PROPERTY FEATURES

- 1,540 SF Former Restaurant Space Available for Lease

- Located at the busy intersection of Volvo Parkway and Battlefield Blvd North within close proximity to Home Depot, Sam's Club, Kohls, Starbucks Coffee, Lowes Home Improvements, Home Goods, Kroger Marketplace

- Join tenants such as Party City, Mattress Firm, Geico, Massage Luxe, Langley Federal Credit Union, Wing Stop and many others

CONTACT US

Natalie Hucke
Senior Vice President
+1 757 217 1882
natalie.hucke@cbre-norfolk.com

Kevin O'Keefe
Senior Vice President
+1 757 217 1885
kevin.okeefe@cbre-norfolk.com

CBRE | Hampton Roads
Part of the CBRE affiliate network

Volvo Parkway Shopping Center

109 VOLVO PARKWAY | CHESAPEAKE, VIRGINIA

RETAIL

PROPERTY INFO

PROPERTY DESCRIPTION

Volvo Parking Shopping Center is a 41,874 SF shopping center located in the busy Battlefield Blvd & Greenbrier Parkway district of Chesapeake. The property has easy access to Battlefield Boulevard and Interstate 64 and is surrounded by other ancillary retail such as casual restaurants, fast food, and retail anchors. Volvo Parking Shopping Center is in close proximity to Walmart, Sam's Club, Kohl's, Lowes Home Improvements, Home Depot and numerous other power center and community center developments, including the developing Dollar Tree headquarters and the Chesapeake Town Center.

ADDRESS

109 Volvo Parkway | Chesapeake, Virginia

CO-TENANTS

Party City, Mattress Firm, Sweet Frog, Gourmet Gang, Geico Insurance, Chanello's Pizza, Massge Luxe, Langley Federal Credit Union, Yama Sushi, Reginella's, WingStop

CENTER SIZE

41,874 SF

SHOPS AVAILABILITY

Unit 5 - 1,540 SF Former Restaurant Space

PARKING

Ample Parking

TRAFFIC COUNTS (2016)

Battlefield Blvd N at Volvo Parkway - 90,000 AAWDT
On Volvo Parkway - 23,000 AAWDT

DEMOGRAPHICS

2017 Estimated Demographics

	1-Mile	3-Mile	5-Mile
Population	6,342	73,255	203,453
Average HH Income	$67,583	$75,732	$76,636
Daytime Population	18,353	88,893	199,917

CBRE | Hampton Roads
Part of the CBRE affiliate network

RETAIL FOR LEASE

Volvo Parkway Shopping Center

109 VOLVO PARKWAY | CHESAPEAKE, VIRGINIA

TENANT	SF	SUITE
Massage Luxe	3,200	101
Langley FCU	4,200	105
Reginella's	2,387	1
Wing Stop	2,310	2
Virginia Paint	3,850	3
Geico	1,540	5
Chanello's	1,540	6
Sweet Frogs	1,540	7
AVAILABLE (Former Restaurant)	1,540	8
Bakery	2,310	9
Luxury Day Spa	2,387	10
Sleepy's	6,545	11
Gourmet Gang	1,925	15
Party City	14,000	16-19

109 VOLVO PKWY

PLACE OF WORK	1 MILE		3 MILES		5 MILES	
2017 Businesses	860		3,443		6,529	
2017 Employees	16,131		58,409		99,657	

POPULATION	1 MILE		3 MILES		5 MILES	
2017 Population - Current Year Estimate	6,342		73,255		203,453	
2022 Population - Five Year Projection	6,979		78,480		215,027	
2010 Population - Census	5,348		66,609		187,758	
2000 Population - Census	5,144		58,968		171,218	
2010-2017 Annual Population Growth Rate	2.38%		1.32%		1.11%	
2017-2022 Annual Population Growth Rate	1.93%		1.39%		1.11%	

AGE	1 MILE		3 MILES		5 MILES	
2017 Population	**6,342**		**73,255**		**203,453**	
Age 0-4	446	7.0%	4,754	6.5%	13,253	6.5%
Age 5-9	436	6.9%	4,827	6.6%	13,708	6.7%
Age 10-14	356	5.6%	4,517	6.2%	13,521	6.6%
Age 15-19	292	4.6%	3,907	5.3%	12,390	6.1%
Age 20-24	407	6.4%	4,492	6.1%	12,911	6.3%
Age 25-29	610	9.6%	5,858	8.0%	15,414	7.6%
Age 30-34	597	9.4%	5,934	8.1%	15,367	7.6%
Age 35-39	494	7.8%	5,369	7.3%	14,179	7.0%
Age 40-44	409	6.4%	4,574	6.2%	12,633	6.2%
Age 45-49	383	6.0%	4,443	6.1%	12,763	6.3%
Age 50-54	408	6.4%	4,824	6.6%	14,045	6.9%
Age 55-59	412	6.5%	5,006	6.8%	14,045	6.9%
Age 60-64	341	5.4%	4,312	5.9%	11,808	5.8%
Age 65-69	261	4.1%	3,554	4.9%	9,628	4.7%
Age 70-74	184	2.9%	2,580	3.5%	6,920	3.4%
Age 75-79	144	2.3%	1,767	2.4%	4,599	2.3%
Age 80-84	92	1.5%	1,241	1.7%	3,098	1.5%
Age 85 and Older	71	1.1%	1,296	1.8%	3,171	1.6%
2017 Median Age	35.3		37.2		36.8	

RACE AND ETHNICITY	1 MILE		3 MILES		5 MILES	
2017 Population	**6,342**		**73,255**		**203,453**	
White	3,536	55.8%	37,748	51.5%	111,009	54.6%
Black or African American	1,893	29.8%	26,066	35.6%	67,340	33.1%
Asian	396	6.2%	3,923	5.4%	11,228	5.5%
American Indian or Alaska Native	32	0.5%	324	0.4%	789	0.4%
Pacific Islander	6	0.1%	53	0.1%	217	0.1%
Other Race	154	2.4%	1,800	2.5%	4,123	2.0%
Two or More Races	324	5.1%	3,340	4.6%	8,746	4.3%
Hispanic	543	8.6%	5,724	7.8%	13,910	6.8%
White Non-Hispanic	3,311	52.2%	35,145	48.0%	104,355	51.3%

CBRE | Hampton Roads

Part of the CBRE affiliate network

109 VOLVO PKWY

🎓 EDUCATION

	1 MILE		3 MILES		5 MILES	
2017 Population 25 and Over	**4,405**		**50,757**		**137,670**	
Less than 9th Grade	77	1.7%	891	1.8%	3,129	2.3%
9-12th Grade - No Diploma	239	5.4%	2,733	5.4%	9,108	6.6%
High School Diploma	687	15.6%	10,385	20.5%	29,024	21.1%
GED or Alternative Credential	229	5.2%	2,053	4.0%	6,010	4.4%
Some College - No Degree	1,127	25.6%	13,244	26.1%	36,378	26.4%
Associate`s Degree	527	12.0%	5,115	10.1%	13,216	9.6%
Bachelor`s Degree	1,142	25.9%	10,922	21.5%	26,845	19.5%
Graduate or Professional Degree	377	8.6%	5,414	10.7%	13,960	10.1%

👫 GENDER

	1 MILE		3 MILES		5 MILES	
2017 Population	**6,342**		**73,255**		**203,453**	
Males	3,166	49.9%	34,838	47.6%	97,825	48.1%
Females	3,177	50.1%	38,417	52.4%	105,628	51.9%

🧩 MARITAL STATUS

	1 MILE		3 MILES		5 MILES	
2017 Population 15+	**5,103**		**59,156**		**162,971**	
Never Married	1,415	27.7%	18,283	30.9%	51,803	31.8%
Married	2,706	53.0%	30,523	51.6%	83,393	51.2%
Widowed	200	3.9%	2,750	4.6%	8,770	5.4%
Divorced	782	15.3%	7,600	12.8%	19,005	11.7%

👫 EMPLOYMENT STATUS

	1 MILE		3 MILES		5 MILES	
2017 Civilian Population 16+ in Labor Force	**3,225**		**37,193**		**100,906**	
2017 Employed Civilian Population 16+	3,148	97.6%	35,301	94.9%	95,760	94.9%
2017 Unemployed Population 16+	77	2.4%	1,892	5.1%	5,146	5.1%

⚙ CLASS OF WORKER

	1 MILE		3 MILES		5 MILES	
2017 Employed Civilian Population 16+	**3,148**		**35,301**		**95,760**	
White Collar	2,106	66.9%	23,464	66.5%	59,816	62.5%
Services	527	16.7%	5,434	15.4%	16,359	17.1%
Blue Collar	516	16.4%	6,402	18.1%	19,585	20.5%

👥 DAYTIME POPULATION

	1 MILE		3 MILES		5 MILES	
2017 Daytime Population	**18,353**		**88,893**		**199,917**	
Daytime Workers	15,315	83.4%	52,322	58.9%	96,061	48.1%
Daytime Residents	3,038	16.6%	36,571	41.1%	103,856	51.9%

109 VOLVO PKWY

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2017 Households - Current Year Estimate	2,544	29,296	75,167
2022 Households - Five Year Projection	2,797	31,362	79,387
2010 Households - Census	2,144	26,707	69,666
2000 Households - Census	1,958	22,909	61,948
2010-2017 Annual Household Growth Rate	2.39%	1.28%	1.05%
2017-2022 Annual Household Growth Rate	1.91%	1.37%	1.10%
2017 Average Household Size	2.49	2.48	2.67

HOUSEHOLD INCOME

	1 Mile		3 Miles		5 Miles	
2017 Households	**2,544**		**29,296**		**75,167**	
Under $15,000	196	7.7%	2,481	8.5%	7,213	9.6%
$15,000-$24,999	104	4.1%	2,150	7.3%	5,813	7.7%
$25,000-$34,999	189	7.4%	2,603	8.9%	6,548	8.7%
$35,000-$49,999	417	16.4%	3,633	12.4%	9,034	12.0%
$50,000-$74,999	689	27.1%	6,312	21.5%	14,517	19.3%
$75,000-$99,999	526	20.7%	4,980	17.0%	11,766	15.7%
$100,000-$149,999	351	13.8%	4,652	15.9%	13,265	17.6%
$150,000-$199,999	38	1.5%	1,447	4.9%	4,255	5.7%
$200,000 and Over	35	1.4%	1,038	3.5%	2,758	3.7%
2017 Average Household Income	$67,583		$75,732		$76,636	
2022 Average Household Income	$74,159		$84,537		$85,480	
2017 Median Household Income	$60,352		$62,431		$63,082	
2022 Median Household Income	$63,374		$66,869		$67,902	
2017 Per Capita Income	$27,896		$30,464		$28,668	
2022 Per Capita Income	$30,561		$33,942		$31,897	

HOUSING VALUE

|	1 Mile		3 Miles		5 Miles	
2017 Owner Occupied Housing Units	**1,323**		**17,475**		**47,208**	
Under $50,000	73	5.5%	1,077	6.2%	1,613	3.4%
$50,000-$99,999	12	0.9%	358	2.0%	1,020	2.2%
$100,000-$149,999	43	3.3%	1,196	6.8%	3,673	7.8%
$150,000-$199,999	229	17.3%	3,071	17.6%	7,390	15.7%
$200,000-$249,999	268	20.3%	3,108	17.8%	8,739	18.5%
$250,000-$299,999	364	27.5%	2,790	16.0%	8,184	17.3%
$300,000-$399,999	297	22.4%	3,493	20.0%	10,196	21.6%
$400,000-$499,999	37	2.8%	1,312	7.5%	3,621	7.7%
$500,000-$749,999	0	0.0%	720	4.1%	2,053	4.3%
$750,000-$999,999	0	0.0%	207	1.2%	384	0.8%
$1,000,000 and Over	0	0.0%	144	0.8%	334	0.7%
2017 Median Value of Owner Occ. Housing Units	$255,014		$248,842		$257,139	
2017 Average Value of Owner Occ. Housing Units	$248,810		$276,455		$282,177	

CBRE | Hampton Roads

Part of the CBRE affiliate network
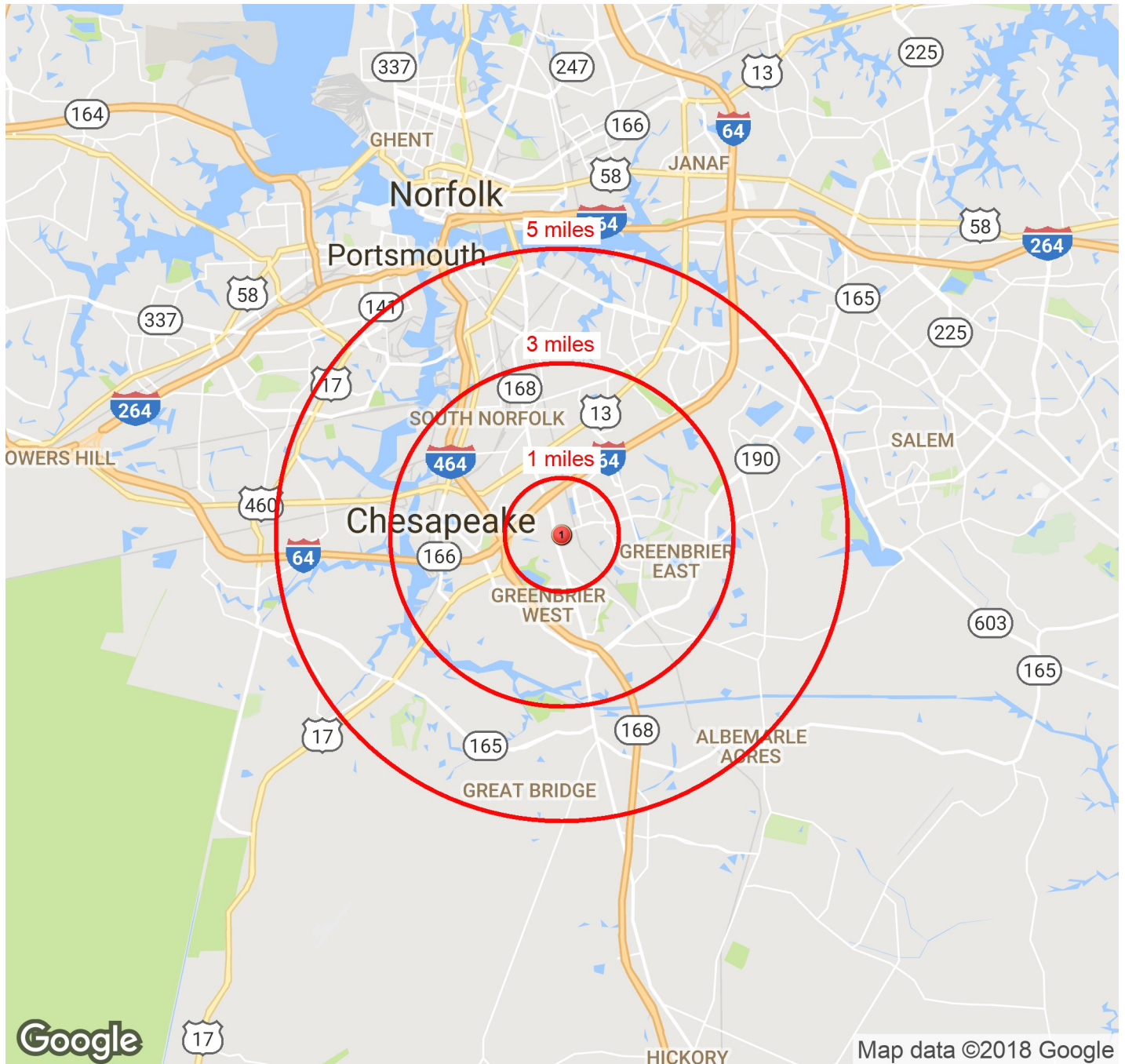
109 VOLVO PKWY

Name	Latitude	Longitude
1 109 VOLVO PKWY	36.764199	-76.2489

CBRE | Hampton Roads

Part of the CBRE affiliate network