

# FOR LEASE

CORNER PARCEL

# Ground Lease

1140 Kempsville Road | Chesapeake, VA 23320



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › \$80,000 Annual Ground Lease Opportunity
- › Rare M-1 Zoned Corner Parcel in High Demand Corridor
- › Limited Land Availability in Densely Built Greenbrier Submarket
- › Strategic Location with Visibility and Access
- › Ideal for Flex, Contractor Yard, or Build-to-Suit Development

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,407	63,733	210,678
AVERAGE HH INCOME	\$119,778	\$103,982	\$105,232
DAYTIME EMPLOYEES	1,832	47,855	90,930

## FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.

# Retail & Dining in the Greenbrier Area



## GREENBRIER SNAPSHOT

A major regional hub with nearly 50,000 daytime employees and one of Chesapeake's strongest retail and business districts.

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