



Great Bridge Village Shoppes

146 South Battlefield Blvd. | Chesapeake, VA

Great Bridge Village Shoppes is a newly constructed $\pm 6,197$ square foot multi-tenant retail strip with prime visibility on South Battlefield Boulevard. Located at the signalized intersection of Battlefield Boulevard and Albemarle Drive, it benefits from high traffic flow, with over 38,000 vehicles passing daily.

This property presents an excellent opportunity for businesses seeking a foothold in a well-populated, established area of Great Bridge. Join a strong retail mix of national tenants like Jersey Mike's, Domoishi, and Dollar Bank.

Surrounded by large residential communities, the center also draws traffic from the Chesapeake Municipal Center on Albemarle Drive, where 3,407 employees produced over 16,000 walk-up visits in 2015. Additionally, the center is a quick 5 minute drive to Chesapeake Regional Hospital and Sentara Healthcare, the most prominent medical facilities in Chesapeake, and within 3 miles of the Chesapeake campus of Tidewater Community College, with over 13,000 students nearby.

For Lease

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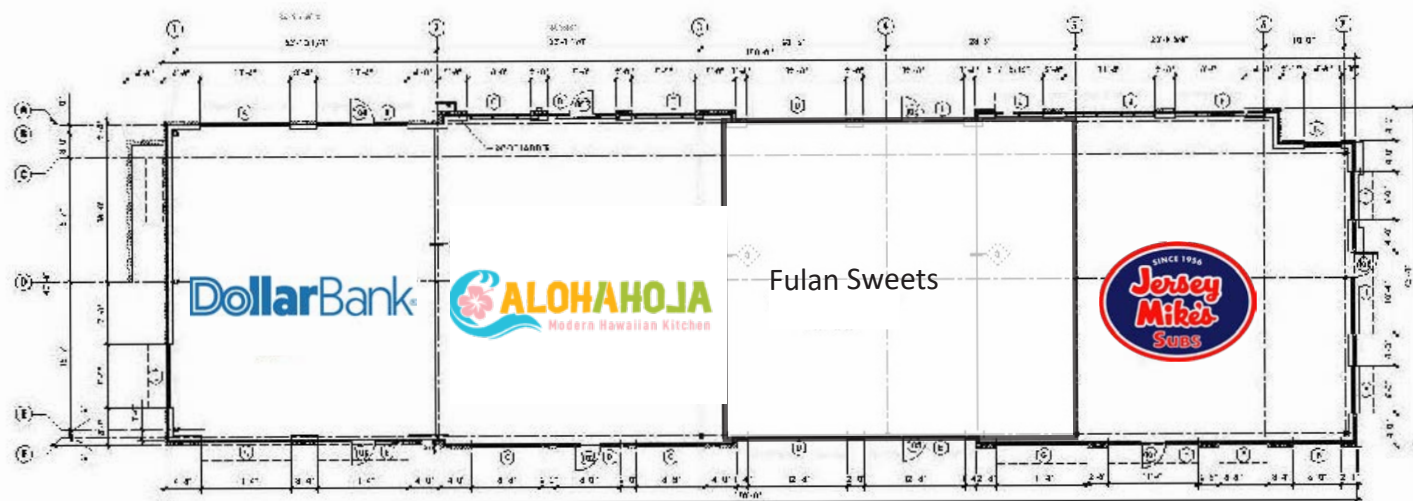
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Summary

Surrounding Tenants:



Rental Rate	Contact Agent
Lot Size	0.712 acres
Total RBA	6,242
Parking	63 parking spaces
Available	Fully Leased



100	DollarBank	1,995 SF
120	AlohaHOLA	1,277 SF
130	Fulan Sweets	1,531 SF
140	Jersey Mike's	1,394 SF

Aerial View

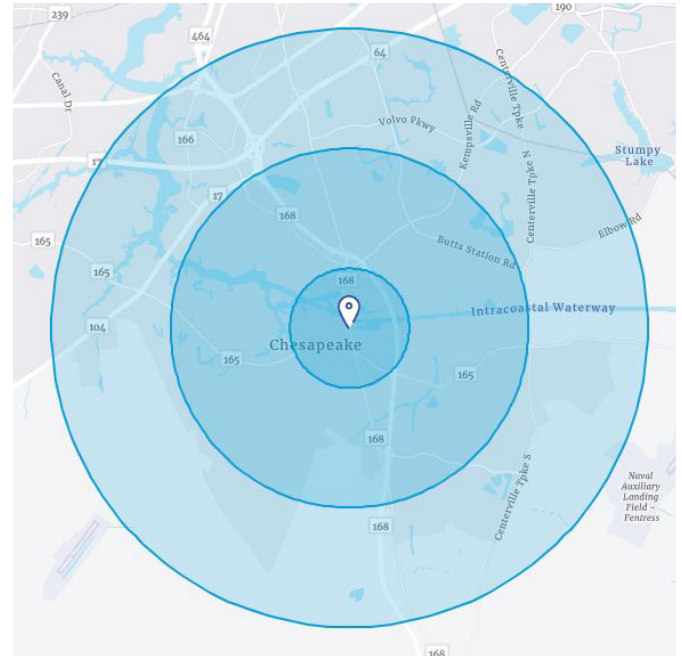


Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	5,275	69,572	139,355
Median Age	37.4	40.9	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,658	25,638	52,460
Persons per HH	3.35	3.14	3.15
Median HH Income	\$100,857	\$107,480	\$100,389
Median Home Value	\$395,942	\$442,870	\$442,269





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