



S.L. NUSBAUM Realty Co.

Since 1906.

PARTNER **XTEAM**
RETAIL ADVISORS

**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

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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ZONED B-2

GENERAL BUSINESS DISTRICT *

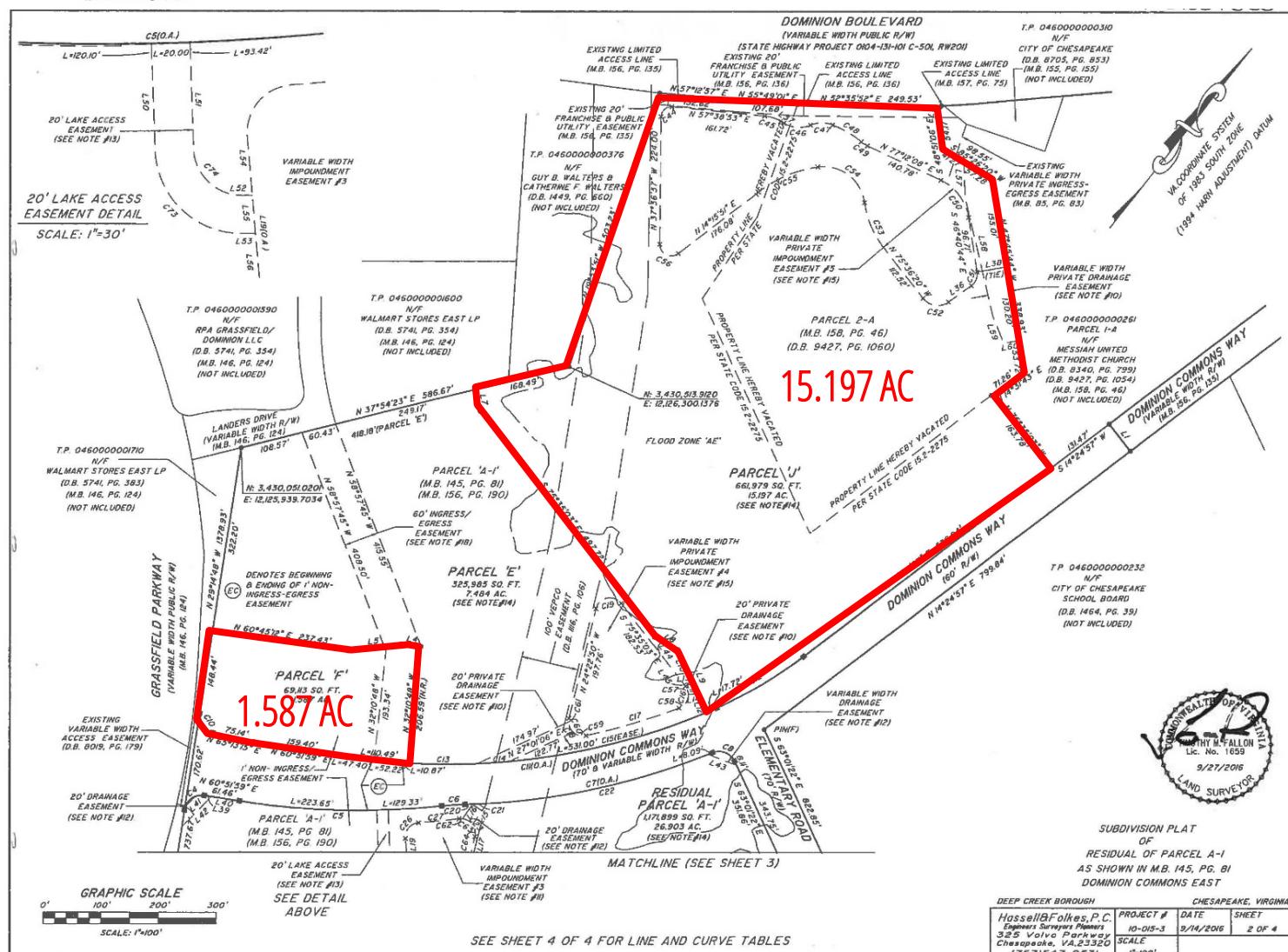
*** All uses within the (B-2) zoning district
shall be permitted**

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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)		School Level of Service	
Population	25,743	Cedar Road Elementary	94%
Households	8,792	Great Bridge Middle	105%
Renter Occupied Housing Units	1,724	Grassfield High	99%
Traffic Count (2018):			
Median Home Value	\$323,492	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>	<u>Retail Gap</u>
• Furniture/Home Furnishings	\$12,236,304
• Gasoline Stations	\$27,836,532
• Clothing	\$16,039,046
• General Merchandise	\$30,173,616
• Food and Drinking Services	\$18,925,747

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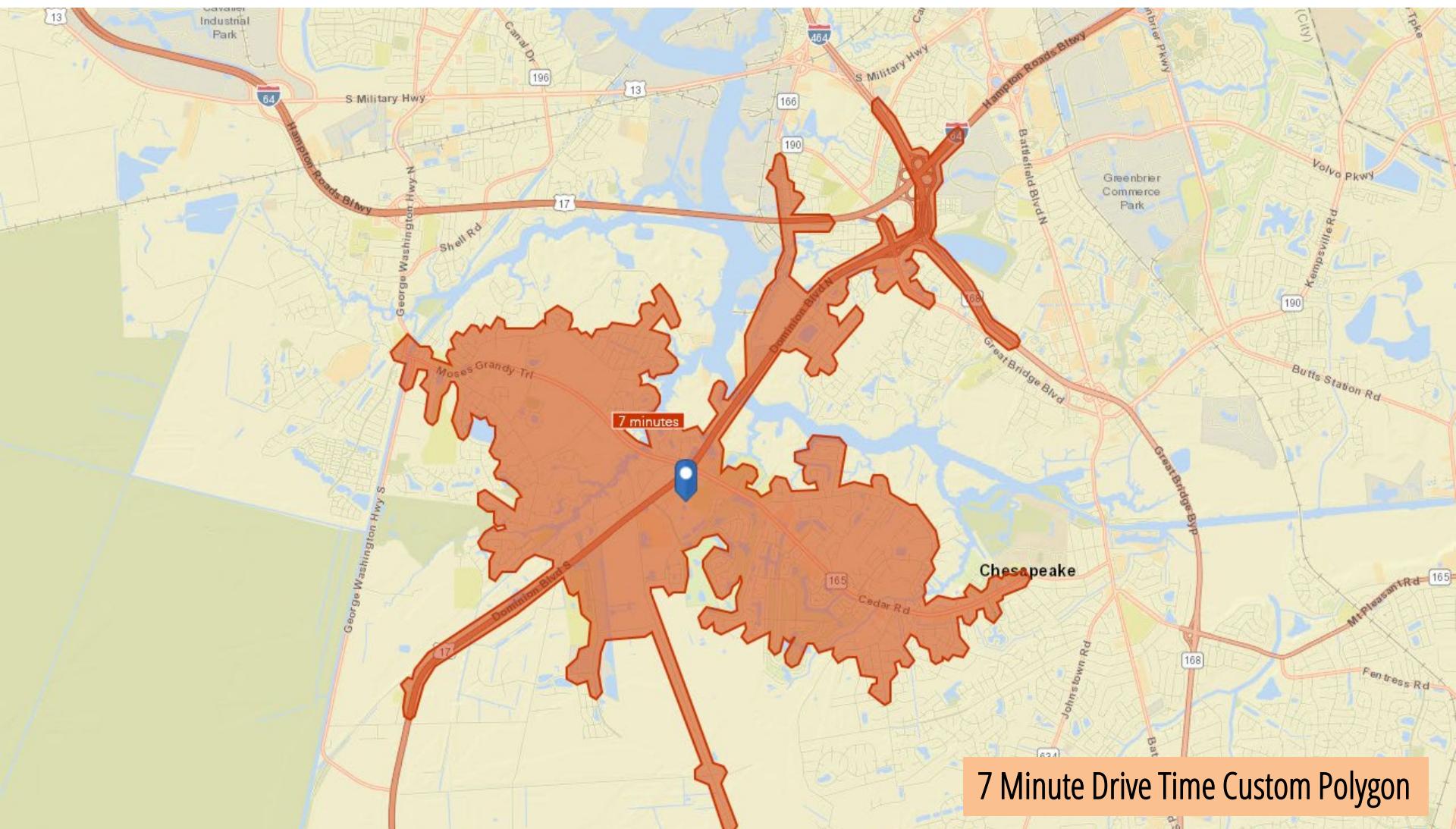
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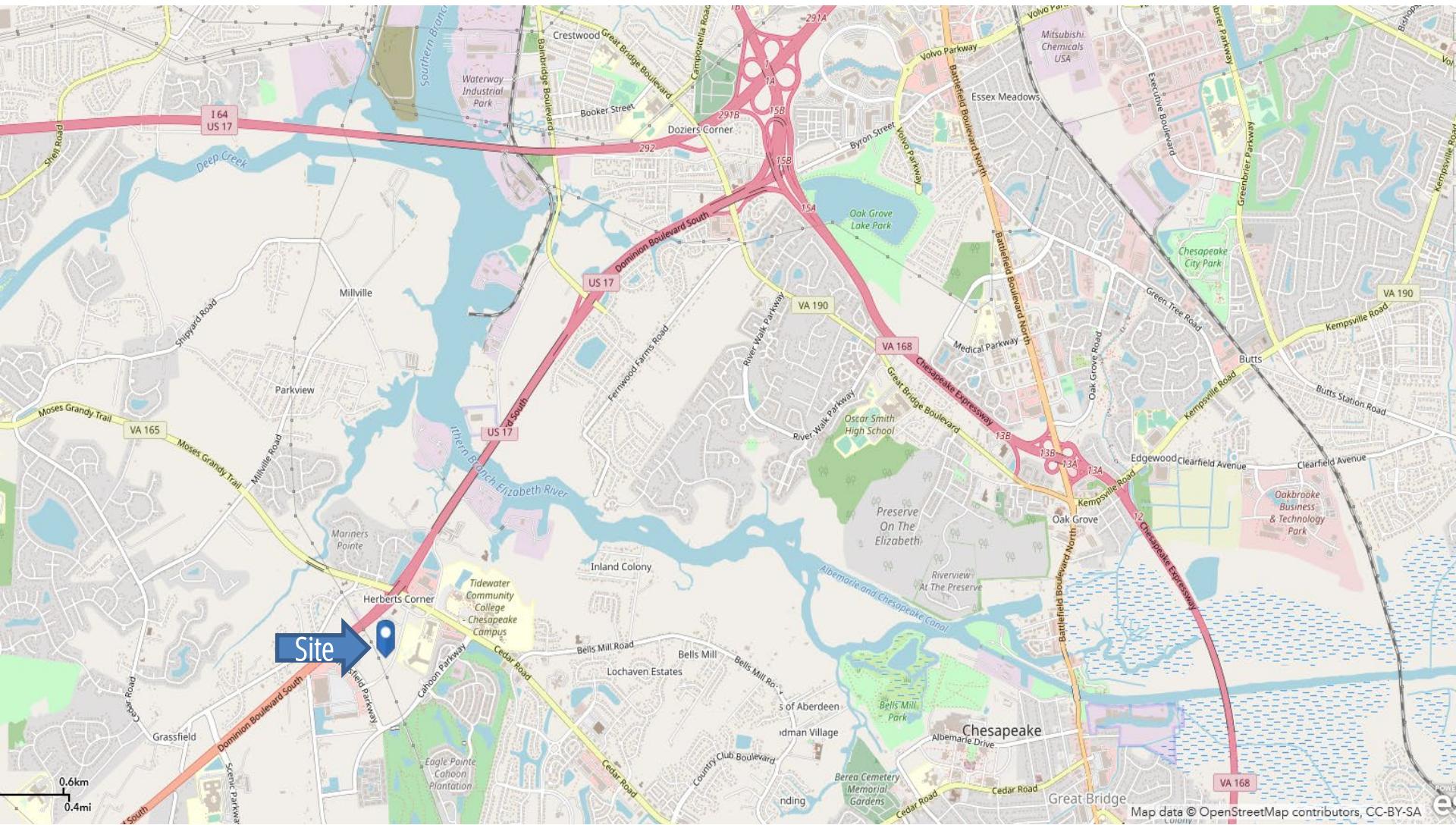
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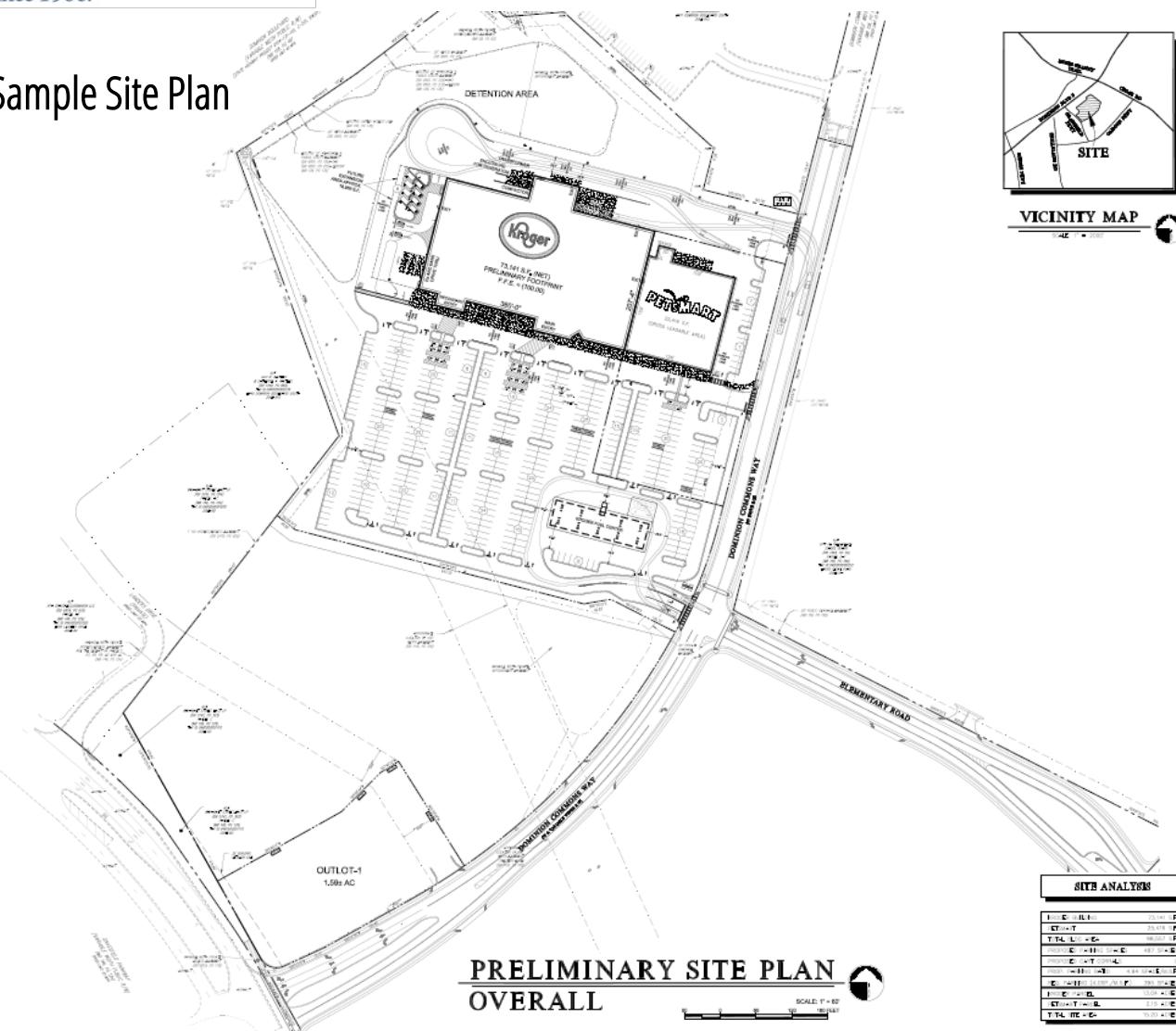
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Former Sample Site Plan



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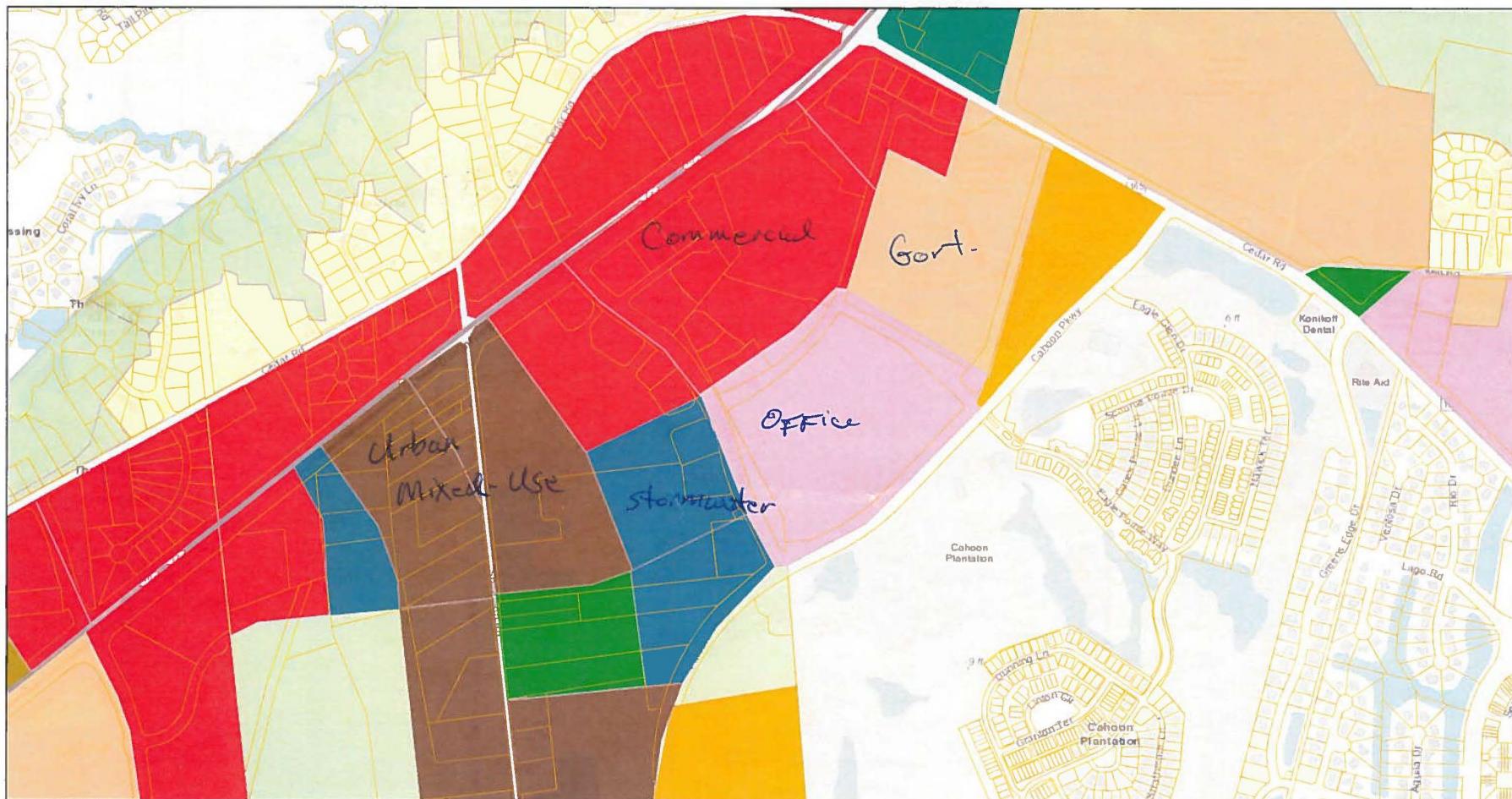
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Dominion Boulevard Area Plan



January 14, 2019

Dominion BLVD Corridor Study

Override 1	Override 2	Override 6	Override 13
Override 3	Override 8	Override 10	Override 14
Override 4	Override 5	Override 11	Override 12

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

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