



+/- 2,108 SF
Available

For
Lease

Castle Shops

1105 S Military Hwy | Chesapeake, VA

Rare Vacancy at High-Traffic Neighborhood Center at S Military Hwy

Castle Shops sits along the heavily traveled South Military Highway corridor with 30,000+ vehicles per day and direct access to a dense, long-established residential community. According to Placer.ai, Dollar Tree at Castle Shops ranks in the top 10% of all Dollar Tree locations in Virginia—solidifying the center as a proven, high-traffic retail node with strong, consistent customer draw. Its strategic location between I-64, Indian River Road, and Providence Road makes Castle Shops a natural retail stop for commuters and surrounding households, ensuring excellent visibility and steady customer flow.

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Site Plan



Features



1105 - 1107
South Military Hwy,
Chesapeake, Virginia



± 37,390 SF



2,108 SF
Space available



2.57
Acres



Strong
Performing
National Anchors



30,000 VPD
S Military Hwy

Aerial View

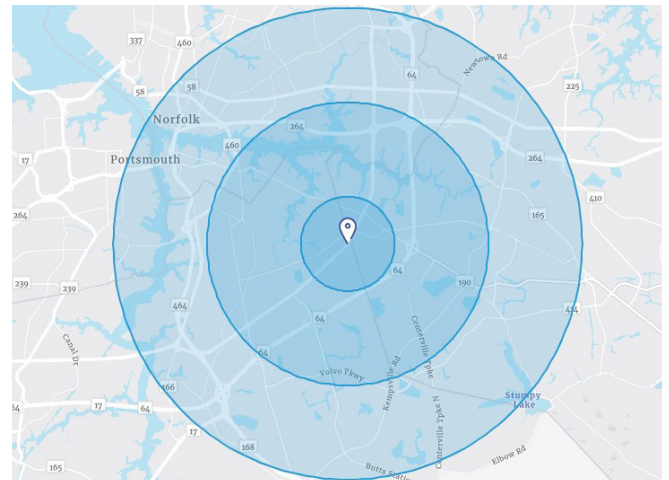


Demographics

The surrounding trade area is anchored by strong daily-needs drivers including Woodstock Elementary School (691 students), College Park Elementary School (488 students), and Regent University (10,380 students). This section of Chesapeake provides a stable customer base with more than 102,000 residents within 3 miles, supporting value retail, neighborhood services, and fast-casual dining concepts.

Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	17,402	102,163	283,902
Median Age	38.2	38.3	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,139	41,297	113,570
Persons per HH	2.41	2.46	2.44
Median HH Income	\$74,957	\$78,818	\$76,922
Median Home Value	\$295,184	\$356,653	\$352,953



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