



RETAIL PROPERTY FOR LEASE

LAS GAVIOTAS SHOPPING CENTER

1245 CEDAR ROAD, CHESAPEAKE, VA 23322



LAS GAVIOTAS SHOPPING CENTER

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PROPERTY OVERVIEW



OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Available SF: | 1,200 - 8,000 SF |
| Lease Rate: | Negotiable |
| Lot Size: | 11.37 Acres |
| Year Built: | 1987 |
| Building Size: | 90,505 SF |
| Renovated: | 2008 |
| Zoning: | B2 |

| AVAILABLE SPACES | SF |
|------------------|------------------|
| H | 1,400 SF |
| J | 1,200 SF |
| 105 | 2,500 - 8,000 SF |
| B1 | 4,235 SF |

PROPERTY OVERVIEW

Las Gaviotas is a 90,505 sf newly renovated neighborhood shopping center anchored by a well established Food Lion with significant lease term and upward trending sales. Co-tenants include Fitness 19 and a diverse mix of popular restaurants and necessity retail providers servicing some of the highest average household income neighborhoods in Hampton Roads.

PROPERTY HIGHLIGHTS

- 8,000 sf former Dollar General space available (LL willing to demise)
- 4,235 sf available adjacent to Food Lion
- Recent upgrades include new pylon, new parking lot, paint, and lighting

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|----------|----------|
| Total Households: | 1,093 | 13,798 | 34,567 |
| Total Population: | 3,639 | 39,501 | 95,963 |
| Average HH Income: | \$102,530 | \$91,848 | \$84,108 |

SITE PLAN

| | | | | | |
|----|---------------------------|-----------------|-----|-----------------------|-----------------|
| A | Food Lion | 30,280 SF | M | Enterprise Rent-A-Car | 1,800 SF |
| B1 | AVAILABLE 4/1/2020 | 4,235 SF | 101 | Domino's Pizza | 1,500 SF |
| B2 | VA Taekwondo | 4,235 SF | 102 | Nails First | 1,500 SF |
| C | Cedar Chiropractic | 1,600 SF | 103 | Mikado Japanese | 2,100 SF |
| D | AJ Gators | 4,800 SF | 104 | Skrimp Shack | 2,100 SF |
| G | Mail Werx | 1,400 SF | 105 | AVAILABLE | 8,000 SF |
| H | AVAILABLE | 1,400 SF | 108 | Plaza Azteca | 5,700 SF |
| I | Fortune Inn | 1,400 SF | 111 | Albano Cleaners | 1,500 SF |
| J | AVAILABLE | 1,200 SF | AB | Fitness 19 | 10,804 SF |
| K | Epix Hair Studio | 1,200 SF | C2 | SK Piano Academy | 1,750 SF |
| L | Dr. Denbar Dentistry | 1,800 SF | | | |



CEDAR RD 31,000 VPD

PYLON SIGN

RETAILER MAP



Walmart   DOLLAR TREE

   Applebee's

 Pizza Hut  SONIC
America's Drive-In

 TIDEWATER
COMMUNITY COLLEGE
From here, go anywhere.™

 Walgreens

Kroger
Coming Soon

 Orangetheory
FITNESS  STARBUCKS
COFFEE

 SUBWAY  tropical
SMOOTHIE CAFE  ANYTIME
FITNESS

 MATTRESS FIRM  Great Clips

 ALDI

LAS GAVIOTAS

 FOOD LION  AZTECA  JIMMY JOHN'S
SINCE 1978

 FITNESS 19  ynot
Pizza & Italian Cuisine

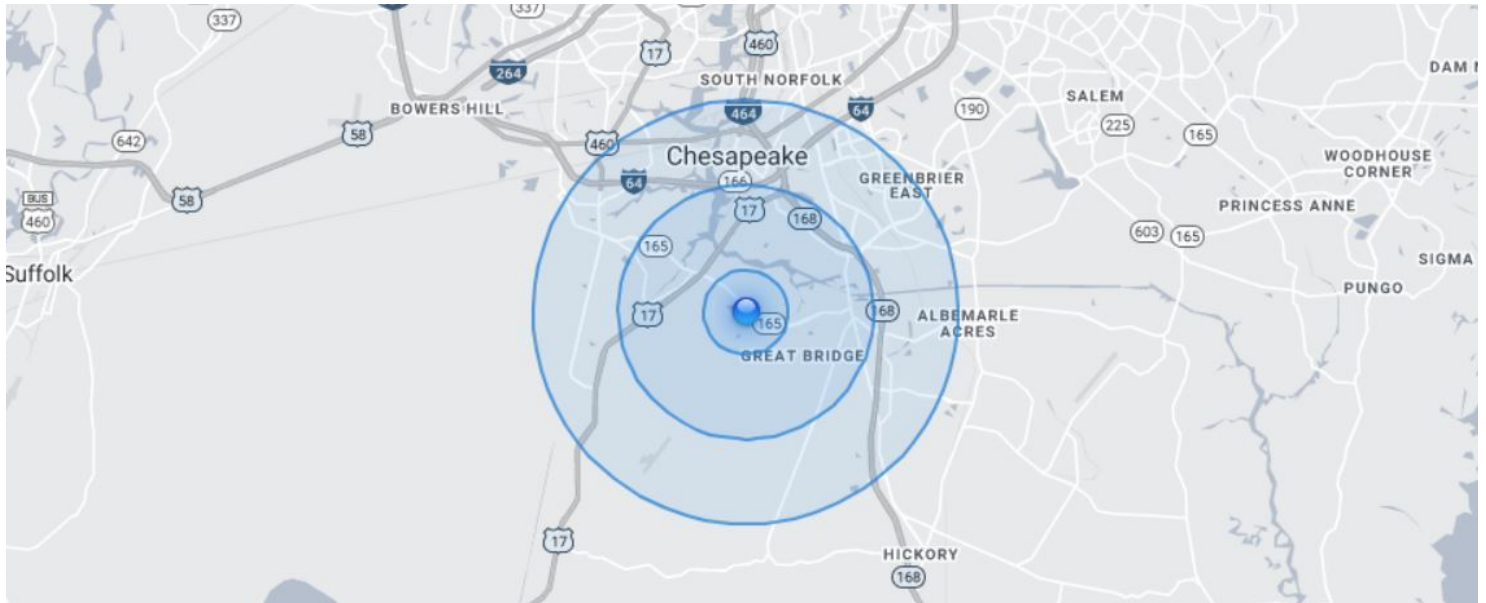
 Walmart
Neighborhood Market

GREAT BRIDGE

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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 3,639 | 39,501 | 95,963 |
| Median age | 36.7 | 36.9 | 37.3 |
| Median age (Male) | 34.3 | 35.3 | 35.0 |
| Median age (Female) | 38.5 | 38.3 | 39.2 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,093 | 13,798 | 34,567 |
| # of persons per HH | 3.3 | 2.9 | 2.8 |
| Average HH income | \$102,530 | \$91,848 | \$84,108 |
| Average house value | \$351,758 | \$366,906 | \$326,762 |

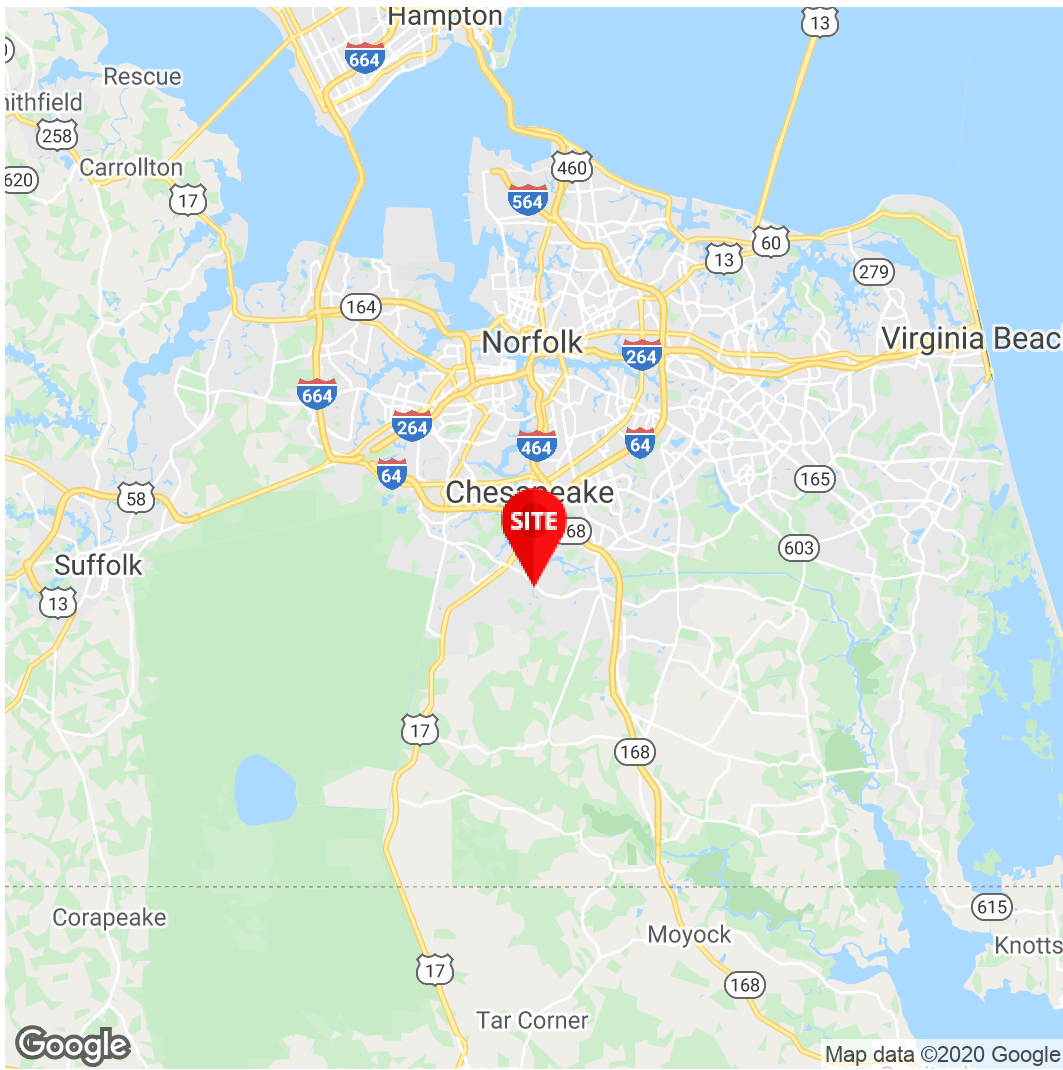
* Demographic data derived from 2010 US Census

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ADDITIONAL PHOTOS





George Fox

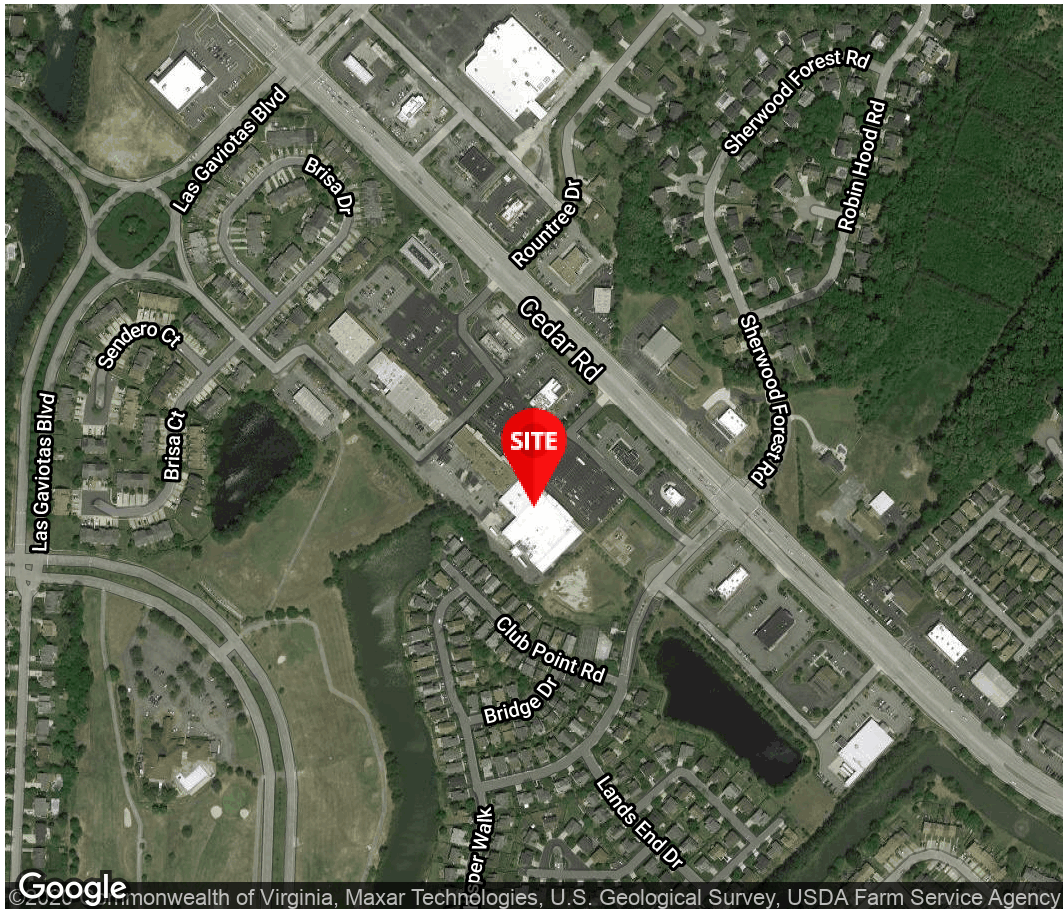
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