Accelerating success.

WalMart Way Crossing

FOR LEASE > REGIONAL SHOPPING CENTER

1431-1445 Sam's Circle | Chesapeake, VA 23320



PROPERTY FEATURES

- **975 SF to 5,250 SF** (expandable) available in a regional center with Walmart, Sams Club and Kohls
- 80,044 total leasable SF shopping center in the Battlefield-Greenbrier market of Chesapeake
- Centrally located in the **largest office submarket in Hampton Roads** (excellent daytime population)
- Great visibility; easy access; pylon signs
- 38,000 to 72,000 VPD on Battlefield Boulevard
- Excellent Restaurant Sales

CONTACT

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208,880	105,085	$75,874	36.9
population 5 mile radius	Daytime Employees 5 mile radius	average HH income 5 mile radius	median age 5 mile radius

	1 mile	3 miles	5 miles	10 miles
Population	5,754	82,394	208,880	692,236
Total Employees	18,500	61,317	105,085	319,571
Average HH Income	$69,330	$76,586	$75,874	$74,408
Median Age	36.8	37.1	36.9	47.0

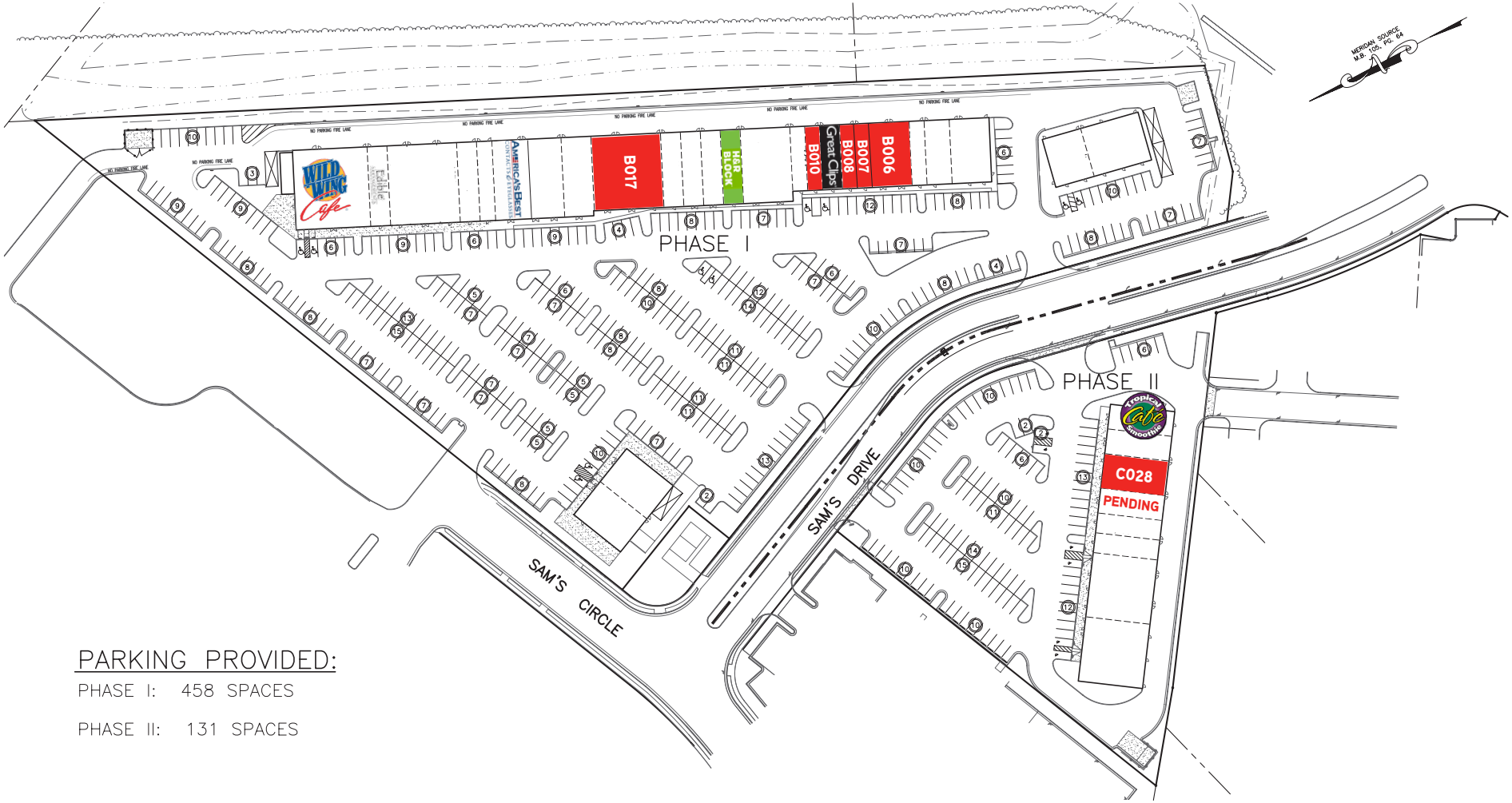
Dollar Tree Headquarters Expanding Nearby



The stunning new 13-story, 310,000 square foot building is designed to facilitate its future growth. It is estimated that Dollar Tree will create 600 new local jobs in the next six years.

FOR LEASE > RETAIL

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PARKING PROVIDED:

PHASE I: 458 SPACES

PHASE II: 131 SPACES

#	TENANT	SF
B025	Wild Wing Cafe	6,000
B024	Edible Arrangements	1,600
B023	Recruiters Station	5,600
B022	Game Stop	1,600
B021	Hair Salon	1,060
B020	America's Best	3,884
B019	Computer Repair	1,600
B018	Painting With a Twist	2,400

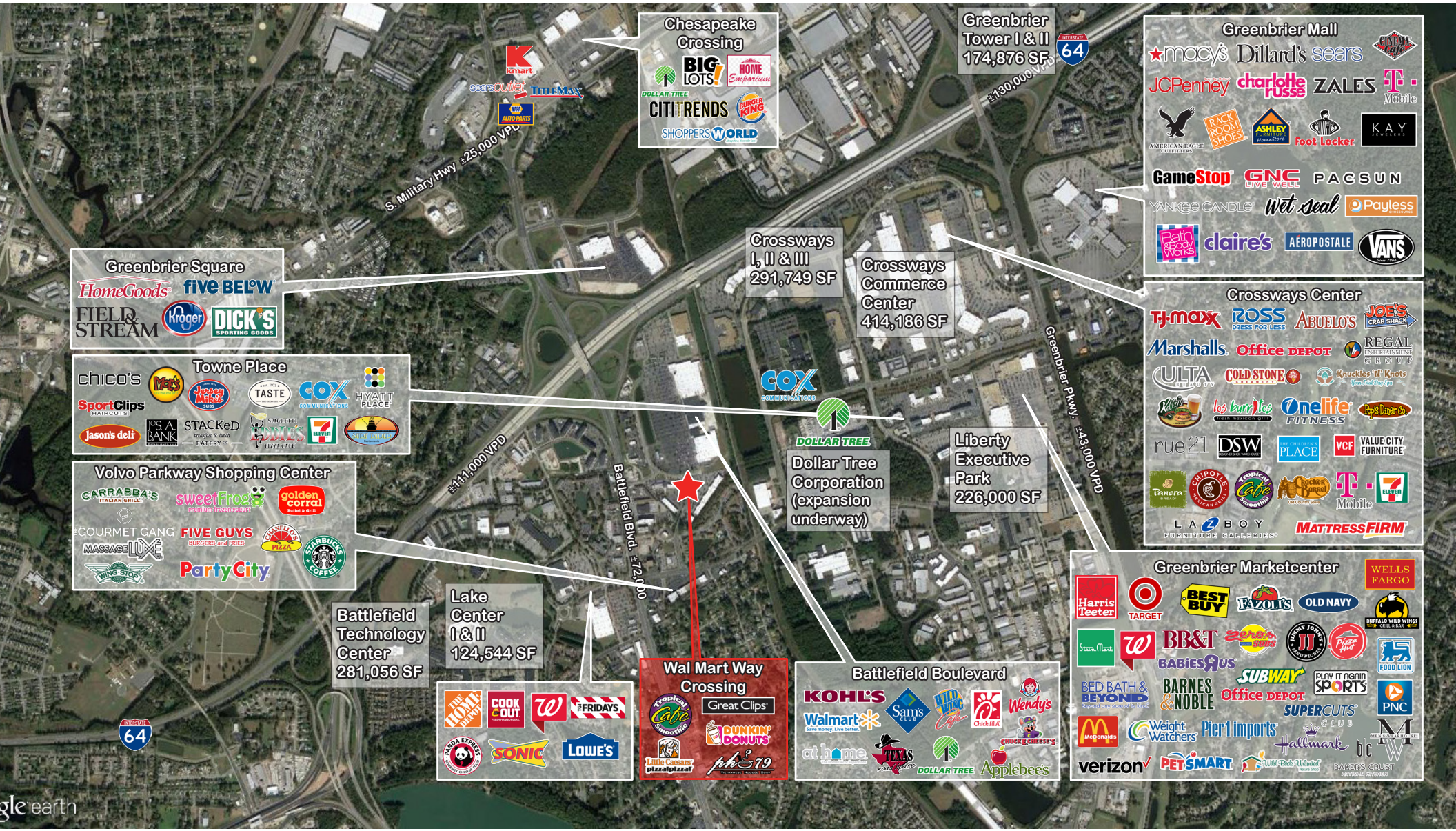
B017	AVAILABLE	5,250
B016	Hunan Wok	1,500
B015 & 14	Sakura	3,000
B013	H&R Block	1,500
B012	Warriors Grill	3,750
B011	Hollywood Nails	975
B010	AVAILABLE	975
B009	Great Clips	1,300
B008	AVAILABLE	975

B007	AVAILABLE	975
B006	AVAILABLE	2,600
B005	Insurance Doctor	975
B004	Foot Solutions	1,625
B003	India Palace	2,600
A002	Avail Vapor	2,000
A001	The Look Salon	3,000
D034	Pho 79	2,550
D033	Hwy 55	2,550

C026	Tropical Smoothie	1,625
C027	The Cutting Edge	1,625
C028	AVAILABLE	2,275
C029	PENDING	1,625
C030	Tapioca Go	1,300
C31B	Cigar Masters	1,300
C31A	ABC Store	4,225
C032	Judy's Sichuan Cuisine	4,225

AERIAL > GREENBRIER

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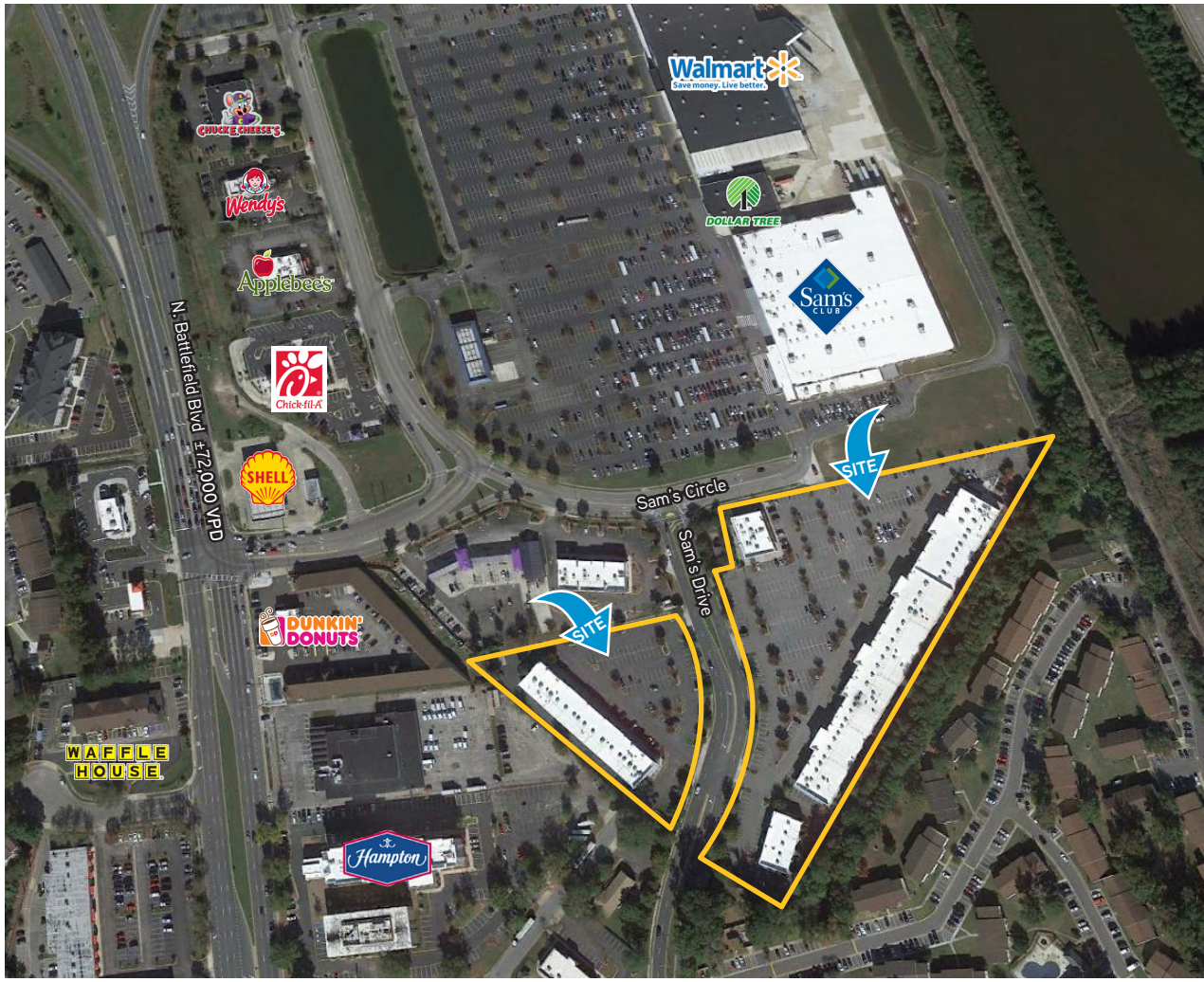
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FOR LEASE > Regional Shopping Center

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