

# FOR SALE

 **S.L. NUSBAUM Realty Co.**  
Since 1906.



## 7.4 ACRE DEVELOPMENT OPPORTUNITY

BATTLEFIELD BLVD @ HANBURY RD &  
HWY-168  
CHESAPEAKE, VA 23320

FOR MORE INFORMATION, PLEASE CONTACT:

**TOMMY DREW**  
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# PROPERTY SUMMARY

BATTLEFIELD BLVD @ HANBURY RD & HWY-168, CHESAPEAKE, VA 23320



## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	7.4 Acres
Price / Acre:	\$432,432
Zoning:	B2/R15

## PROPERTY HIGHLIGHTS

- Prime corner for grocery or retail use
- Adjacent to new 10.313 AC recently approved mixed-used development project (The Villages at Great Bridge - 101 Residential Units and 18,500 SF Retail Space)
- Great in-fill shopping center location with high retail sales potential
- Zoned B-2 & R-15
- Located in very high income neighborhood
- Strong shopping patterns within the Great Bridge submarket
- Immediate access to State Highway 168/Great Bridge Bypass

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# PARCEL OVERVIEW

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RETAIL ADVISORS

# ADJACENT DEVELOPMENT

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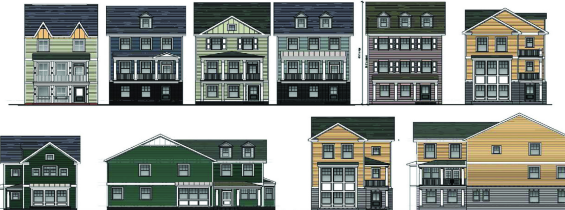
## APPROVED DEVELOPMENT THE VILLAGES AT GREAT BRIDGE

A conditional zoning reclassification of approximately 10.37 acres from O&I, Office and Institutional District, and R-15, Residential District, to B-5, Urban Business District (3.06 acres) and R-MF-1, Residential Multi-Family District (7.31 acres)

Approved stoplight at entrance of proposed community with 101 Residential Homes and 18,500 SF of retail space.

## DEVELOPMENT INCLUDES:

- 62 single family attached condo units
- 15 single family detached homes
- 24 condo flats
- 18,500 SF Retail space - 12 in-line spaces with frontage on South Battlefield Boulevard



INSPIRATION IMAGES FOR MIXED USE - RETAIL AREA

INSPIRATION IMAGES FOR ROW HOMES

INSPIRATION IMAGES FOR SINGLE FAMILY HOMES

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# AREA RETAIL

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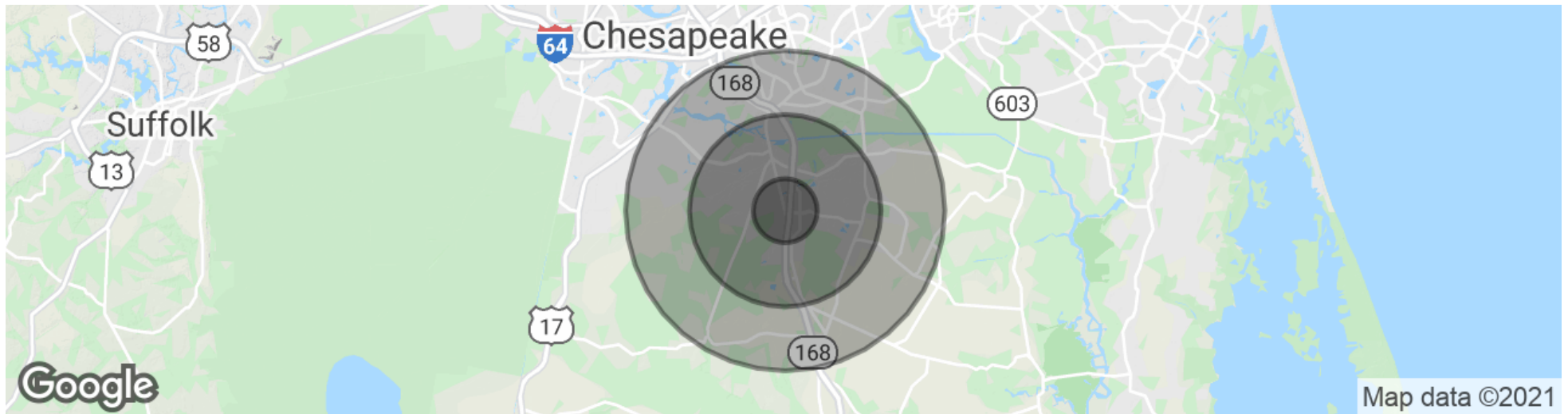
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# DEMOGRAPHICS MAP & REPORT



BATTLEFIELD BLVD @ HANBURY RD & HWY-168, CHESAPEAKE, VA 23320



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,152	45,906	94,093
Households	2,491	14,936	33,010
Avg. HH Income	\$121,755	\$130,079	\$117,414
Grocery Sales Potential	\$18,572,046	\$110,654,162	\$222,576,903
College/College Grads	43.7%	48.6%	49.4%

*\*Demographics Based On 2019 ESRI Data*

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# CONTACT ME

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