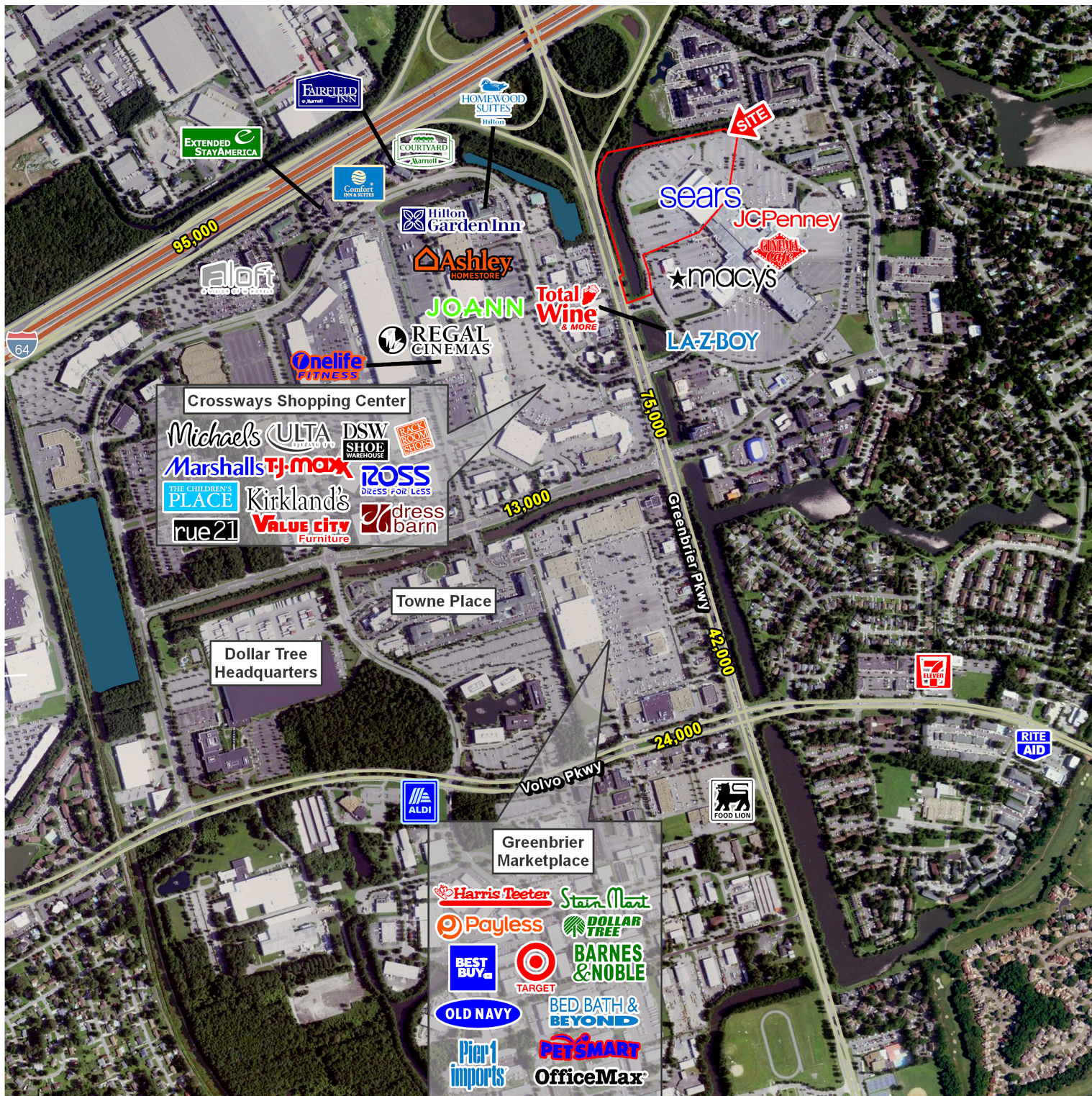


NEW DEVELOPMENT OPPORTUNITY

1401 Greenbrier Pkwy, Chesapeake, VA 23320



EXCLUSIVE AGENT(S)
 DEBRA RAMEY • debra.ramey@tscg.com • 757.722.2500
 KAREN MIKULSKI • karen.mikulski@tscg.com • 757.722.2500

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LOCATION OVERVIEW

This site is bounded by I-64 & Greenbrier Pkwy, it is the #1 retail, office, multi use destination in Hampton Roads.



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PROPERTY HIGHLIGHTS

- ±169,000 SF - can be subdivided
- 2 level retail with restaurant pads to be redeveloped
- Existing building to be replaced
- Excellent visibility and access to Greenbrier Pkwy
- Traffic Counts: Greenbrier Pkwy: 75,000 AADT

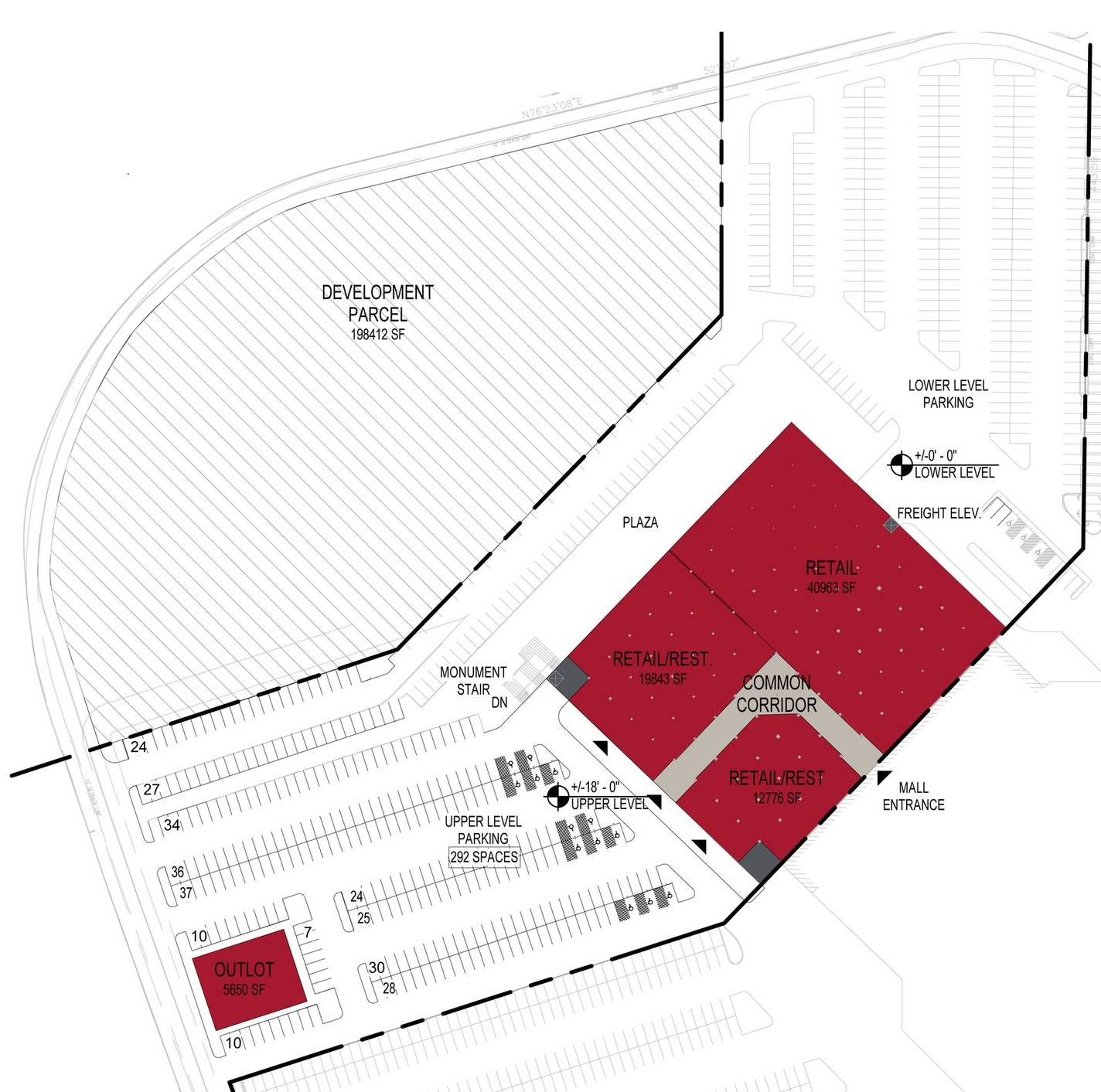
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	109,111	224,642	782,967
Households	42,420	83,235	292,221
Average Household Income (\$)	73,341	75,199	77,566

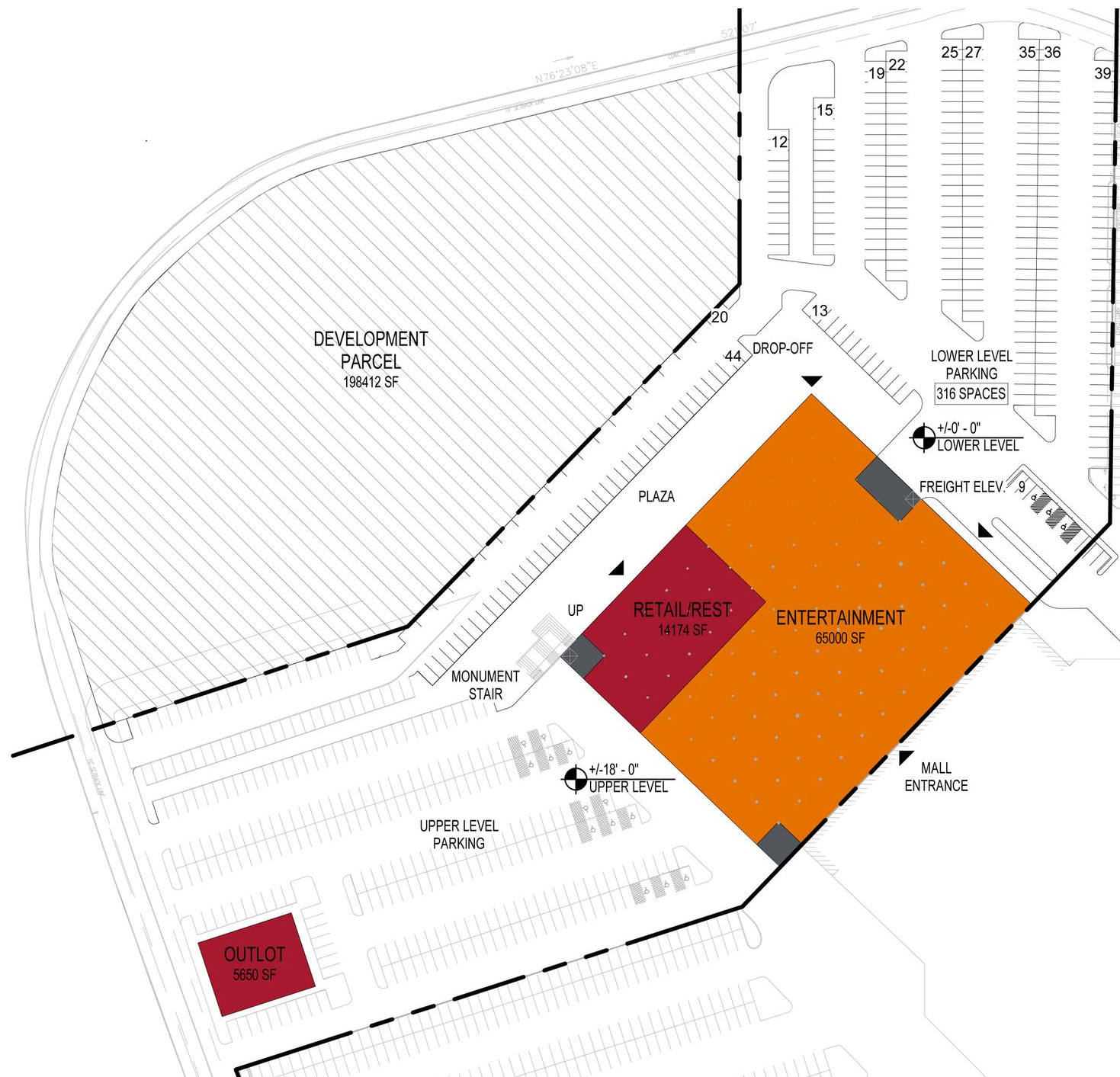


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① SITE PLAN - UPPER LEVEL
1" = 100'-0"



① SITE PLAN - LOWER LEVEL
1" = 100'-0"

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SERITAGE REALTY TRUST
teasing@seritage.com



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