FOR LEASE

1809 S Battlefield Boulevard
Chesapeake, VA 23322

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 0.28 AC pad available for ground lease
- Frontage on S Battlefield Blvd at the Hillcrest Pkwy intersection
- Join a new Royal Farms
- Access via a full-access entrance on Battlefield and a signalized entrance on Hillcrest
- Zoned Conditional B-1 | City water & sewer available
- Ideal for quick lube, auto service, bank, or medical/dental
- Contact broker for pricing

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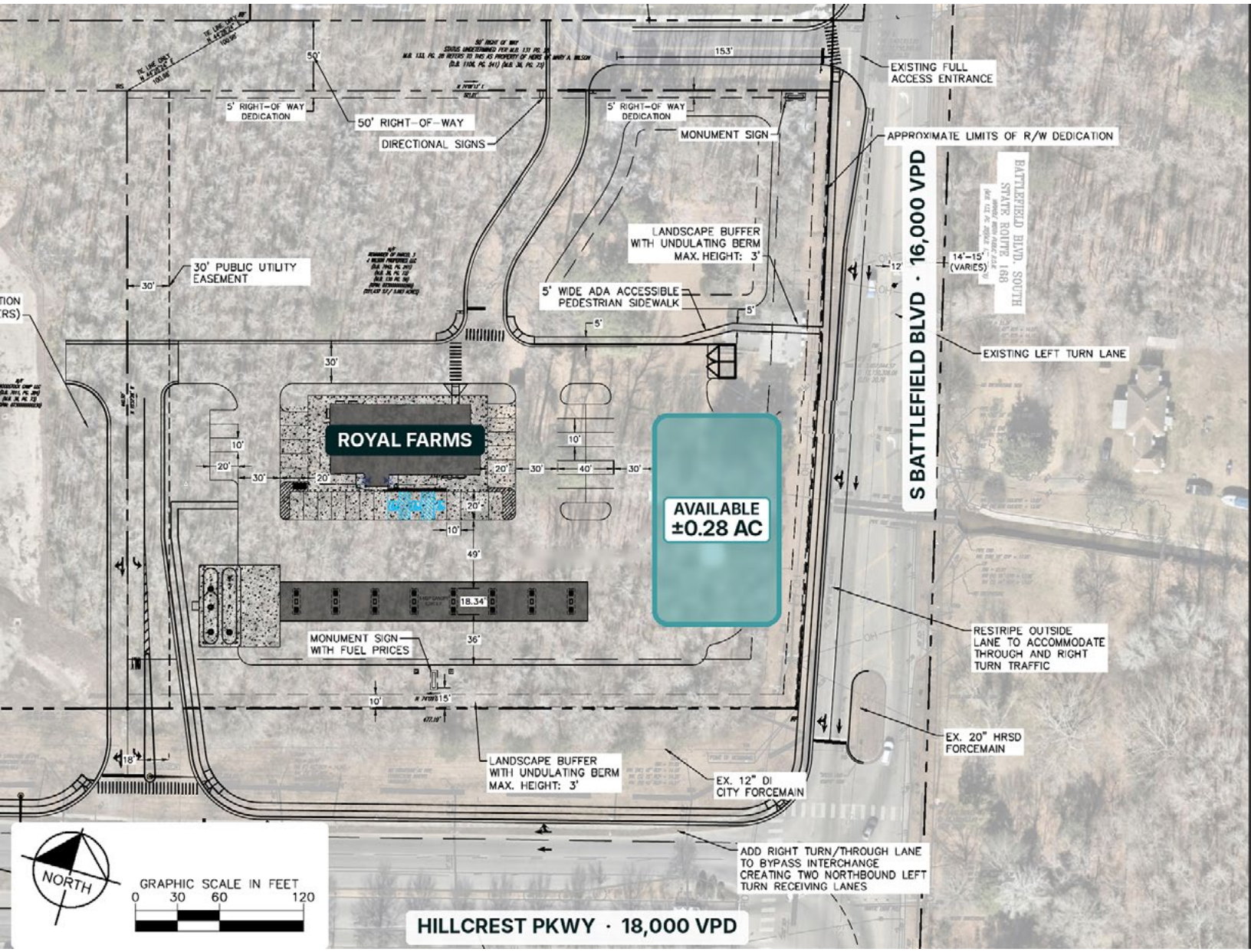
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Available Pad Site 0.28± Acres



Demographics	1 mile	3 mile	5 mile
2025 Population	2,186	22,015	56,603
Average HH Income	$178,280	$170,844	$158,776
Median Home Value	$178,280	$170,844	$158,776
Daytime Employee	1,944	4,696	15,297
Total Specified Consumer Spending	$34.1M	$339.1M	$824.2M

Market Overview

Positioned in a Thriving Chesapeake Market

Chesapeake's continued residential and commercial growth is creating new opportunities for retailers and businesses throughout the city. A strong local economy, expanding development and desirable community amenities make Chesapeake an attractive place to live, work, shop and do business.



Major Employment Base

Chesapeake is home to a diverse employment base anchored by Dollar Tree, Amazon, USAA, Cox Communications, Sentara Healthcare, Chesapeake Regional Medical Center, Fiserv and major national retailers, supporting a strong daytime population and consumer base.

In the Path of Growth

Positioned along the established Battlefield Boulevard corridor, offering convenient access to surrounding neighborhoods, everyday retail, dining and services. The location benefits from Chesapeake's continued residential and commercial growth.

#3
BEST SUBURB TO LIVE IN THE NORFOLK AREA

#2
FOR PUBLIC SCHOOLS IN THE NORFOLK AREA

