

EXCELLENT LAND DEVELOPMENT OPPORTUNITY
DOMINION BLVD (GRASSFIELD)/CEDAR ROAD AREA
CHESAPEAKE | 16+ ACRES

FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

Tommy Drew
757.640.5424 (direct) | 757.618-0661 (mobile)
tdrew@slnusbaum.com

15+ AC (\$500,000/AC)
1.5+ AC (\$630,000/AC)

S.L. Nusbaum Realty Co. | 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611 | slnusbaum.com

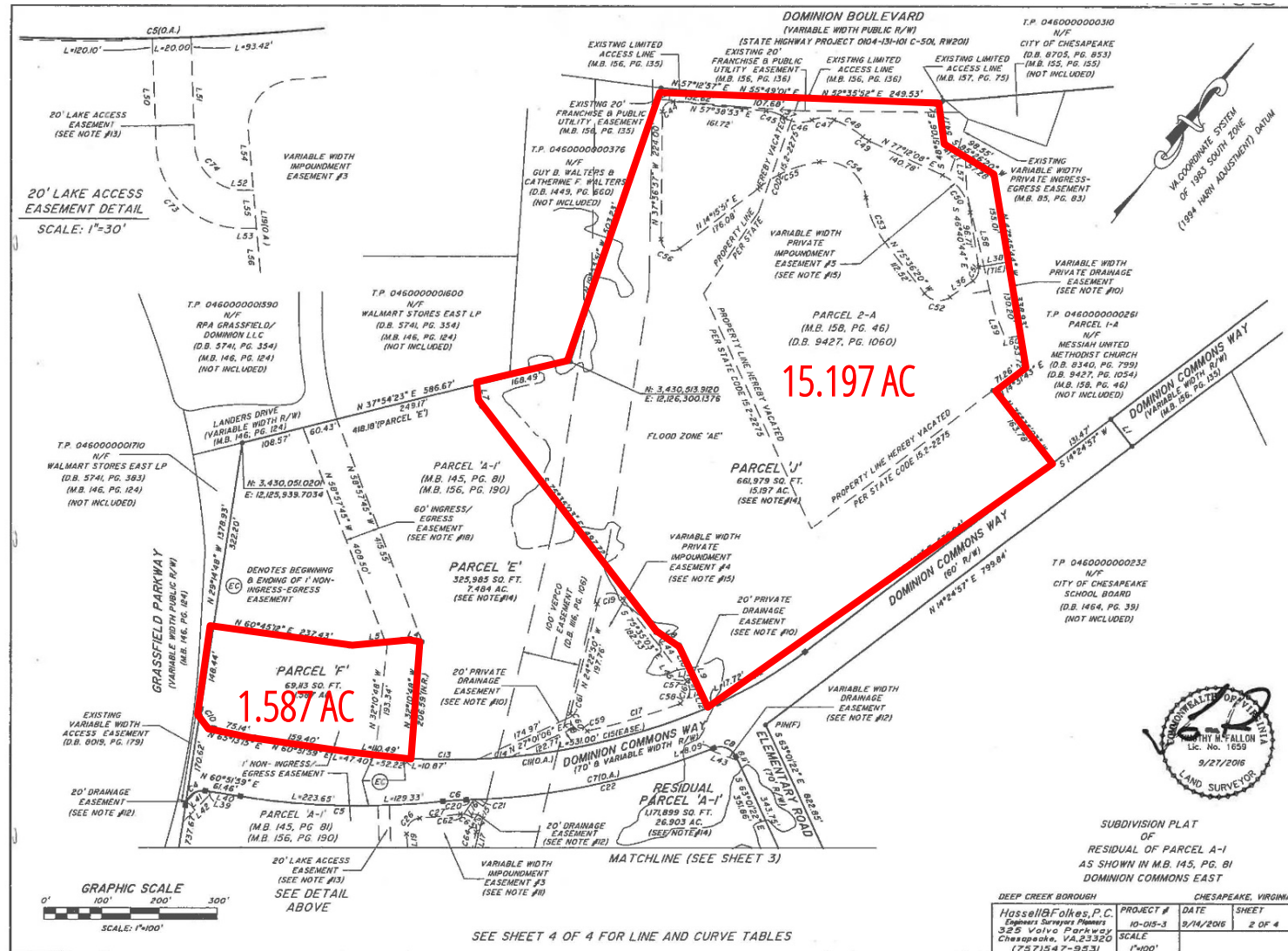


**ZONED B-2
GENERAL BUSINESS DISTRICT ***

*** All uses within the (B-2) zoning district
shall be permitted**



PARTNER XTEAM
RETAIL ADVISORS



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No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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Demographics (2023 Projected)

- Area growing almost twice the area and national rate.
- 68% households earn \$75,000 - \$200,000+. 52% households earn over \$100,000 annually.
- 45% of trade area under 35 years old.

7 Minute Drive Time Custom Polygon (2023 Projected)	
Population	25,743
Households	8,792
Renter Occupied Housing Units	1,724
Median Home Value	\$323,492

School Level of Service	
Cedar Road Elementary	94%
Great Bridge Middle	105%
Grassfield High	99%
Traffic Count (2018):	
On I-64 at Dominion Blvd S	23,000

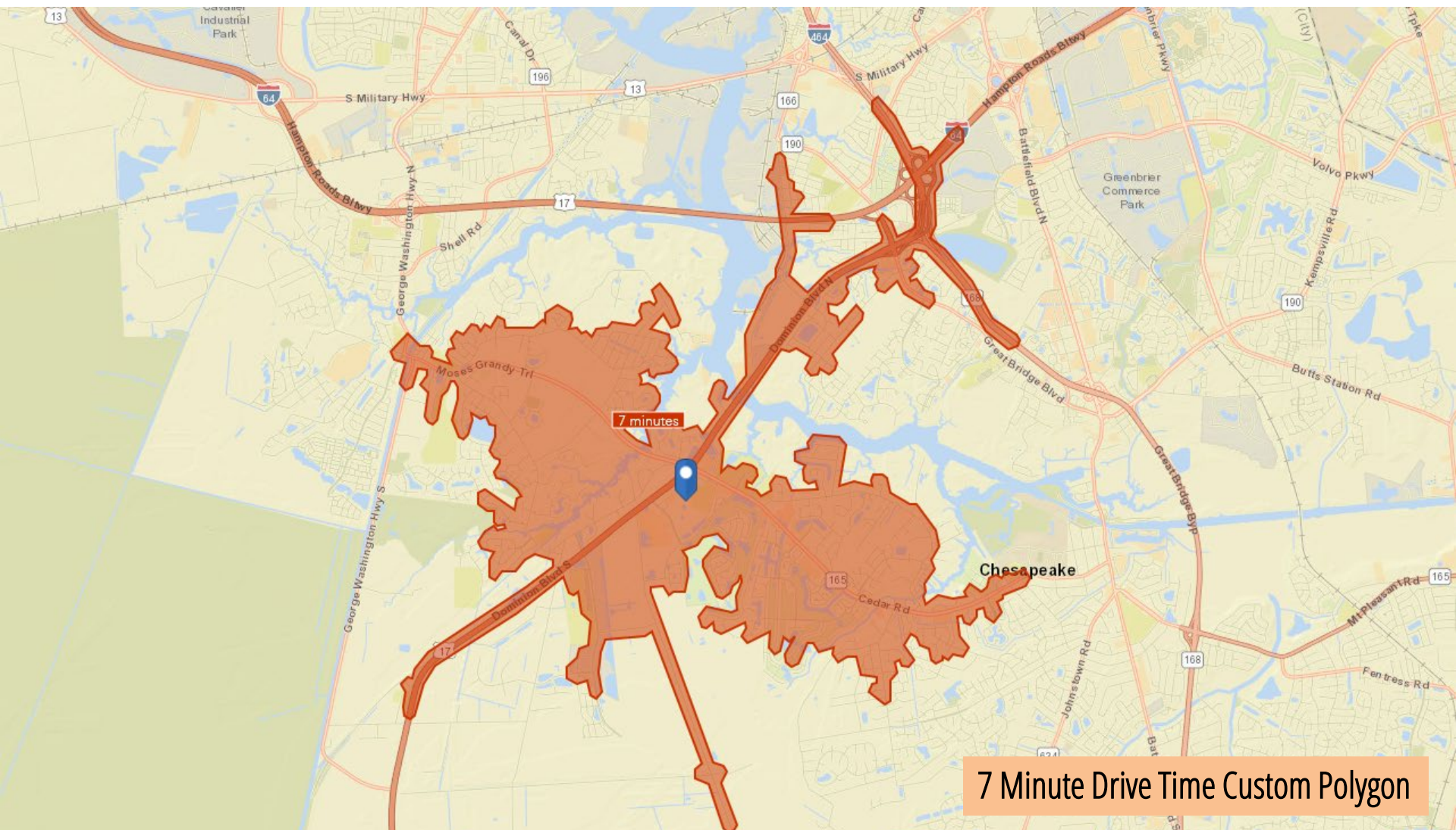
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7 Minute Drive Time Custom Polygon	
2017 Total Retail Trade	\$130,187,748
Total Daytime Employees	5,433
Total Businesses in Trade Area	475
<u>Underserved Retail Groups:</u> <ul style="list-style-type: none">• Furniture/Home Furnishings• Gasoline Stations• Clothing• General Merchandise• Food and Drinking Services	<u>Retail Gap</u> <ul style="list-style-type: none">\$12,236,304\$27,836,532\$16,039,046\$30,173,616\$18,925,747

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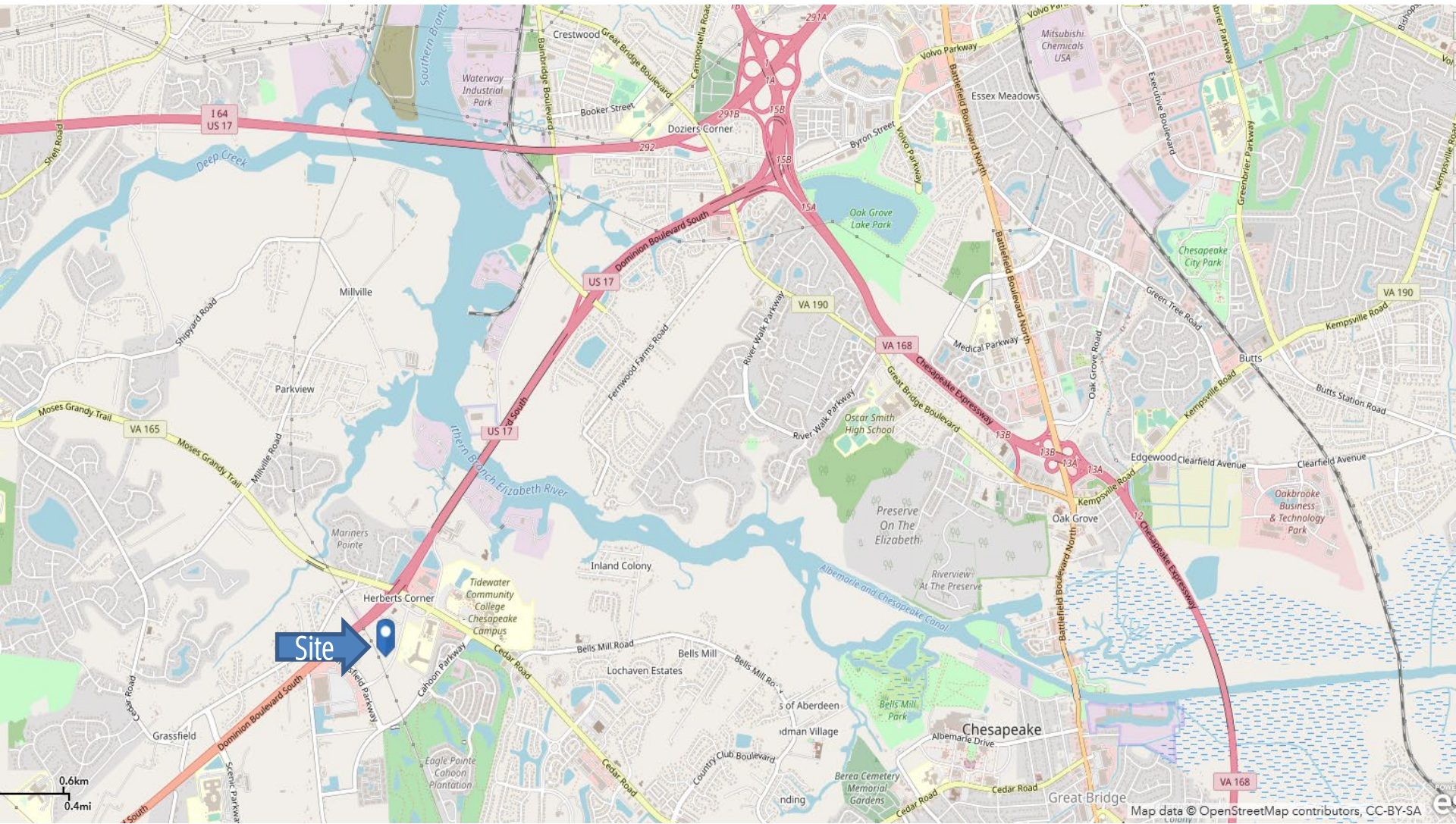


7 Minute Drive Time Custom Polygon

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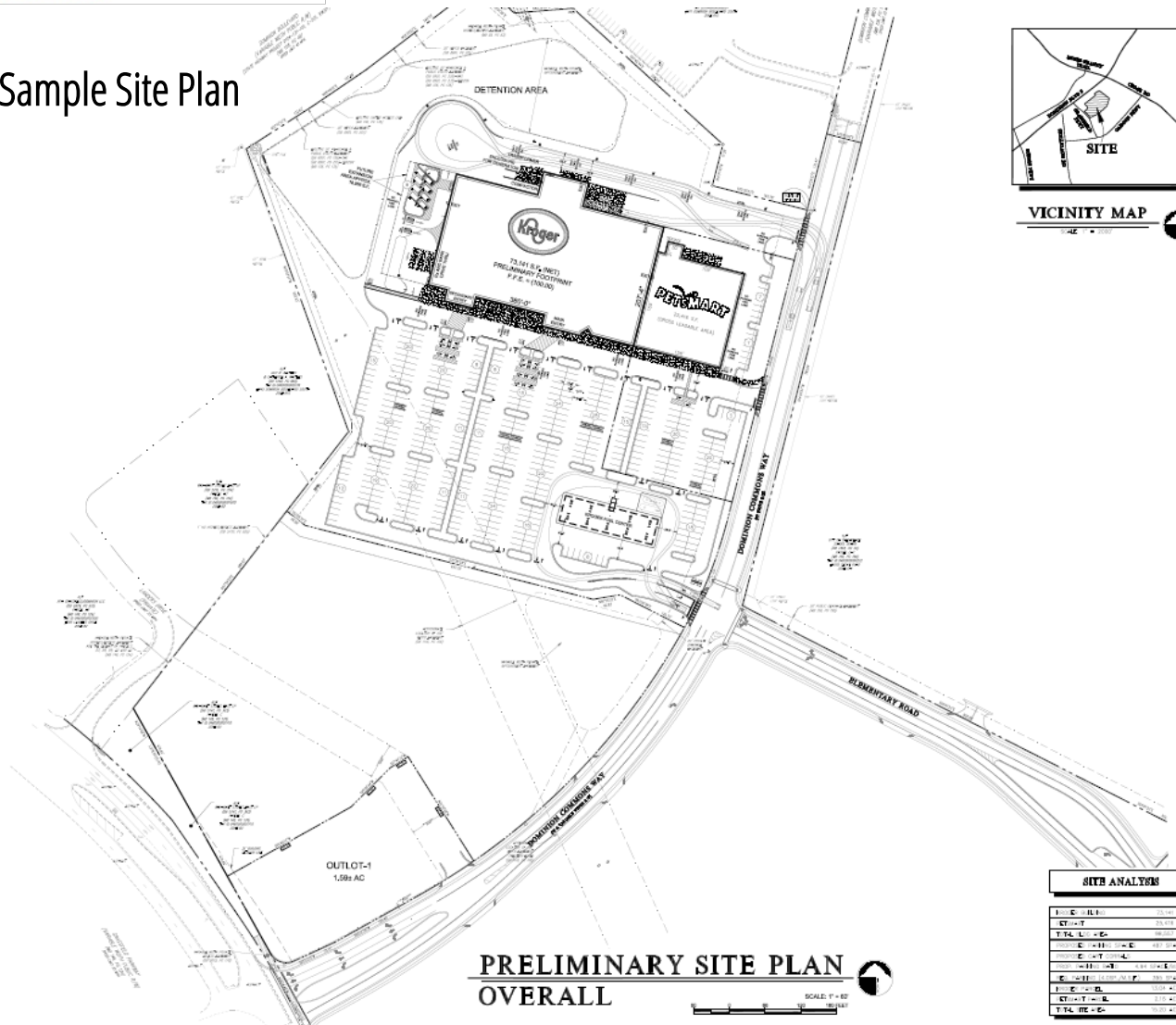
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Former Sample Site Plan



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3001 Peachtree Road, Suite 200 - Atlanta, Georgia 30305
770.424.2000 • Fax 770.424.2040

KROGER STORE R-561
CHESAPEAKE, VIRGINIA 23033
© 2005 KROGER LIMITED PARTNERSHIP I
2000 KROGER DRIVE, CHESAPEAKE, VA 23033

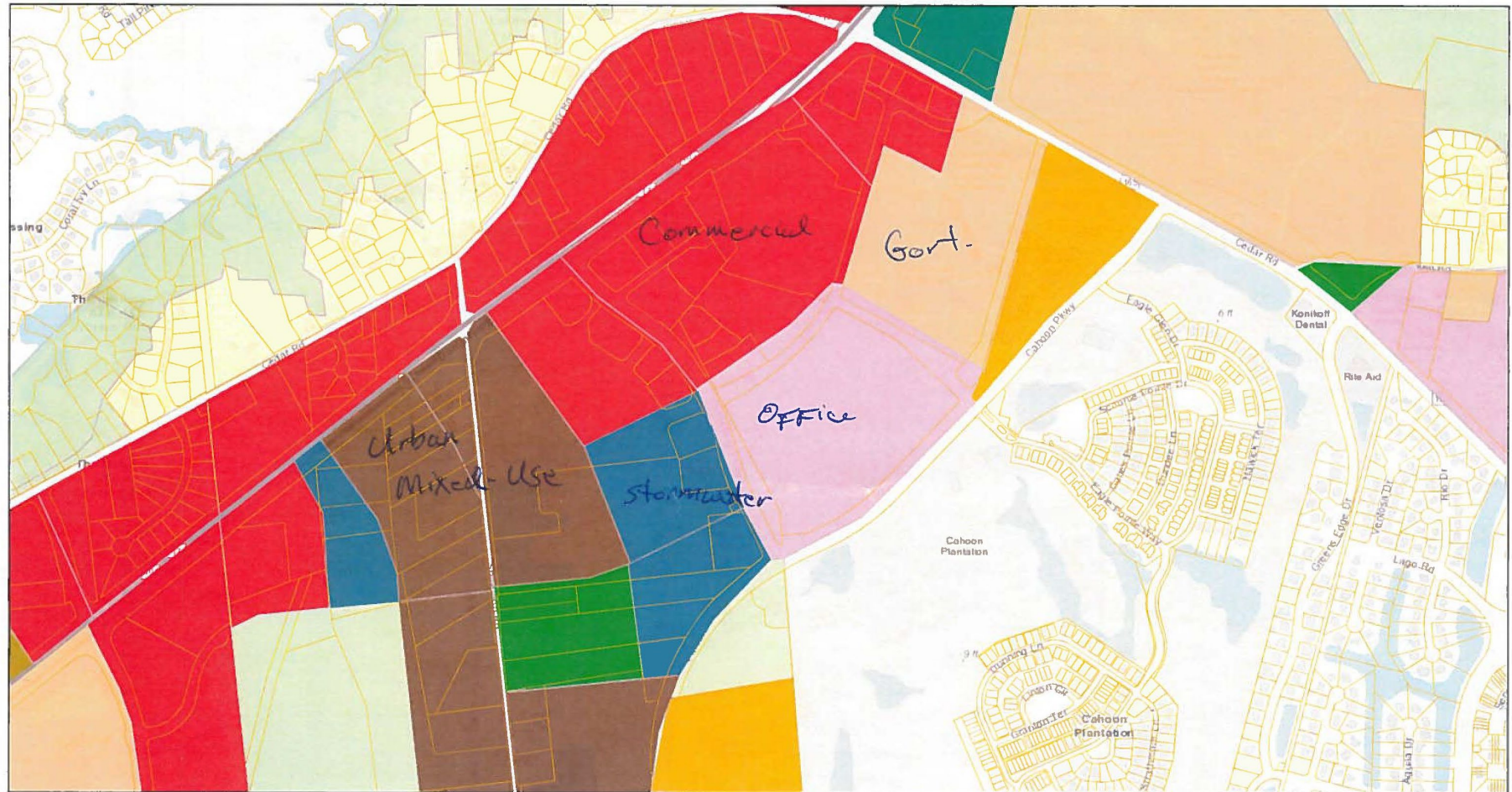
OVERALL PRELIMINARY SITE PLAN
DATE: 05.23.17
PROJECT NUMBER: 13-167
SHEET NUMBER: CP-18

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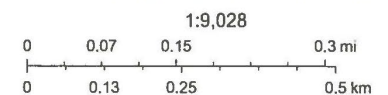
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Dominion Boulevard Area Plan



January 14, 2019

- | | | | |
|------------------------------|------------|-------------|-------------|
| Parcels | Override 2 | Override 6 | Override 13 |
| Dominion BLVD Corridor Study | Override 3 | Override 8 | Override 14 |
| Override 1 | Override 4 | Override 10 | |
| | Override 5 | Override 11 | |



City of Chesapeake, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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