

RETAIL PROPERTY FOR LEASE

EDINBURGH SPACE FOR LEASE

200 CARMICHAEL WAY, CHESAPEAKE, VA 23322



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,433 - 4,473 SF
Lease Rate: Negotiable
Year Built: 2009
Building Size: 13,141 SF



PROPERTY HIGHLIGHTS

- Great location with direct access off the Chesapeake Express Way
- Great Visibility
- Chic Fil-A and Buffalo Wild Wings are adjacent to the shopping center
- Anchor Tenants in the Edinburgh complex include Target, Wal Mart, and Home Depot.
- Other Tenants include Verizon, Mattress Firm, Kay Jewelers, Anytime Fitness, Virginia ABC, Cracker Barrel, McDonalds, Wendy's, Wa Wa, and many local and regional Tenants.

DEMOGRAPHICS	1 Mile	3 Miles	10 Miles
Total Households:	737	7,221	75,812
Total Population:	2,072	21,108	213,936
Average HH Income:	\$108,193	\$110,409	\$85,780

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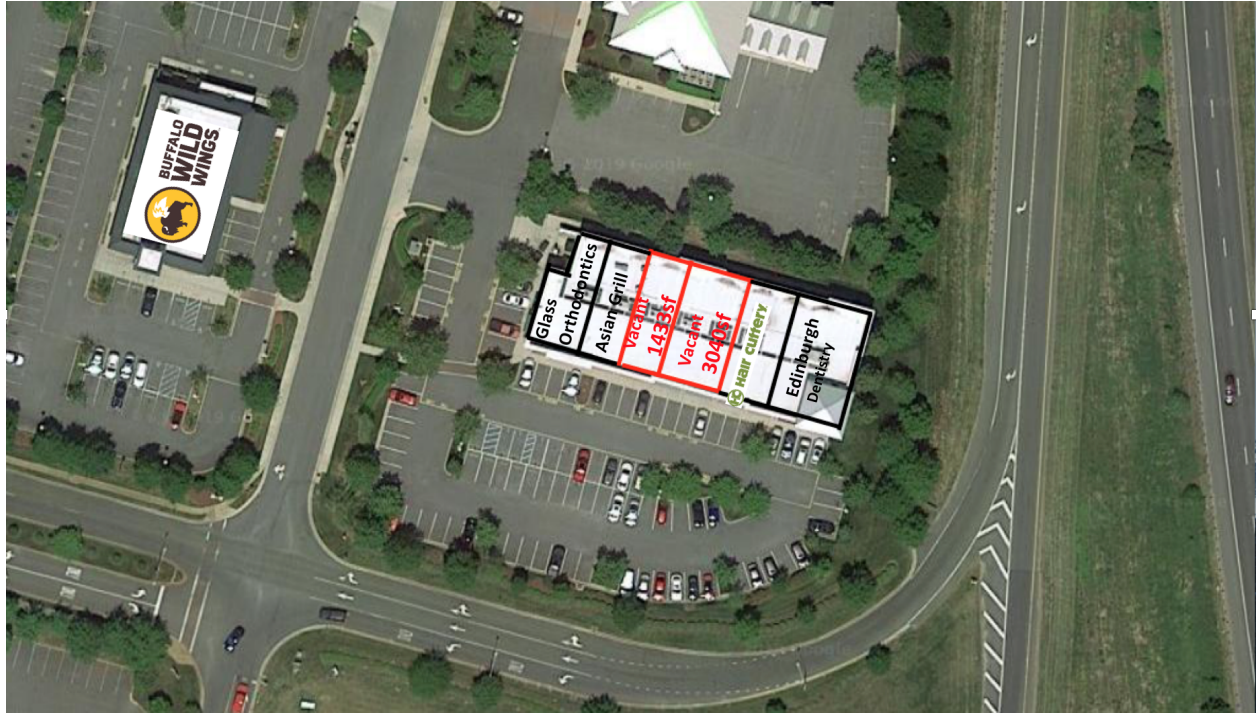
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AVAILABLE SPACES



SPACE	SUITE	LEASE RATE	SIZE (SF)	CAM CHARGE/SF
200 Carmichael Way	604	NEGOTIABLE	1,433 - 4,473 SF	
200 Carmichael Way	606-8	NEGOTIABLE	1,500 - 4,473 SF	



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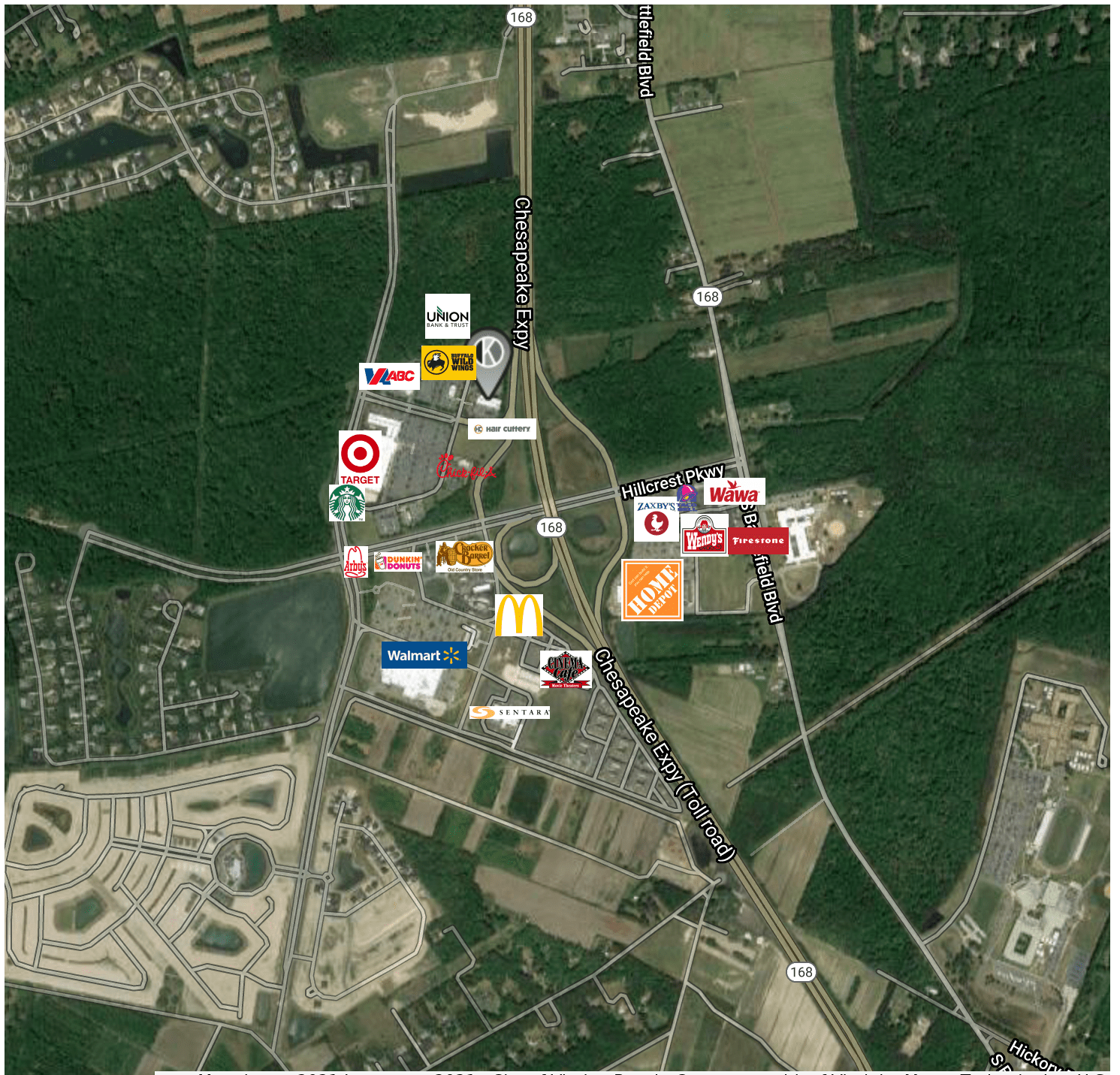
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RETAILER MAP



Google

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SITE PLAN



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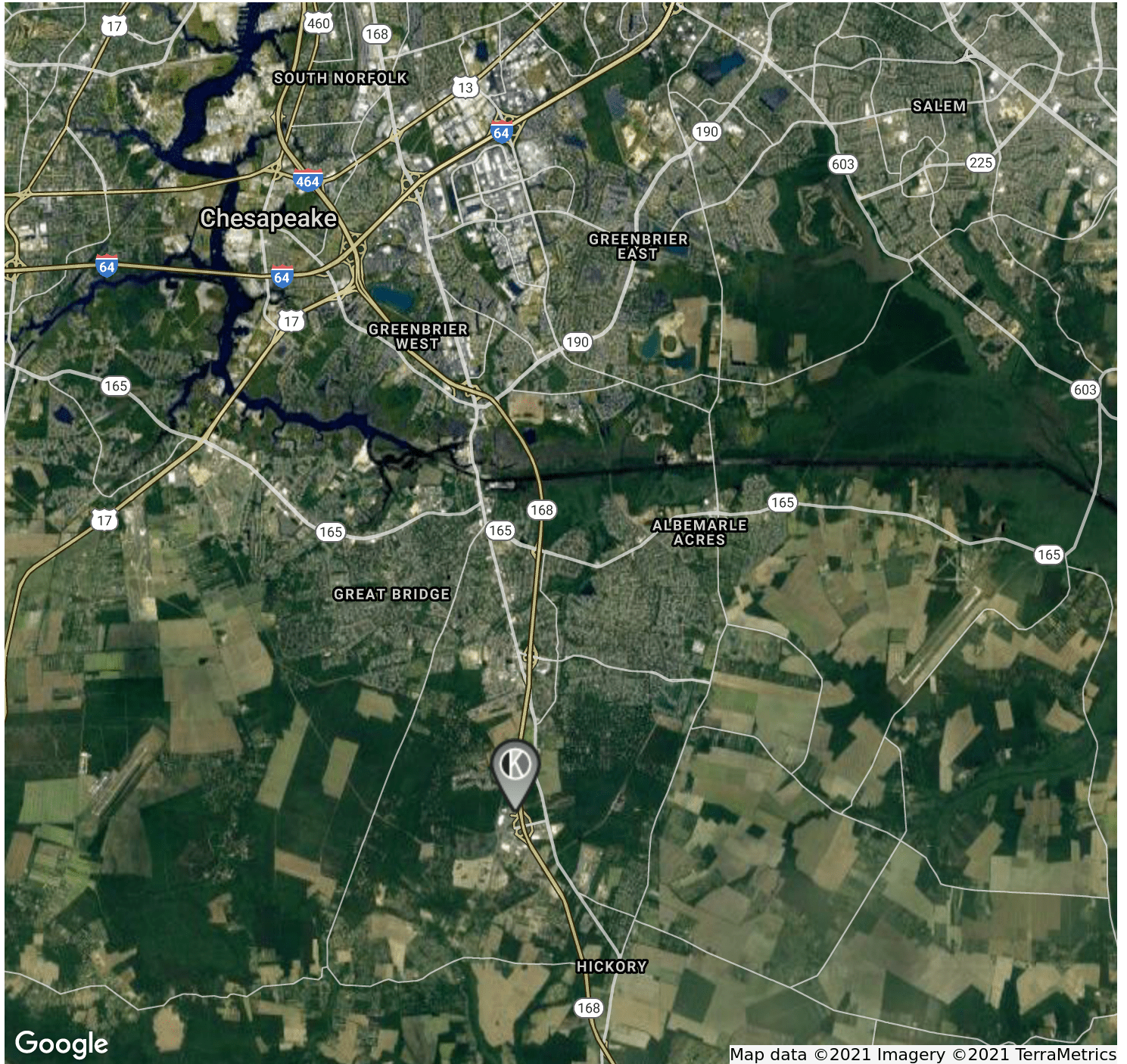
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LOCATION MAP



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