

**FOR
LEASE**



2032 ATLANTIC AVENUE **Land Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Located at the northernmost end of Battlefield Blvd as it transitions to Atlantic Ave just north of Campostella Road next to Food Lion and Rite Aid in the South Norfolk section of Chesapeake. The land is situated a mile north of Greenbrier corridor with anchors such as Wal-Mart, Sam's Club, HomeGoods, Dick's, Field & Stream. It is surrounded by dense residential area with over 230,000 people within 5 miles.

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

| | | | |
|-----------------------|----------|----------|----------|
| Households: | 5,142 | 29,804 | 86,714 |
| Population: | 12,569 | 77,879 | 233,636 |
| Avg HH Income: | \$51,029 | \$54,987 | \$58,978 |

PROPERTY HIGHLIGHTS

- The two parcels can be leased separately or combined.
- Together, the parcels have approximately 577 feet of frontage and are 209 feet deep.
- Zoned M1: Light Industrial.
- Full access to and from both directions on Atlantic Avenue.

AVAILABLE PARCELS

| | |
|-----------------|------------|
| Parcel A | 1.32 Acres |
| Parcel C | 1.01 Acres |

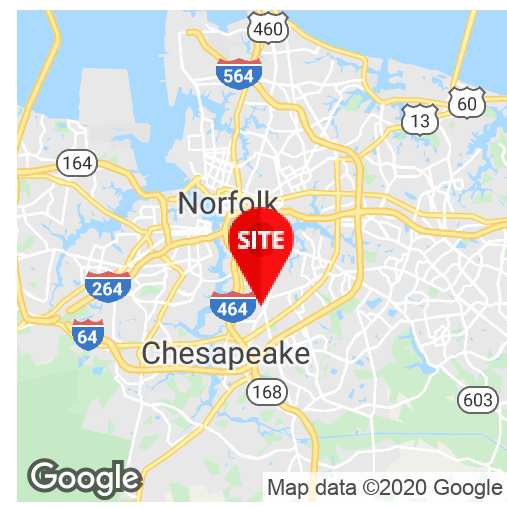
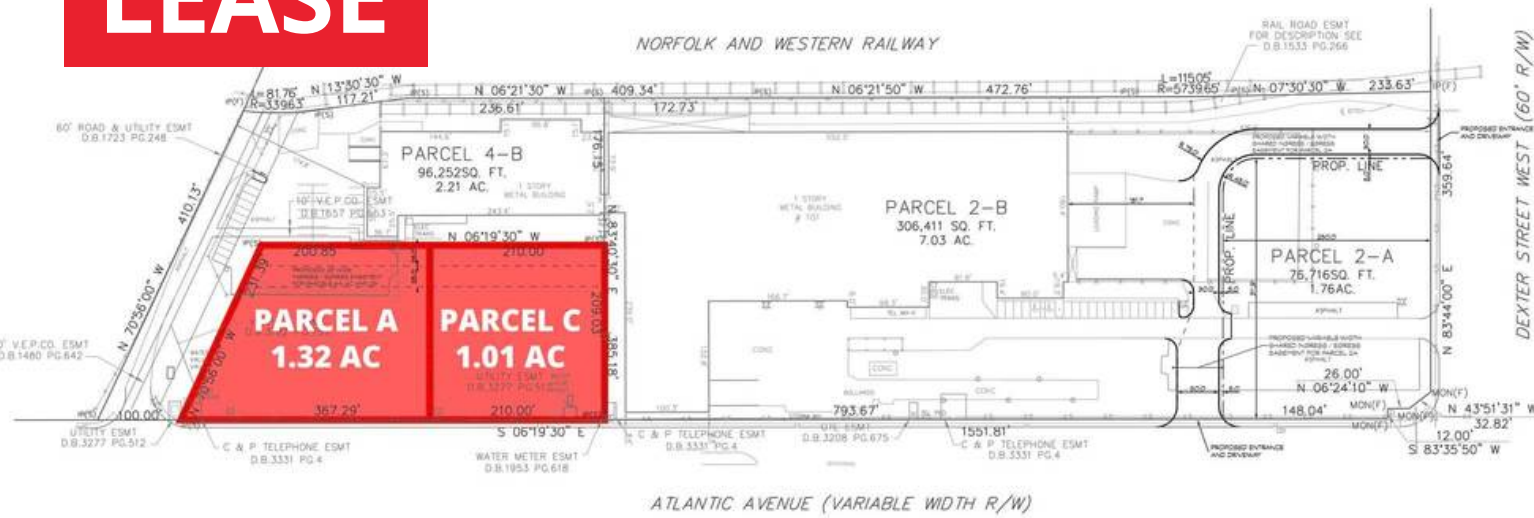
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RETAILER MAP



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