



1212-1340 Greenbrier Parkway, Chesapeake, VA 23320

# Greenbrier Marketcenter

Chase Bank, Raising Cane's & Bob's Furniture open now!

- #1 mixed-use district in Hampton Roads
- Busiest center in Chesapeake
- Premier power center located in the most desirable submarket in Hampton Roads

Accelerating success.

1,165 SF  
Available

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# Property Overview

|                      |   |
|----------------------|---|
| Description          | Greenbrier Marketcenter is located on Greenbrier Parkway between Eden Way and Volvo Parkway. The center is the premier power center in the Greenbrier market anchored by Target, Harris Teeter, Best Buy, Barnes and Noble, OfficeMax, and Hobby Lobby among others. The property is within close proximity to the Greenbrier Mall, Greenbrier Business Park and Crossways Commerce Center. |
| Address              | 1212-1340 Greenbrier Parkway, Chesapeake, Virginia  |
| Shopping Center Size | +/- 493,878 sf  |
| Co-tenants           | Target, Barnes and Noble, Harris Teeter, Petsmart, Old Navy, Hobby Lobby, American Eagle, Total Wine, Marshall's, OfficeMax, Jimmy Johns, California Tortilla, 17th Street Surf Shop, Gamestop, Best Buy, Men's Wearhouse, Hallmark, Hand and Stone Massage and Facial Spa, Cost Cutters, Wildbirds Unlimited, Tropical Smoothie Cafe, pOpshelf and Everbowl, MyEyeDr & Bob's Furniture     |
| Outparcels           | Chase Bank, Boston Market, Buffalo Wild Wings, Fazoli's, Dollar Bank & Raising Cane's   |
| Availability         | Unit 560 - 1,165 SF   |
| Traffic Counts       | 72,000 VPD on Greenbrier Parkway  |

## Features:

- Chase Bank, Raising Cane's & Bob's Furniture open now!
- Greenbrier Marketcenter is a power center surrounded by 19 million square feet of commercial space (office, industrial, & retail)
- The submarket is home to some of the region's largest employers including Dollar Tree, Canon, Capital One, Cox Communication, QVC, Sentara Healthcare

# Photo Gallery



# Site Plan



# Tenant Roster

| Tenant                              | Unit  | SF      |
|-------------------------------------|-------|---------|
| 17th Street Surf Shop               | 210   | 4,000   |
| Hand & Stone Massage and Facial Spa | 220A  | 2,345   |
| Tropical Smoothie Cafe              | 220B  | 1,655   |
| Verizon Wireless                    | 230   | 3,200   |
| pOpshelf                            | 14    | 12,040  |
| Marshalls                           | 14A   | 24,312  |
| Total Wine                          | D     | 12,000  |
| Petsmart                            | 5000  | 25,040  |
| Target                              | 3     | 117,200 |
| Affordable Dentures & Implants      | 308   | 3,948   |
| Gamestop                            | 310   | 1,958   |
| American Eagle                      | 311   | 4,229   |
| Old Navy                            | 9     | 14,000  |
| Bob's Furniture                     | 7000  | 40,484  |
| Wild Birds Unlimited                | 410   | 2,720   |
| MyEyeDr                             | 420   | 2,400   |
| Sally Beauty Supply                 | 430   | 1,600   |
| OfficeMax                           | 8000  | 23,484  |
| HOBBY LOBBY                         | 9000  | 42,296  |
| Best Buy                            | 10000 | 45,106  |
| Barnes & Noble                      | 8     | 29,974  |
| Harris Teeter                       | 2000  | 51,806  |
| Jimmy John's                        | 110   | 1,600   |
| The Joint                           | 120   | 1,600   |
| Play It Again Sports                | 130   | 2,300   |
| Anthony Vince                       | 140   | 2,900   |
| California Tortilla                 | 160   | 2,400   |

|                  |            |              |
|------------------|------------|--------------|
| Baker's Crust    | 510        | 3,799        |
| Men's Wearhouse  | 530        | 4,719        |
| Hallmark         | 550        | 7,710        |
| <b>Available</b> | <b>560</b> | <b>1,165</b> |
| Everbowl         | 570        | 1,295        |

| Outparcel User     | AC   |
|--------------------|------|
| Walgreen's         | 1.55 |
| Fazoli's           | 1.20 |
| Wells Fargo        | 1.43 |
| Chase Bank         | 1.53 |
| Raising Cane's     | 1.00 |
| Buffalo Wild Wings | 1.60 |
| Dollar Bank        | 1.92 |

# Aerial View

## Crossways Shopping Center



## Greenbrier Mall



## Towne Place at Greenbrier



## DeVry University

CAVA

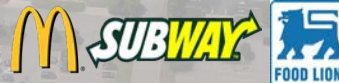


## Eden Way North

## Greenbrier Marketcenter



## Volvo Pkwy



Greenbrier Pkwy

Kristina Way

# Aerial View



FOOD LION  
SUBWAY  
FedEx Kinko's  
Office and Print Center

popshelf

Total Wine & MORE  
Marshalls

PET SMART

Affordable Dentures & Implants

Jason's deli  
The Skinny Dip  
frozen yogurt bar  
Moe's southwest grill  
COX  
JOS. A. BANK  
ESTABLISHED 1908  
chico's

CAVA  
Starbucks

AMERICAN EAGLE  
OUTLET  
OLD NAVY

TARGET

BOB'S FURNITURE

ROSS STORES, INC.  
VALUE CITY Furniture  
ABC  
CHIPOTLE MEXICAN GRILL  
TJ-maxx  
Michaels  
DSW DESIGNER SHOE WAREHOUSE  
7 ELEVEN

McDonald's  
Candy

DollarBank

abe

JOHN JONES  
Candy

California's TORTILLA

greenbow  
Candy

Hallmark  
M  
BAKER'S CRUST

OfficeMax

HOBBY LOBBY

BEST BUY

Harris Teeter  
Your Neighborhood Food Market

BARNES & NOBLE

Walgreens

FAZOLI'S

WELLS FARGO

CHASE

Canes  
CORNED BEEF SANDWICHES

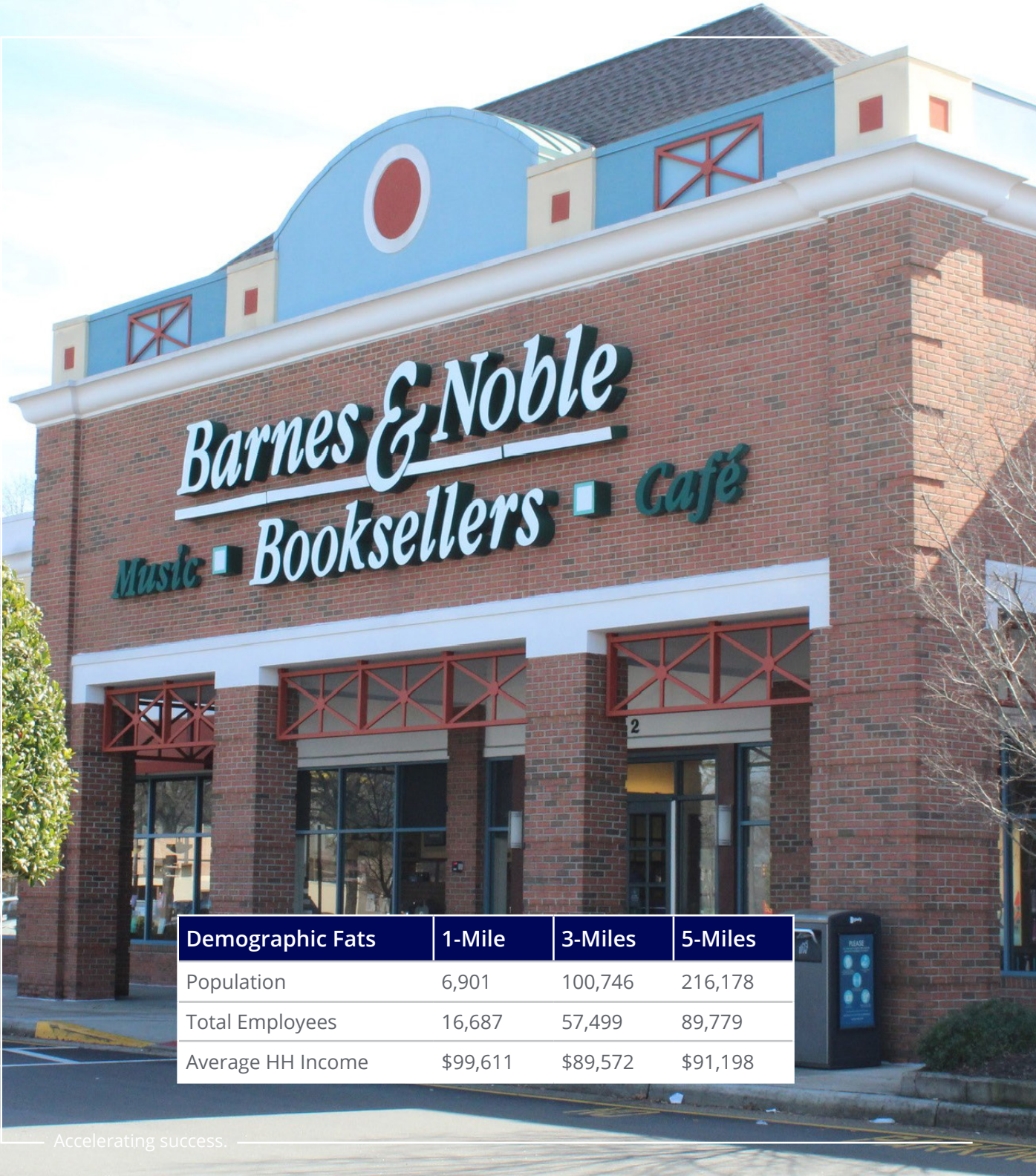
BUFFALO WILD WINGS  
GRILL & BAR

TOWNE BANK  
The Best Bankers. HomeTown Banking

Greenbrier Pkwy

Eden Way North

Volvo Pkwy



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| Demographic Fats  | 1-Mile   | 3-Miles  | 5-Miles  |
|-------------------|----------|----------|----------|
| Population        | 6,901    | 100,746  | 216,178  |
| Total Employees   | 16,687   | 57,499   | 89,779   |
| Average HH Income | \$99,611 | \$89,572 | \$91,198 |



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