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# For Lease

Mount Pleasant Marketplace  
1464 Mount Pleasant Road  
Chesapeake, Virginia

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# Property Overview

|                      |                                                                                                                                                                                                                                                                                                |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description          | Mount Pleasant Marketplace is a +/-100,000 SF Kroger anchored shopping center located on the northwest corner of the signalized intersection of Centerville Turnpike and Mount Pleasant Road (Route 165). Mount Pleasant Marketplace serves the growing area of southern Chesapeake, Virginia. |
| Address              | 1464 Mt. Pleasant Road, Chesapeake                                                                                                                                                                                                                                                             |
| Shopping Center Size | +/- 100,000 sf                                                                                                                                                                                                                                                                                 |
| Retailers            | Anchored by Kroger with national tenants such as Subway, Taco Bell, Dunkin Donuts, Waffle House, Wendys, Tropical Smoothie, Great Clips, and Verizon                                                                                                                                           |
| Availability         | Unit 23 - 1,750 SF<br>Unit 25 - 1,080 SF<br><br>Outparcel A-1-1-B - 0.839 AC<br>Outparcel E - 0.88 AC<br>Outparcel F - 1.03 AC                                                                                                                                                                 |
| Traffic Counts       | Mt. Pleasant : 20,000 VPD<br>Centerville Turnpike: 18,000 VPD                                                                                                                                                                                                                                  |

|                   | 1-Mile    | 3-Miles   | 5-Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 3,845     | 31,710    | 118,713   |
| Total Employees   | 2,714     | 21,149    | 101,122   |
| Average HH Income | \$127,531 | \$134,269 | \$121,374 |

- Located at the busy intersection of Centerville Turnpike and Mt. Pleasant Rd in Great Bridge with multiple new residential developments surrounding the center
- 1,080 SF & 1,750 SF space available now
- Three outparcels available from 0.83 to 1.03 acres
- Anchored by Kroger with national tenants such as Subway, Tropical Smoothie, Great Clips and Verizon among others

## Property Features

- Outparcel users include Waffle House, Autobel Car Wash, Taco Bell, Centerville Animal Hospital & Dunkin Donuts

# Photo Gallery



# Site Plan

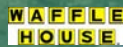


Leasing Plan

| Tenant                           | Unit    | SF     |
|----------------------------------|---------|--------|
| Behavior Analysis                | 1       | 4,200  |
| Surf Dogs                        | 4       | 1,400  |
| Tobacco Valley                   | 5       | 1,400  |
| Bricks and Minifigs              | 6       | 4,200  |
| World Champion Tae Kwon Do       | 9       | 2,800  |
| Verizon                          | 11      | 4,000  |
| Wings & Oyster Bar               | 12      | 2,292  |
| Chesapeake Regional Primary Care | 13      | 2,800  |
| Little Italy                     | 15 & 16 | 2,800  |
| Subway                           | 17      | 1,400  |
| Golden Dragon                    | 18      | 1,400  |
| Shiki Sushi & Hibachi            | 19      | 1,400  |
| MK Nails First                   | 20 & 21 | 2,800  |
| Great Clips                      | 22      | 1,050  |
| Available                        | 23      | 1,750  |
| Kroger                           | 669     | 58,171 |
| Senior Helpers                   | 24      | 1,400  |
| Available                        | 25      | 1,080  |
| Coastal Smile                    | 26      | 1,720  |
| Exclusive Kitchen & Bath         | 27      | 1,400  |
| Los Primos                       | 28      | 3,500  |
| Boho Chic Salon                  | 29      | 1,600  |
| Tropical Smoothie Cafe           | 30      | 1,600  |
| My Open Workout                  | 31      | 2,800  |
| AJ Gators                        | 34      | 4,550  |

| Outparcel                   | AC    |
|-----------------------------|-------|
| Taco Bell                   | .533  |
| Available                   | .839  |
| Dunkin Donuts               | .50   |
| Waffle House                | .50   |
| Wendy's                     | .85   |
|                             | 1.71  |
| Available                   | .88   |
| Available                   | 1.03  |
| Autobell                    | 1.00  |
| Centerville Animal Hospital | 1.042 |

# Aerial View



Mount Pleasant Road

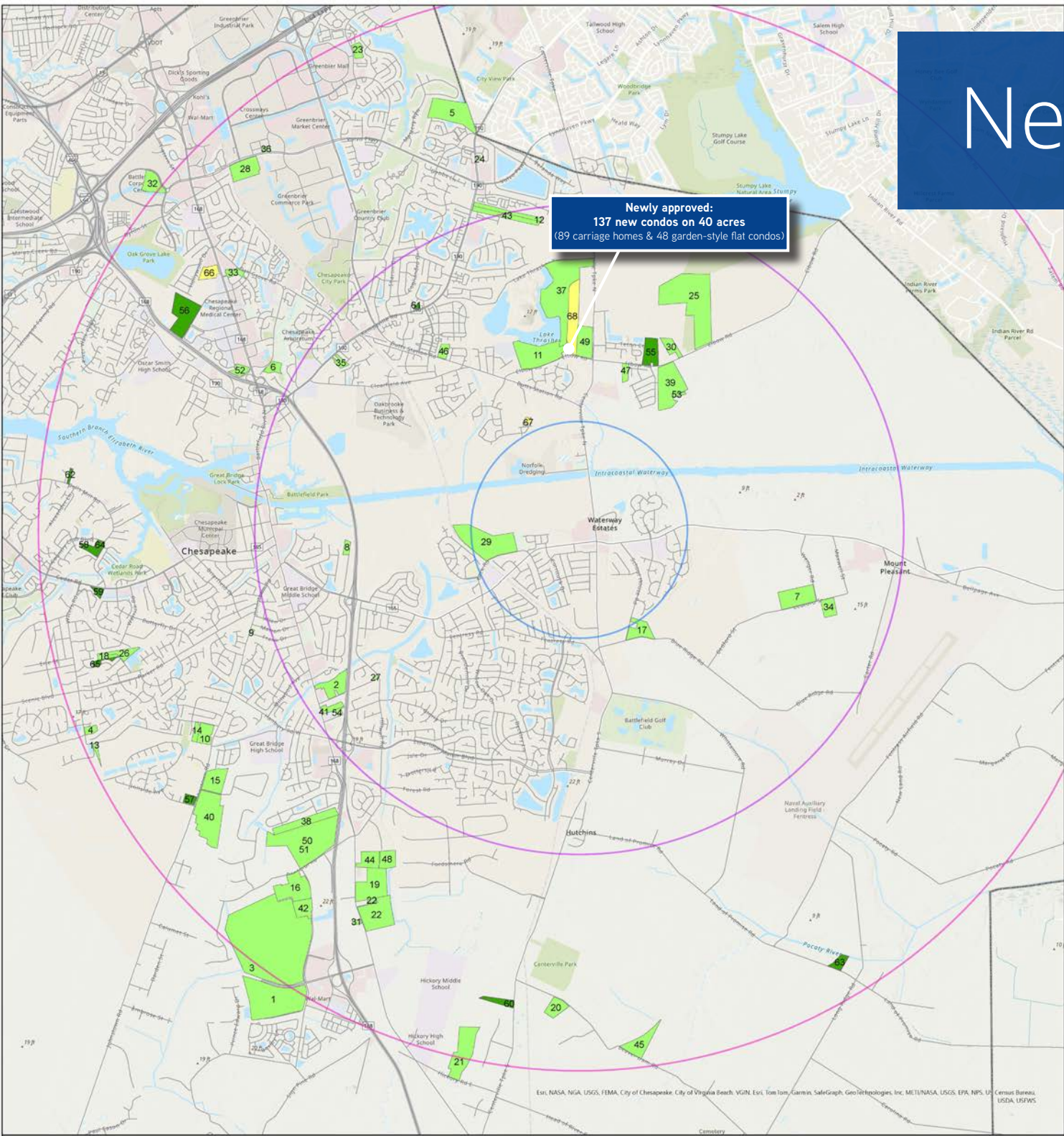


Centerville Turnpike



# New Housing

**Newly approved:**  
**137 new condos on 40 acres**  
(89 carriage homes & 48 garden-style flat condos)





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