

FOR SALE

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



OVER 15 ACRES IN GRASSFIELD

425 DOMINION BOULEVARD SOUTH
CHESAPEAKE, VA 23322

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

425 DOMINION BOULEVARD SOUTH, CHESAPEAKE, VA 23322



OFFERING SUMMARY

Sale Price:	**SIGNIFICANT PRICE REDUCTION** Call Agent For Details
Lot Size:	15.197 Acres

PROPERTY HIGHLIGHTS

- 15+ acres of land located in Grassfield area of Chesapeake.
- 15.197 AC parcel offers frontage on Dominion Boulevard South.
- Strong demographics in surrounding trade area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	948	10,918	33,264
Total Population	3,108	32,178	92,094
Average HH Income	\$101,273	\$88,457	\$78,472

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SURROUNDING RETAIL

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S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

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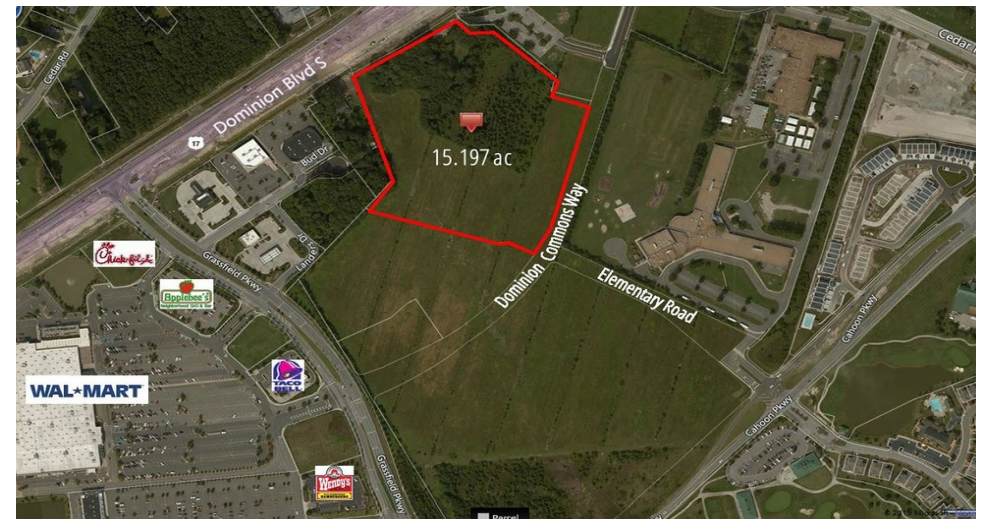
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PARCEL OVERVIEW

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SITE PLAN



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PARCEL OVERVIEW | 4

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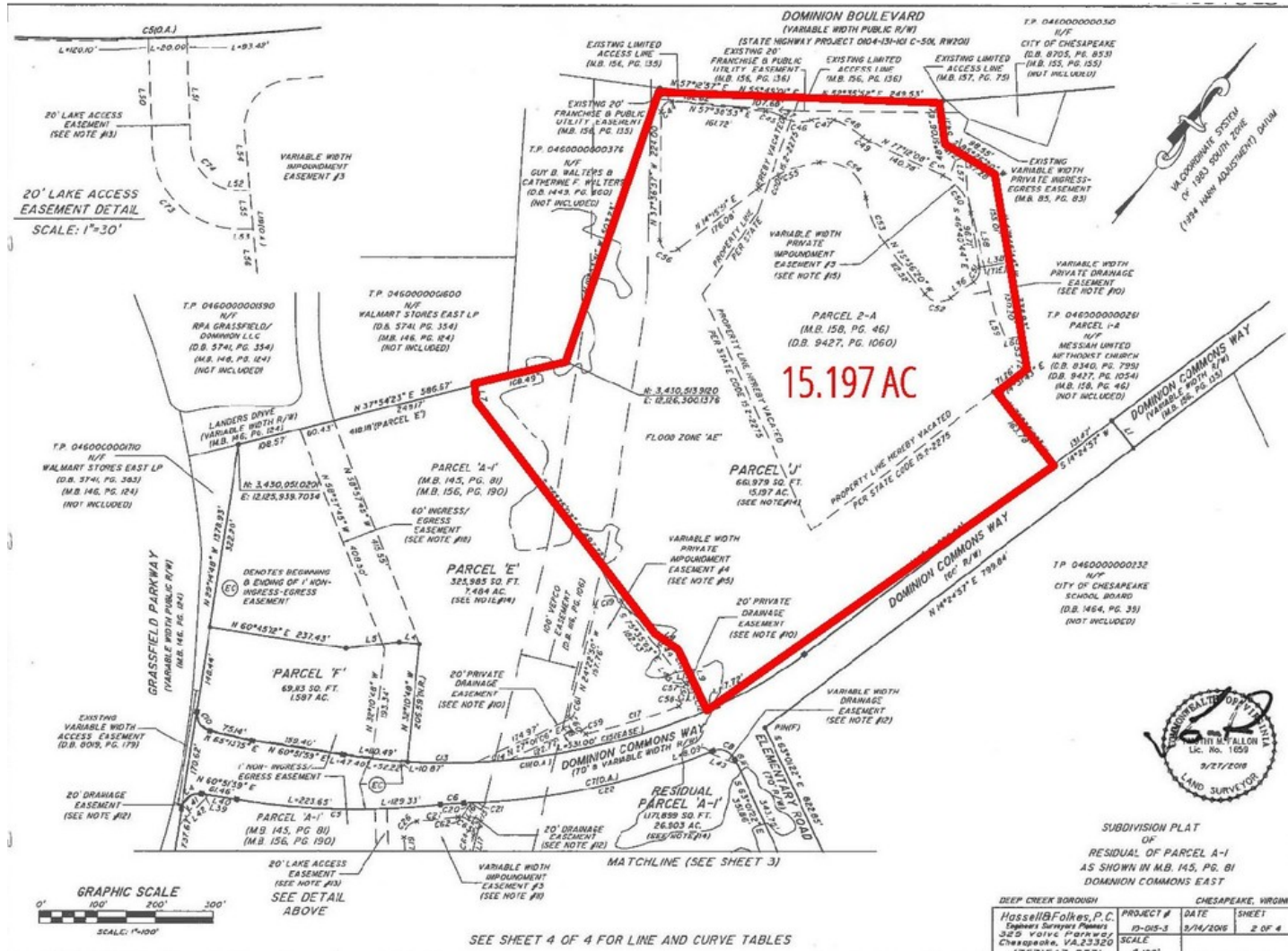
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SITE SURVEY

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SUBMARKET OVERVIEW

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SUBMARKET OVERVIEW | 6

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SUBMARKET OVERVIEW | 7

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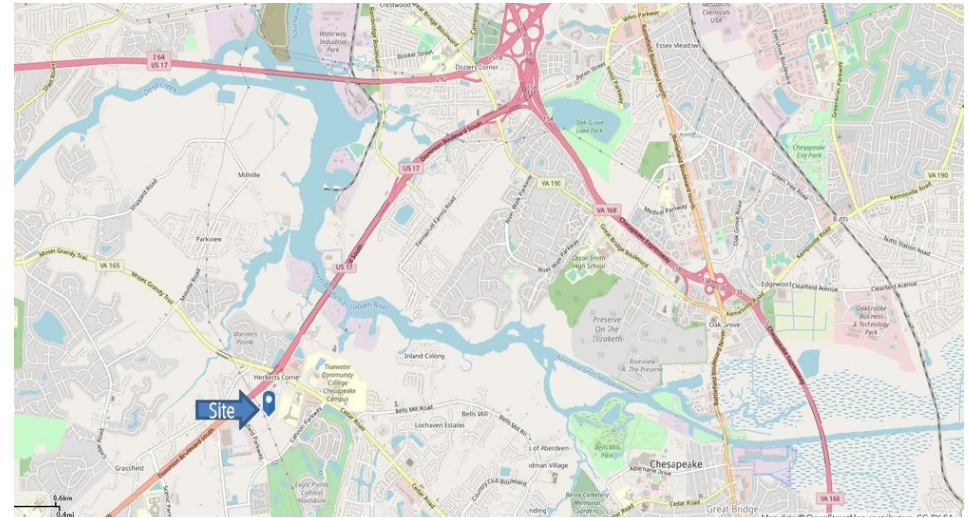


TRADE AREA DEMOGRAPHICS

425 DOMINION BOULEVARD SOUTH, CHESAPEAKE, VA 23322

DEMOGRAPHICS & DESCRIPTION OF TRADE AREA (2023 PROJECTED)

- Area growing almost twice the area and national rate.
- 68% households earn \$75,000 - \$200,000+. 52% households earn over \$100,000 annually.
- 45% of trade area under 35 years old.
- School level of service at 94% - 105%
- Highly desirable 15+ ac site was purchase by Kroger in 2016 for a marketplace store development prior to the acquisition of the local Farm Fresh Chain
- Fastest growing area in the City of Chesapeake.
- Located in trade area of almost 11,000 households.



7 MINUTE DRIVE TIME - CUSTOM POLYGON (2023 PROJECTED)

Population	25,743
Households	8,792
Renter Occupied Housing Units	1,724
Median Home Value	\$323,492

SCHOOL LEVEL OF SERVICE

Cedar Road Elementary	94%
Great Bridge Middle	105%
Grassfield High	99%

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TRADE AREA DEMOGRAPHICS | 8

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RETAIL ADVISORS

