



FOR LEASE

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GREENBRIER SQUARE

1720 Sentinel Drive Chesapeake, VA 23320

PROPERTY HIGHLIGHTS

- Close Proximity to Interstate 64, Visible from Highway
- High volume Grocery anchored Shopping Center
- Last remaining Vacancy
- Chesapeake boasts Highest Per Capita Retail Spending in Hampton Roads Area

Jonathan Gardner

Commercial Real Estate Sales & Leasing

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VAKOS REAL ESTATE SERVICES

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10333 Southpoint Landing Blvd

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wjavakos.com

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PROPERTY DESCRIPTION

End-cap space available, in cold-dark shell condition. Neighbors Phenix Salons and Dollar Bank within the building. Greenbrier Square is home to anchor tenant Kroger Marketplace, a heavily frequented neighborhood shopping center. Seeking well-qualified, long-term tenants. Tenant improvement allowance available for 2022 delivery.

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OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	2.018 Acres
Building Size:	10,905 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,275	30,702	73,069
Total Population	7,566	77,693	197,116
Average HH Income	\$55,589	\$61,124	\$64,177

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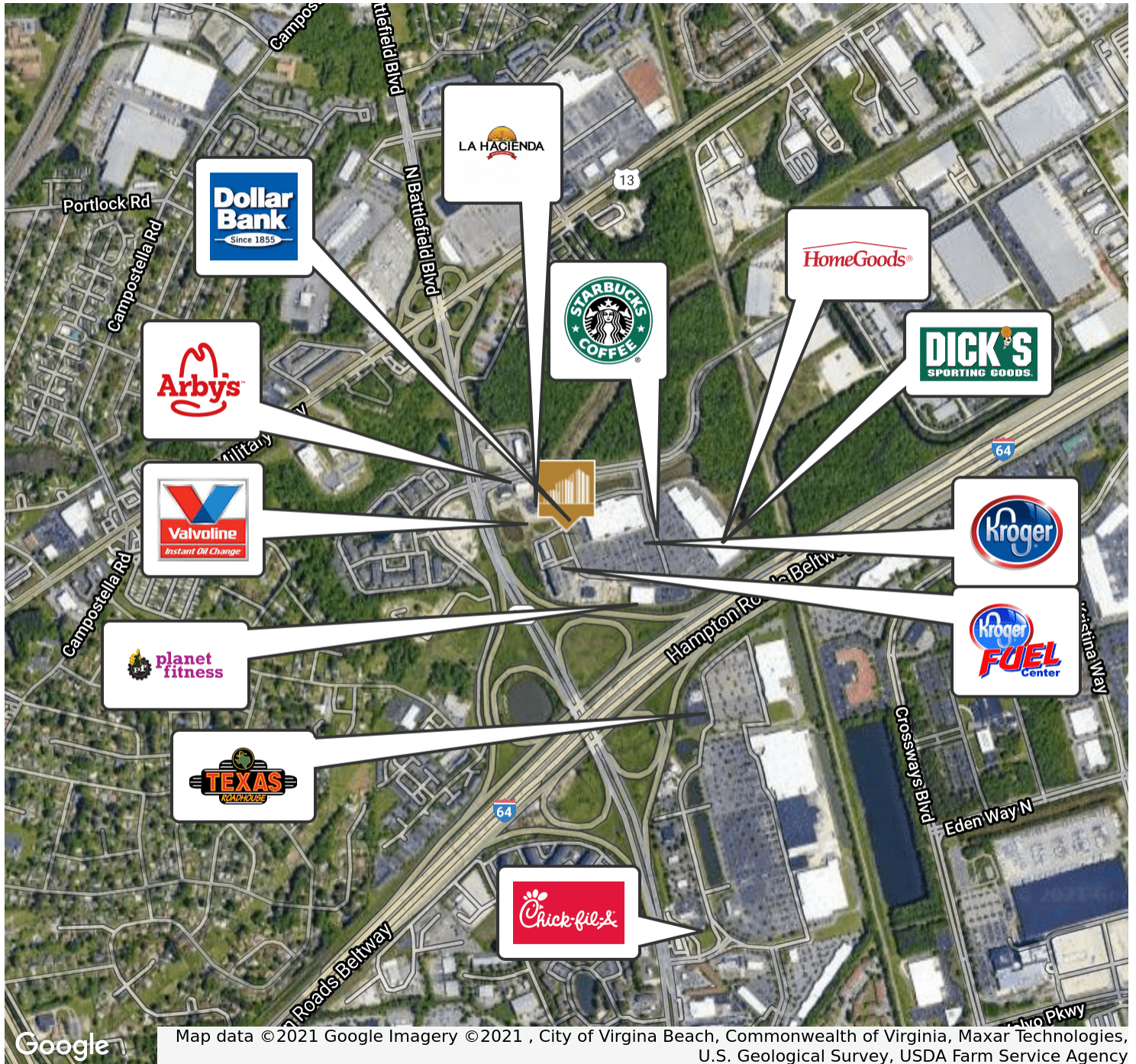
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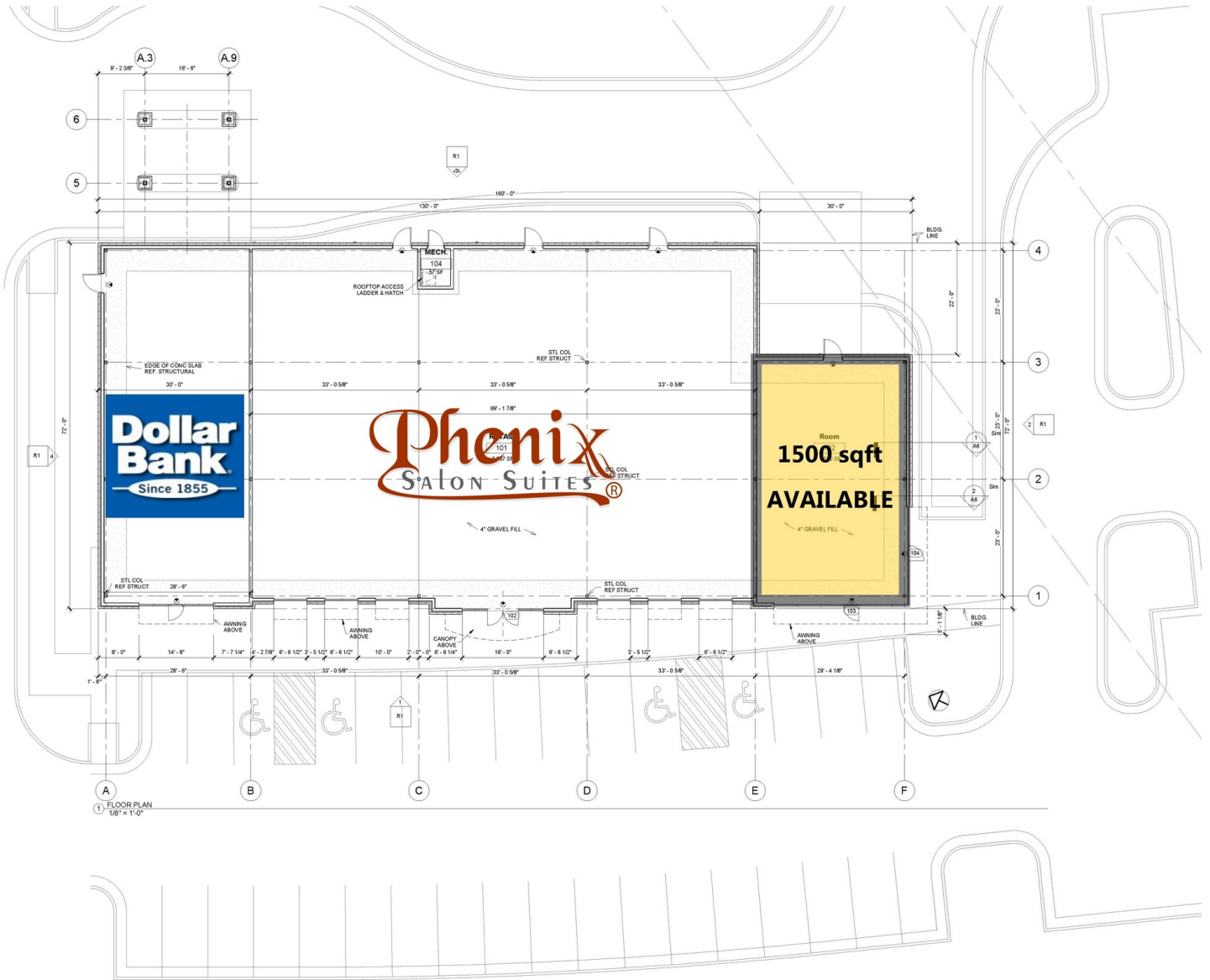
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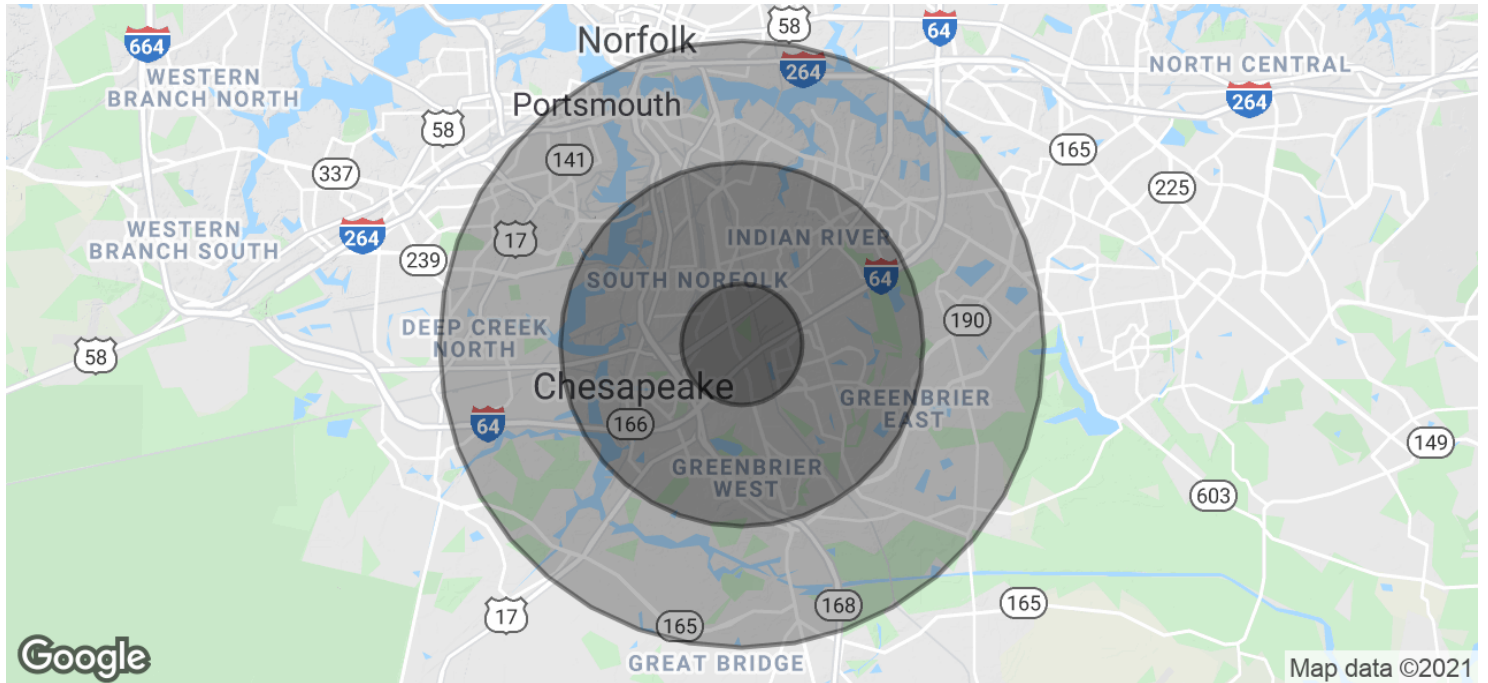
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,566	77,693	197,116
Average age	37.0	34.4	34.0
Average age (Male)	32.0	31.9	31.8
Average age (Female)	41.7	36.2	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,275	30,702	73,069
# of persons per HH	2.3	2.5	2.7
Average HH income	\$55,589	\$61,124	\$64,177
Average house value	\$168,460	\$226,794	\$253,132

* Demographic data derived from 2010 US Census

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