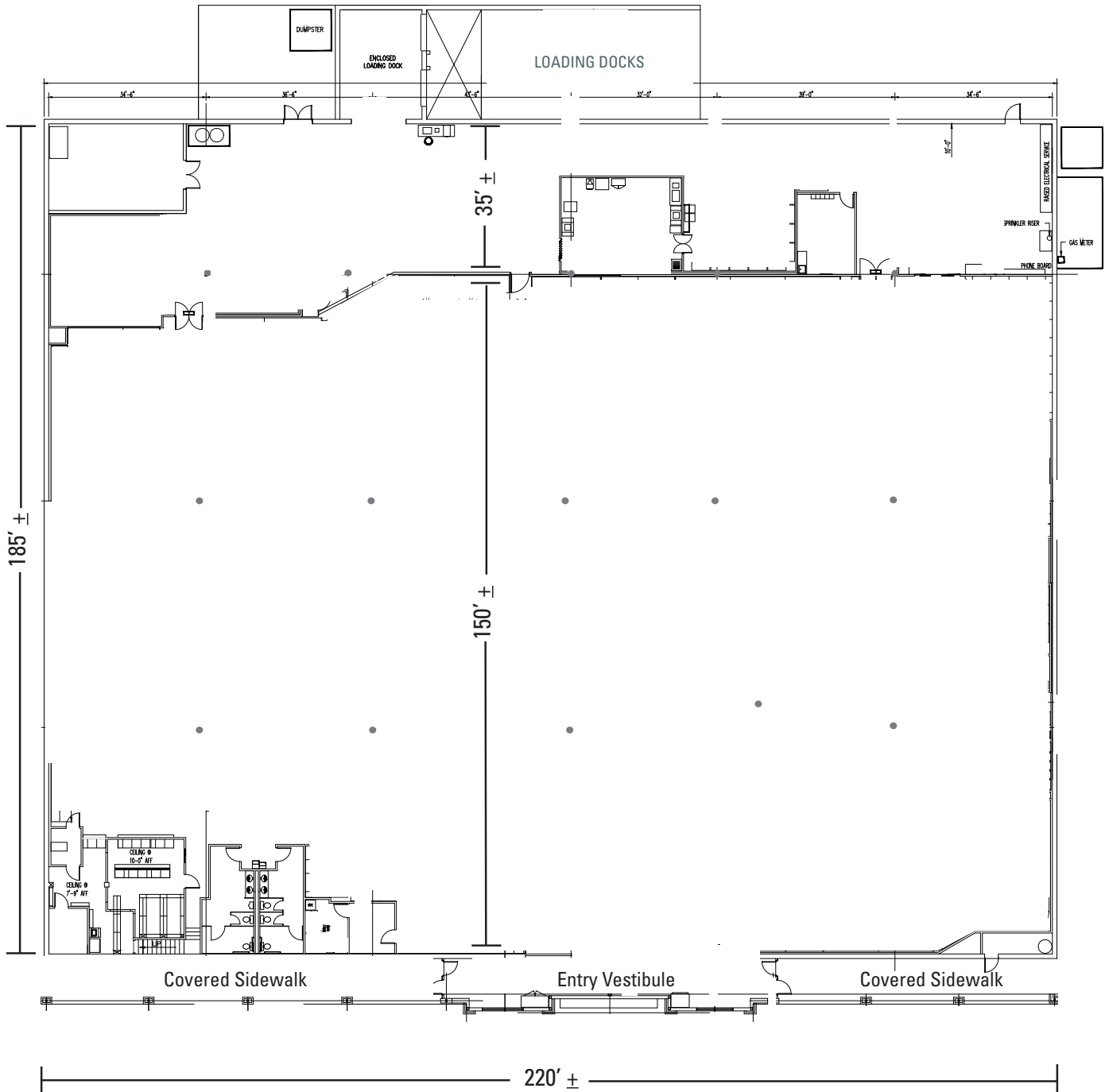
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**Existing Floor Plan**

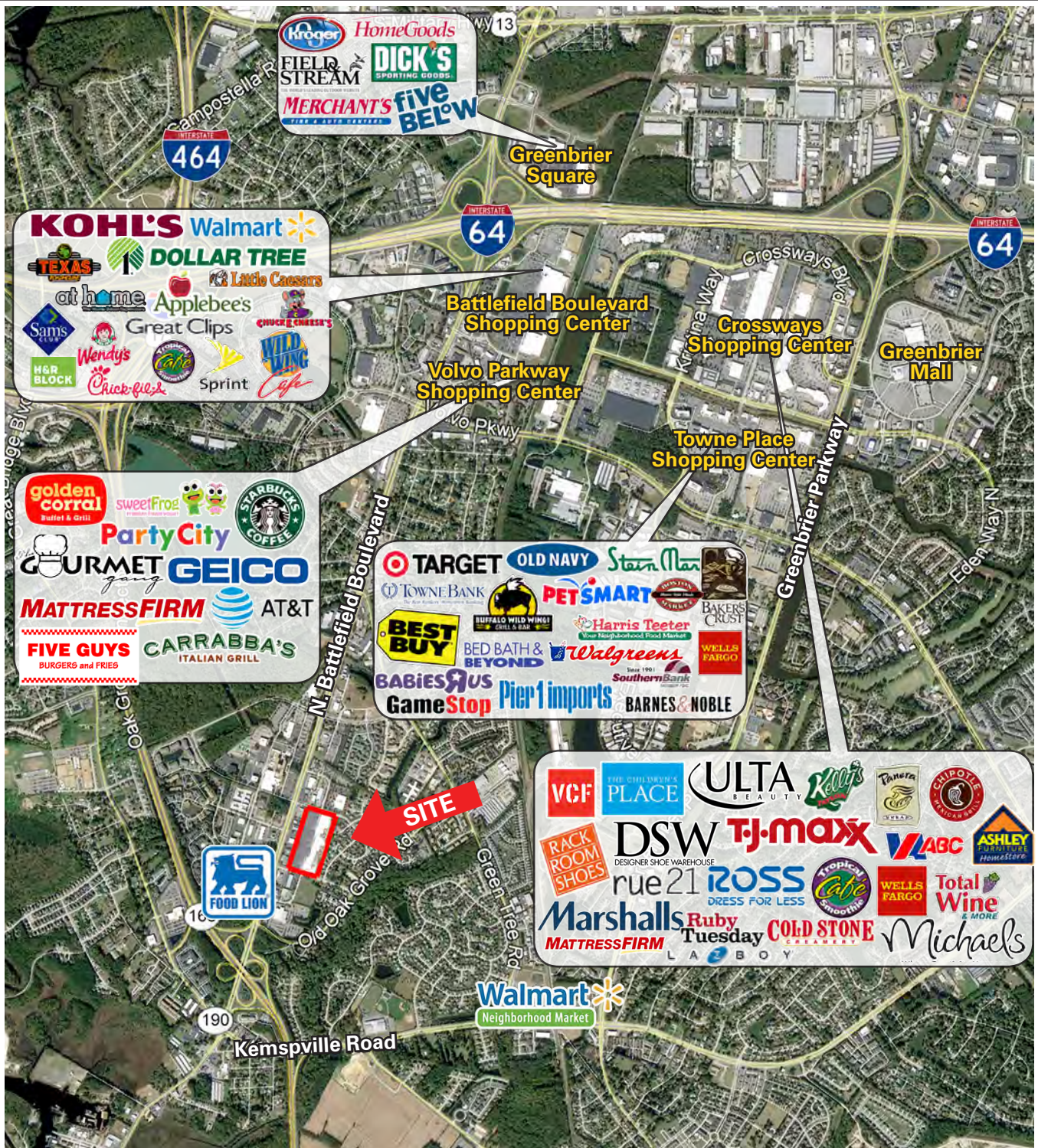
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