

4108 PORTSMOUTH BOULEVARD

Chesapeake, Virginia 23321

FOR GROUND LEASE

1.94 ACRES

UP TO 2 PAD SITES AVAILABLE



EXISTING FREE STANDING PYLON SIGN

HIGHLIGHTS:

- Located in the heart of the Chesapeake Square Mall submarket
- Full Movement Intersection
- Excellent visibility and signage opportunities (existing pylon sign)
- Chesapeake Square Mall undergoing major redevelopment and re-tenanting with new housing included
- Home to several High Volume Restaurants
- Multiple Users/Configurations Possible

2021 TRAFFIC COUNTS



Portsmouth Boulevard: 26,178 AADT
Taylor Road: 17,832 AADT

DEMOGRAPHICS*



	1-mile	3-miles	5-miles
Population	6,639	61,005	149,297
Households	2,642	23,860	57,426
Median HH Income	\$83,448	\$80,261	\$74,832
Annual Pop. Growth	0.8%	0.4%	0.2%

*Demographics are 2021 Estimates
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HARBOUR VIEW MARKETPLACE



HARBOUR VIEW EAST



POPLAR HILL PLAZA



CHURCHLAND MARKETPLACE



CHESAPEAKE SQUARE MALL



CHESAPEAKE CENTER



MIDTOWN MARKETPLACE



SITE
1.94 ACRES
OTHER CONFIGURATIONS POSSIBLE

26,178 AADT

CROSSROADS AT CHESAPEAKE SQUARE



100,707 AADT

WILLIAM COURT II



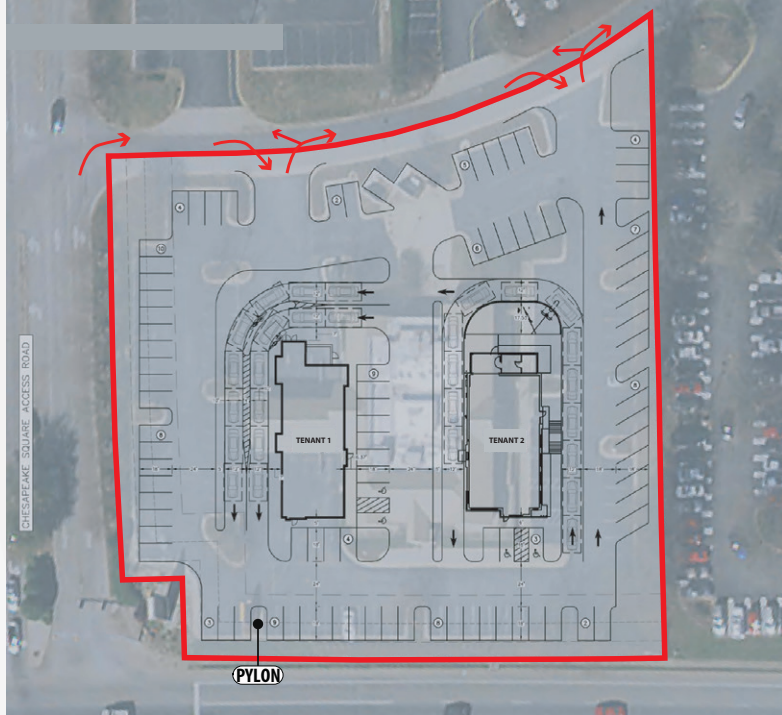
VICTORY CROSSING S.C.



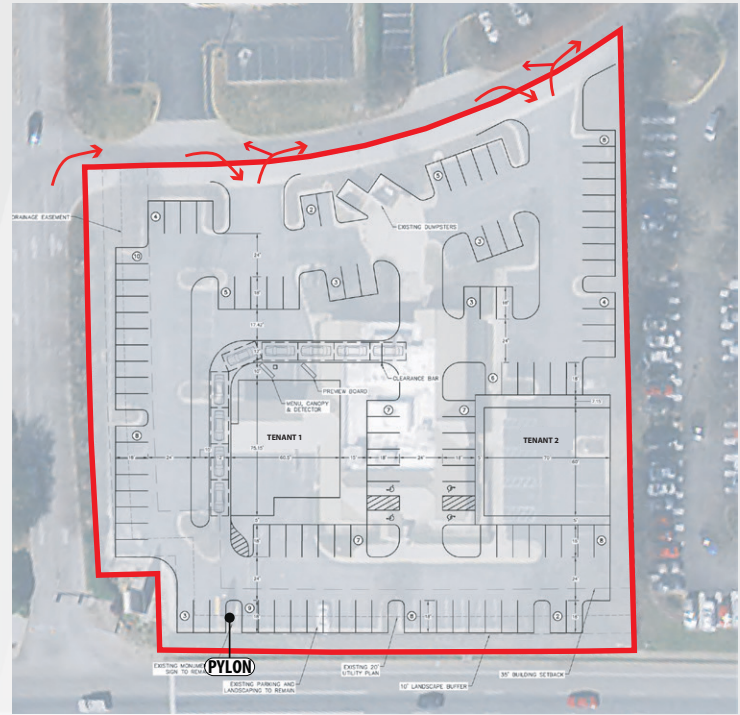


SITE
1.94 ACRES
OTHER CONFIGURATIONS POSSIBLE

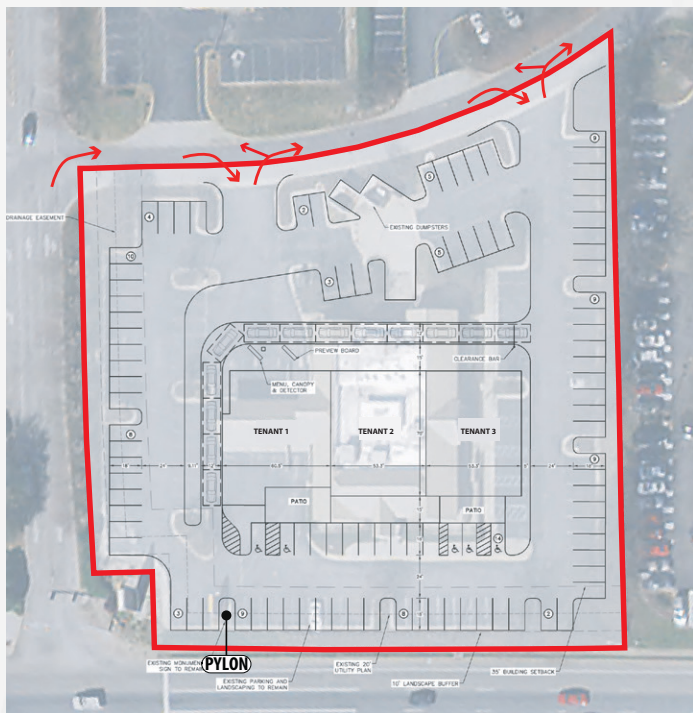
SITE PLAN - SCENARIO 1



SITE PLAN - SCENARIO 2



SITE PLAN - SCENARIO 3



**OTHER CONFIGURATIONS
POSSIBLE ON 1.94 ACRES!**