

For Lease

1501 Cedar Road | Chesapeake, VA

The Promenade at Cedar

- **1,912 sf space available now**
- Busy strip center with great visibility to Cedar Road
- Located near Walmart Supercenter and Chick-fil-A off Route 17 and the Veterans Bridge (Dominion Blvd)
- Across the street from Tidewater Community College Chesapeake Campus and near Chesapeake Municipal Center
- Join tenants The Egg Bistro, La Parrilla, Anytime Fitness, Mattress Firm among others

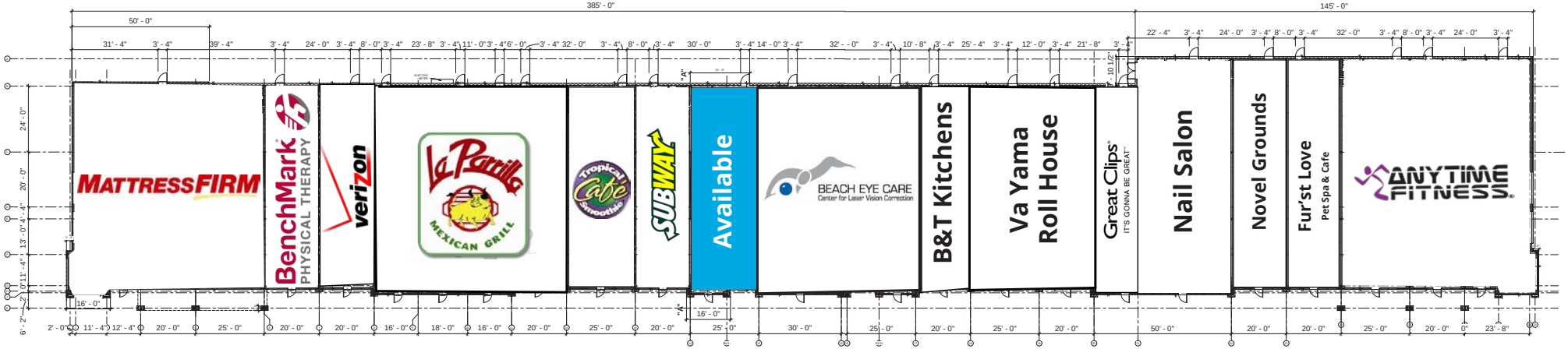
Kevin O'Keefe
Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

150 W Main Street | Suite 1100
Norfolk, VA 23510
+ 757 490 3300
colliers.com

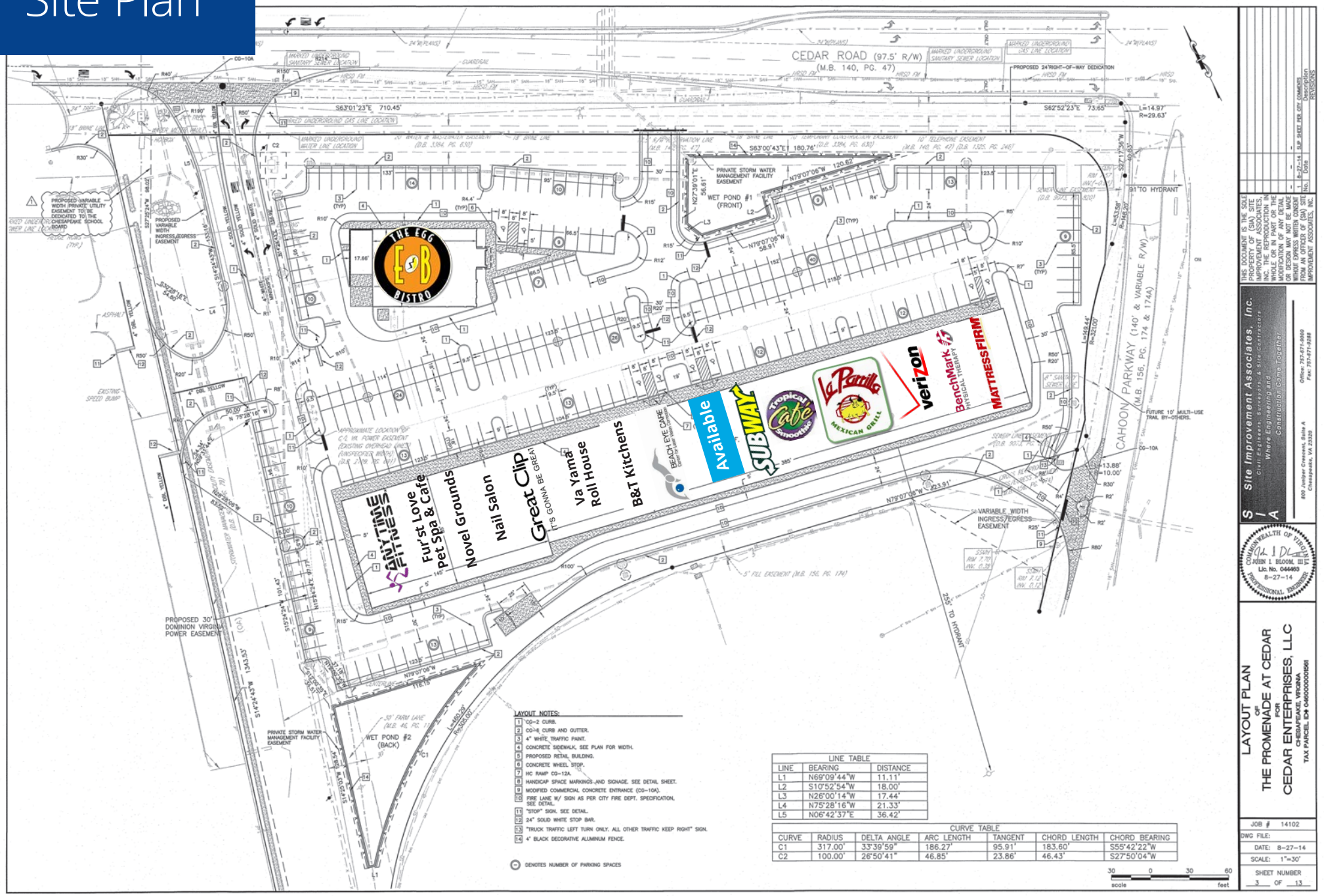
Site Plan

Tenant	Unit	SF
Mattress Firm	101	5,339
Benchmark Physical Therapy	104	1,500
Verizon	105	1,500
La Parrilla Mexican Grill	106-109	5,350
Tropical Smoothie Cafe	110	1,875
Subway	111	1,500
Available	**112**	**1,912**
Beach Eye Care	113-114	3,150
B&T Kitchens	115	1,500
VA Yama Roll House	116- 117	3,375
Great Clips	118	1,221
Nail Salon	119	1,700
Novel Grounds	120	1,700
FUR'st Love Pet Spa & Cafe	121	1,700
Anytime Fitness	122	6,011





Site Plan



LAYOUT NOTES:

1. CG-2 CURB.
2. CG-6 CURB AND GUTTER.
3. 4" WHITE TRAFFIC PAINT.
4. CONCRETE SIDEWALK, SEE PLAN FOR WIDTH.
5. PROPOSED RETAIL BUILDING.
6. CONCRETE WHEEL STOP.
7. HC RAMP CG-12A.
8. HANDICAP SPACE MARKINGS AND SIGNAGE. SEE DETAIL SHEET.
9. MODIFIED COMMERCIAL CONCRETE ENTRANCE (CG-10A).
10. FIRE LANE W/ SIGN AS PER CITY FIRE DEPT. SPECIFICATION, SEE DETAIL.
11. "STOP" SIGN. SEE DETAIL.
12. 24" SOLID WHITE STOP BAR.
13. "TRUCK TRAFFIC LEFT TURN ONLY. ALL OTHER TRAFFIC KEEP RIGHT" SIGN.
14. 4' BLACK DECORATIVE ALUMINUM FENCE.

(##) DENOTES NUMBER OF PARKING SPACES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°09'44"W	11.11'
L2	S10°52'54"W	18.00'
L3	N26°00'14"W	17.44'
L4	N75°28'16"W	21.33'
L5	N06°42'37"E	36.42'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	317.00'	33°39'59"	186.27'	95.91'	183.60'	S55°42'22"W
C2	100.00'	26°50'41"	46.85'	23.86'	46.43'	S27°50'04"W

30 0 30 60
scale feet

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NO.	DATE	SHEET #'S	CITY COMMENTS
1	8-27-14	3	Submission
2	9-5-14	3	REVISIONS

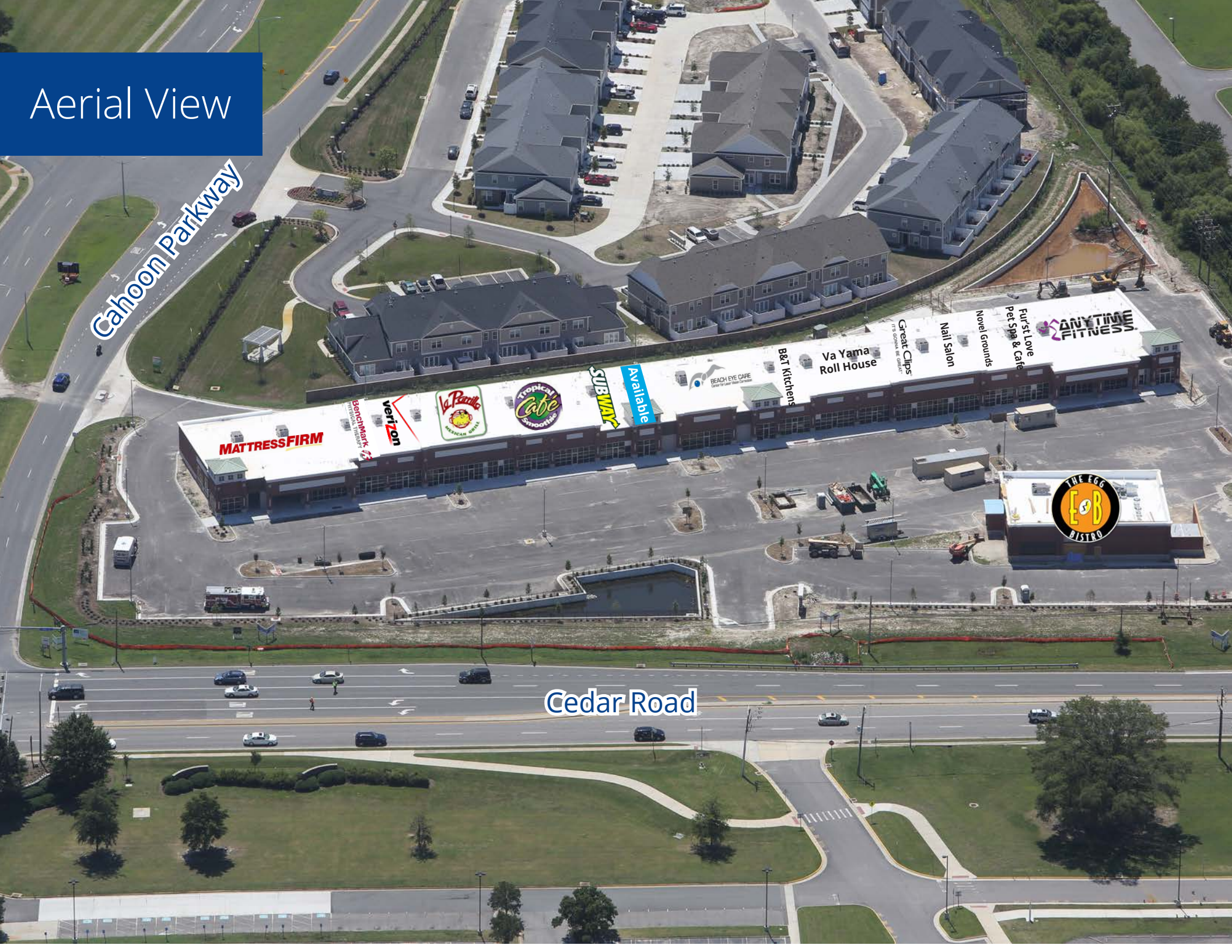
SIA Site Improvement Associates, Inc.
Civil Engineers, Surveyors & Site Contractors
Where Engineering and Construction Come Together
809 Juniper Crescent, Suite A
Chesapeake, VA 23320
Office: 757-671-9000
Fax: 757-671-9288

COMMONWEALTH OF VIRGINIA
JOHN I. BLOOM, III
Lic. No. 044463
8-27-14
PROFESSIONAL ENGINEER

LAYOUT PLAN
OF
THE PROMENADE AT CEDAR
FOR
CEDAR ENTERPRISES, LLC
CHESAPEAKE, VIRGINIA
TAX PARCEL ID# 0400000005901

JOB # 14102
DWG FILE:
DATE: 8-27-14
SCALE: 1"=30'
SHEET NUMBER 3 OF 13

Aerial View


Cahoon Parkway
Cedar Road
MATTRESSFIRM
BenchMark
verizon
La Parrilla
Tropical Cafe
SUBWAY
Available
BEACH EYE CARE
B&T Kitchens
Va Yama Roll House
Great Clips
Nail Salon
Novel Grounds
Fur'st Love Pet Spa & Cafe
ANYTIME FITNESS
THE EGG BISTRO

Aerial View


Grassfield High School
Cahoon Parkway
Cedar Road Elementary
Site
Cedar Road
Dominion Blvd
Tidewater Community College
Chesapeake Campus
17
SUBWAY
Walmart
TACO BELL
Wendy's
Applebee's
7 ELEVEN
Dollar Tree
Chick-fil-A
CHKD
Advance Auto Parts
SONIC
America's Drive-In
Popeyes
Chicken & Biscuits
THE EGG BISTRO



Kevin O'Keefe
Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

150 W Main Street, St 1100
Norfolk, VA 23510
P: +1 757 490 3300
colliers.com

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