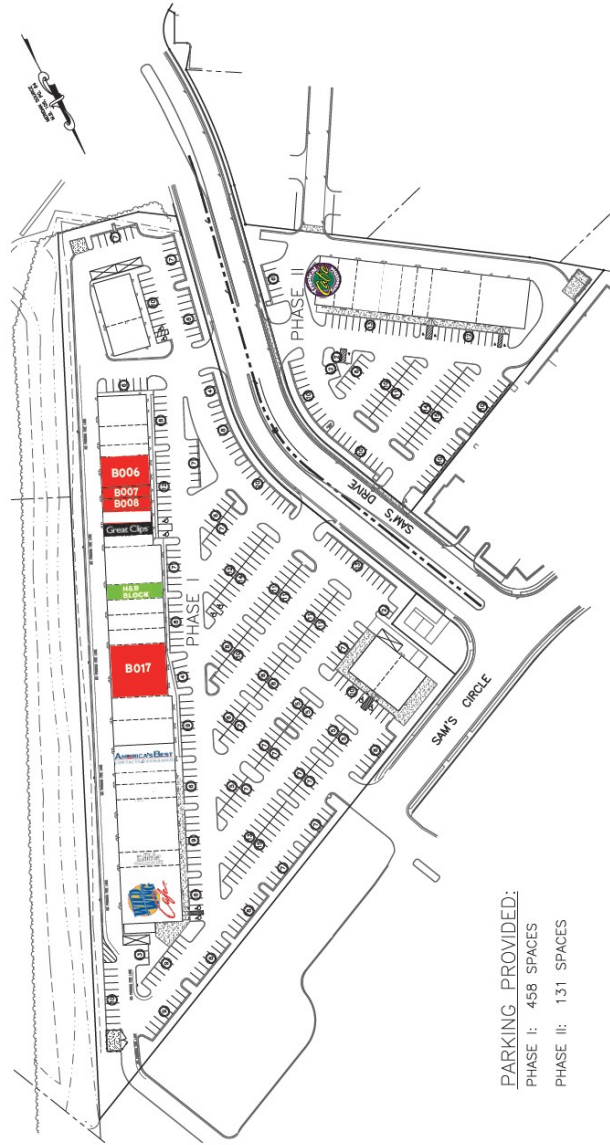


Wal Mart Way Crossing

1434-1437 Sams Dr. Chesapeake, VA 23320



PARKING PROVIDED:

PHASE I: 458 SPACES

PHASE II: 131 SPACES

#	TENANT	SF	B017	AVAILABLE	5,250	B007	AVAILABLE	975	B006	AVAILABLE	2,600	C026	Tropical Smoothie	1,625
B025	Wild Wing Cafe	6,000	B016	Human Wok	1,500	B006	AVAILABLE	2,600	B005	Insurance Doctor	975	C027	The Cutting Edge	1,625
B024	Edible Arrangements	16,000	B015 & 14	Sakura	3,000	B004	Foot Solutions	1,625	B003	Indie Palace	2,600	C028	Bella Cappelli	2,275
B023	Recruiters Station	5,600	B013	H&R Block	1,500	A002	Avail Vapor	2,000	C030	Regional Finance	1,625	C029	Regional Finance	1,625
B022	Game Stop	16,000	B012	Warriors Grill	3,750	A001	The Look Salon	3,000	C31B	Cigar Masters	1,300	C030	Topioca Go	1,300
B021	Hair Salon	10,600	B011	Hollywood Nails	975	D034	Pho 79	2,550	C31A	ABC Store	4,225	C032	Judy's Sichuan Cuisine	4,225
B020	America's Best	3,884	B010	Great Clips	975	D033	Hwy 55	2,550						
B019	Computer Repair	1,600	B009	Boost Mobile	1,300									
B018	Painting With a Twist	2,400	B008	AVAILABLE	975									



Contact:
 Chris Good, CCIM
 757 513-2500
 Chris.Good@good-commercial.com



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Property Features

- 975 SF to 5,250 SF (expandable) available in a regional center neighboring Walmart, Sam's Club, At Home, Dollar Tree and Kohl's
- 80,044 s.f regional shopping center in the Battlefield Blvd Greenbrier area of Chesapeake



Dollar Tree Headquarters Expansion Nearby



- Centrally located in the largest office submarket in Hampton Roads (excellent daytime population)
- Great visibility, easy access, pylon signs
- 75,000 VPD on Battlefield Boulevard
- Excellent Restaurant Sales

Possible space combinations:

975 SF, 1,500 SF, 1,950 SF, 2,400 SF, 2,600 SF, 3,575 SF, 3,750 SF, 4,550 SF, 5,250 SF, & 7,650 SF

Executive Summary

Wal Mart Way Crossing is regional shopping center in the Battlefield– Greenbrier area of Chesapeake, VA. Its located at the entrance to a cluster of big box tenants: Super Walmart, Sam's Club, At Home, and Kohls. Several national restaurant chains also surround the site including Texas Road House, Applebee's, and TGIFridays.

The area is home to a large suburban office market and multifamily housing creating a very dense daytime population. The city's largest employer, Chesapeake Regional Hospital is nearby as well as several suburban office parks that create a vibrant and busy lunch time business at Wal Mart Way. Dollar Tree's recent acquisition of Family Dollar is bringing 700 new corporate jobs to the area and a large, sprawling office complex.

	1 Mile	3 Miles	5 Miles	10 Miles
Population	5,754	82,394	208,880	692,236
Total Employees	18,500	61,317	105,085	319,571
Average HH Income	\$69,330	\$76,586	\$75,874	\$74,408

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