

WalMart Way Crossing

FOR LEASE > REGIONAL SHOPPING CENTER

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



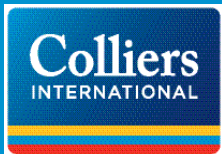
Accelerating success.

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

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208,880
population
5 mile radius



105,085
Daytime Employees
5 mile radius



\$75,874
average HH income
5 mile radius



36.9
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

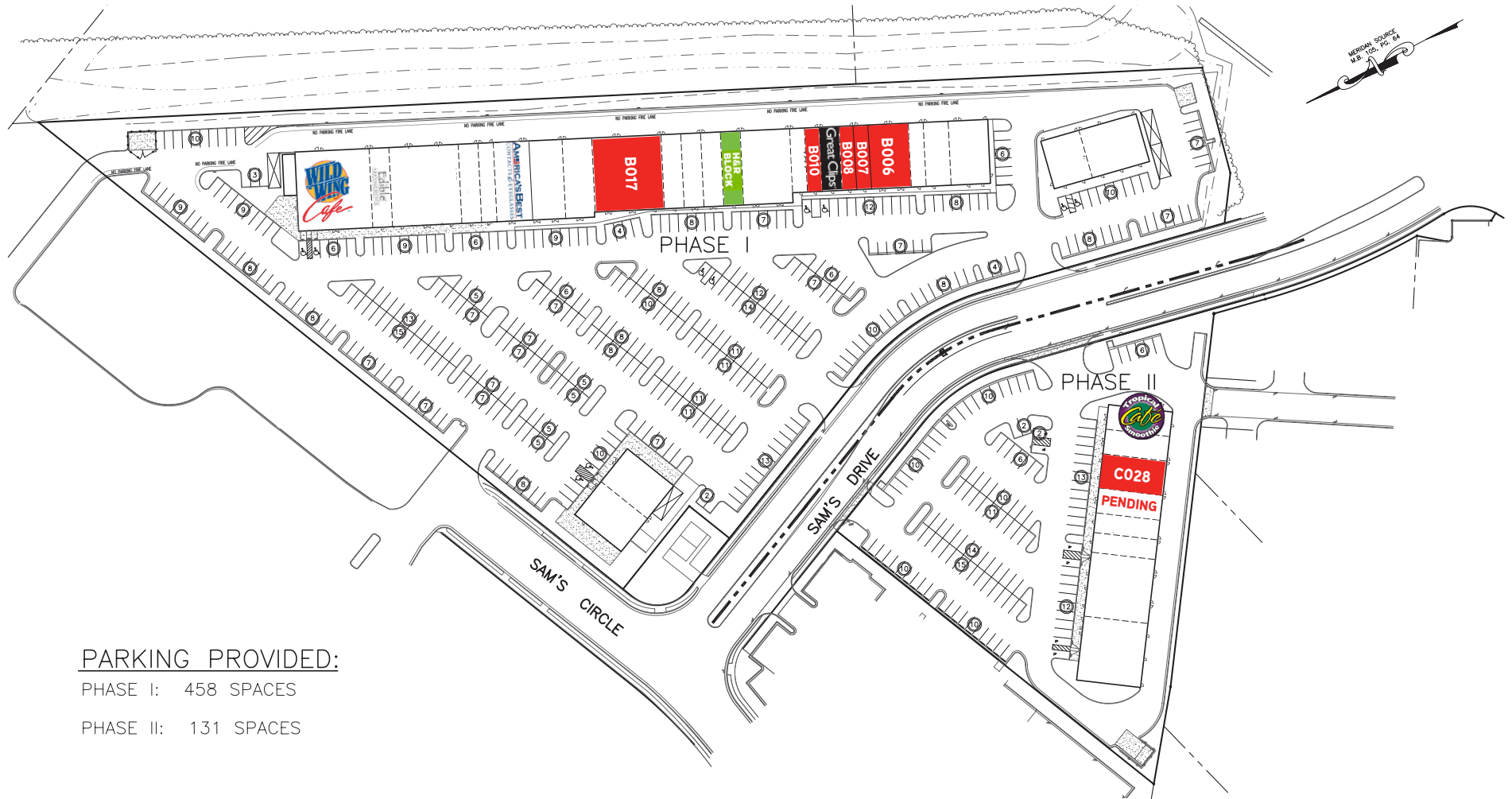
Dollar Tree Headquarters Expanding Nearby



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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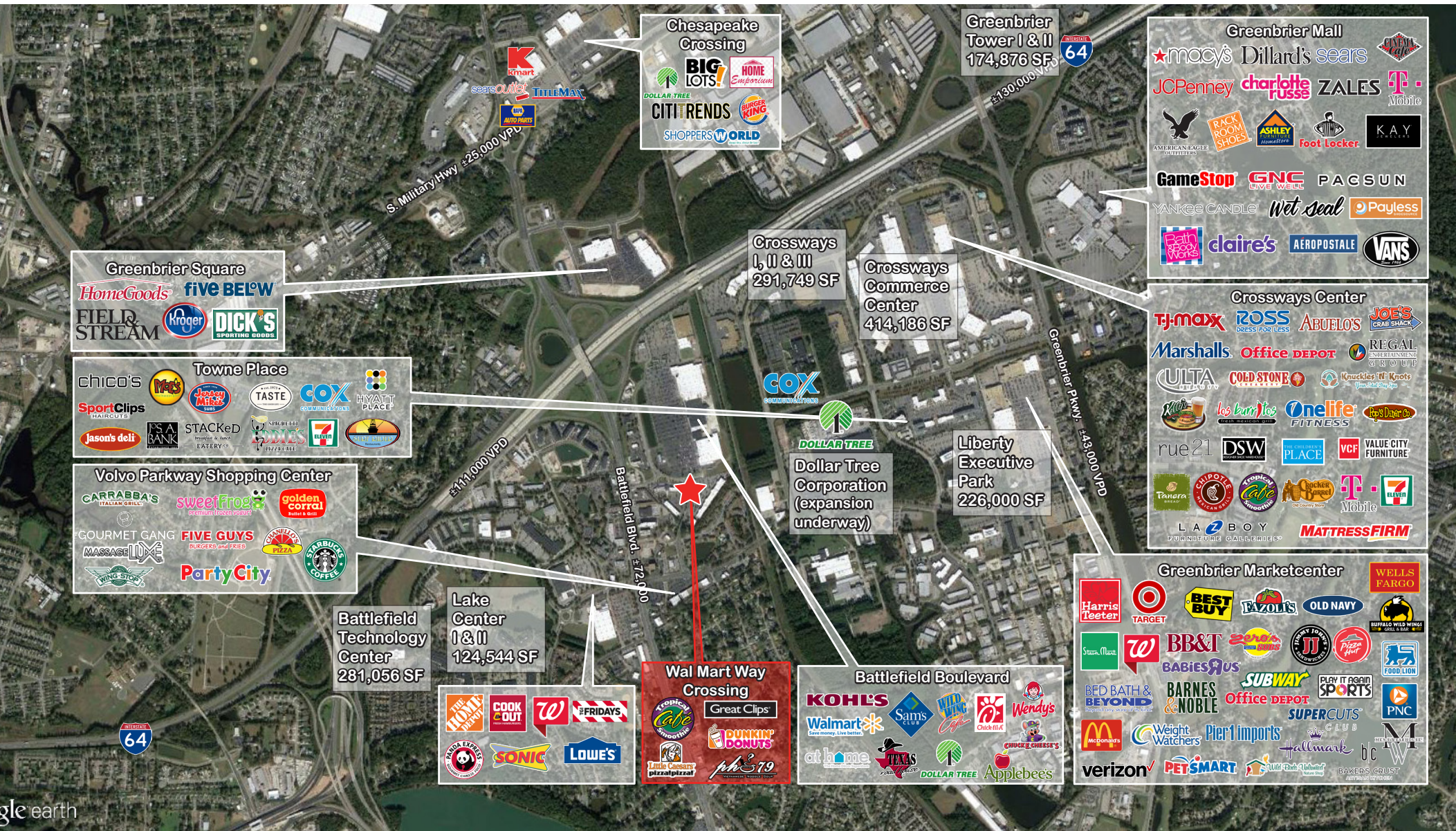


PARKING PROVIDED:

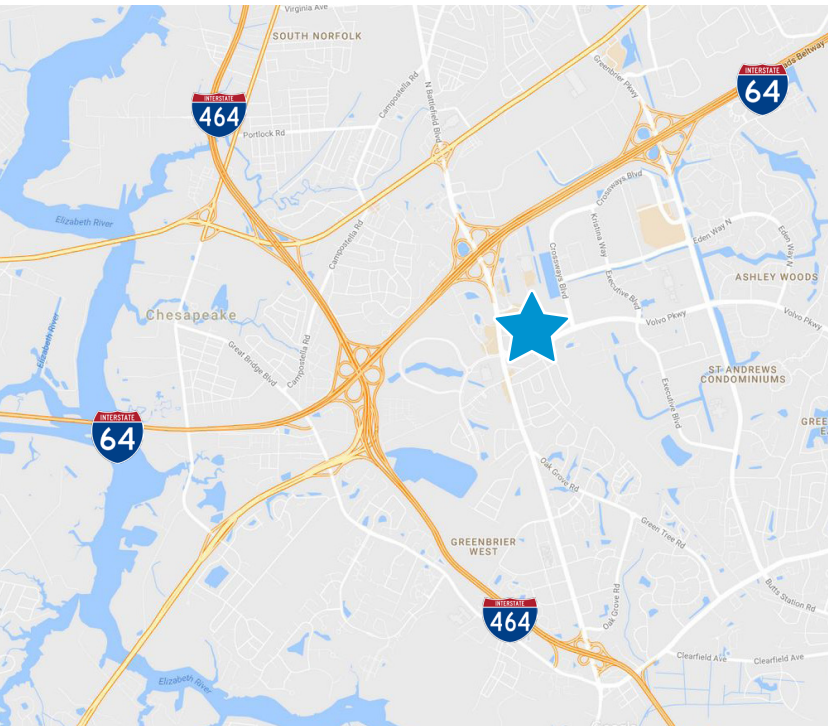
PHASE I: 458 SPACES

PHASE II: 131 SPACES

#	TENANT	SF	B017	AVAILABLE	5,250	B007	AVAILABLE	975	C026	Tropical Smoothie	1,625
B025	Wild Wing Cafe	6,000	B016	Hunan Wok	1,500	B006	AVAILABLE	2,600	C027	The Cutting Edge	1,625
B024	Edible Arrangements	1,600	B015 & 14	Sakura	3,000	B005	Insurance Doctor	975	C028	AVAILABLE	2,275
B023	Recruiters Station	5,600	B013	H&R Block	1,500	B004	Foot Solutions	1,625	C029	PENDING	1,625
B022	Game Stop	1,600	B012	Warriors Grill	3,750	B003	India Palace	2,600	C030	Tapioca Go	1,300
B021	Hair Salon	1,060	B011	Hollywood Nails	975	A002	Avail Vapor	2,000	C31B	Cigar Masters	1,300
B020	America's Best	3,884	B010	AVAILABLE	975	A001	The Look Salon	3,000	C31A	ABC Store	4,225
B019	Computer Repair	1,600	B009	Great Clips	1,300	D034	Pho 79	2,550	C032	Judy's Sichuan Cuisine	4,225
B018	Painting With a Twist	2,400	B008	AVAILABLE	975	D033	Hwy 55	2,550			



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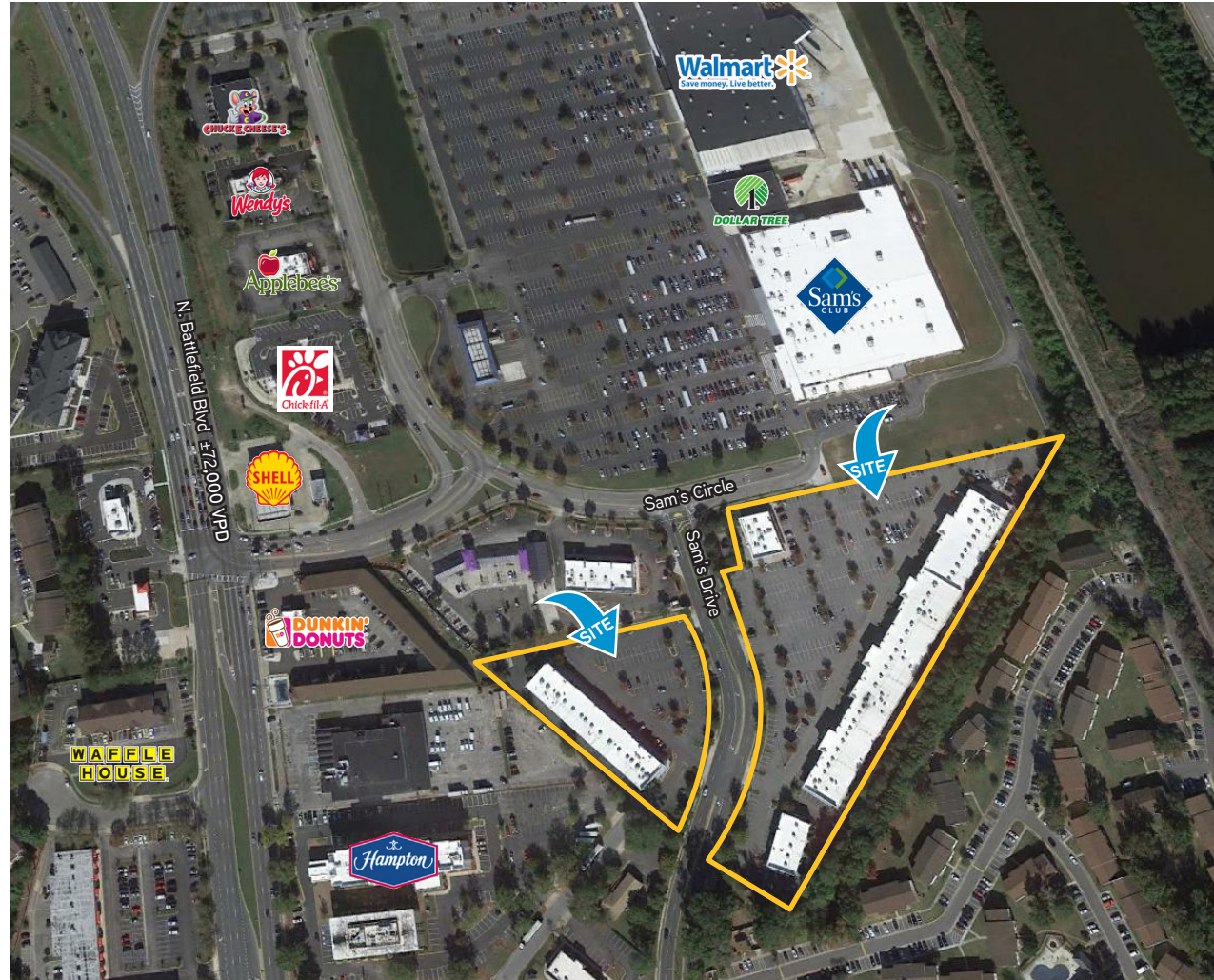
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