CONTACT US

RETAIL LEASING

CHRIS READ
Senior Vice President
T +1 757 228 1803
chris.read@cbre-norfolk.com

JEFF PARKER, CCIM®
Senior Vice President
T +1 757 213 8121
jeff.parker@cbre-norfolk.com

OFFICE LEASING

PERRY FRAZER
Executive Vice President
T +1 757 228 1833
perry.frazer@cbre-norfolk.com

PAT MUGLER
Executive Vice President
T +1 757 228 1831
pat.mugler@cbre-norfolk.com

CBRE|Hampton Roads | 150 West Main Street | Suite 1100 | Norfolk | VA, 23510 | +1 757 490 3300 | www.cbre.us/norfolk

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DESCRIPTION: Summit Pointe is a $300M mixed-use project that includes the world headquarters of Dollar Tree Inc. The development will feature unparalleled residential, office, and retail offerings to include unique and best of class restaurants and stores. Summit Pointe is located in the heart of the dominant Greenbrier retail submarket and is surrounded by unmatched retail offerings as well as an abundance of class "A" office space and regional corporate headquarters. Additionally, the project enjoys tremendous access to interstate traffic via two nearby I-64 interchanges.

ADDRESS: 500 Volvo Parkway, Chesapeake, VA 23320

PROJECT SIZE: 69 acres

TRADE AREA: Over one million people and 375,000 households in the primary trade area

DELIVERY: Dollar Tree world headquarters and a 1,500 car garage (with free public parking) will be completed Fall 2018. Phase 1 of retail space will be completed summer 2019.

PARKING: 1,500 car structured parking (opening Fall 2018); on street parking

ACCESS: Project visibility from I-64. Interstate access via Battlefield Boulevard and Greenbrier Parkway interchanges. Signalized access to Volvo Parkway.

RETAIL: Zoning for 500,000 SF of retail space. Currently leasing street-front retail and restaurant space as well as anchor locations. Opportunities for entertainment and experiential uses.

OFFICE: Zoning for 1,000,000 SF of office space. Anchored by 510,000 SF headquarters for Dollar Tree Inc. Now leasing 150,000 SF of class "A" office space.

RESIDENTIAL: Zoning for over 1,400 residential units. Initial phases will contain approximately 250 multi-family units, with first units being delivered Fall 2019.
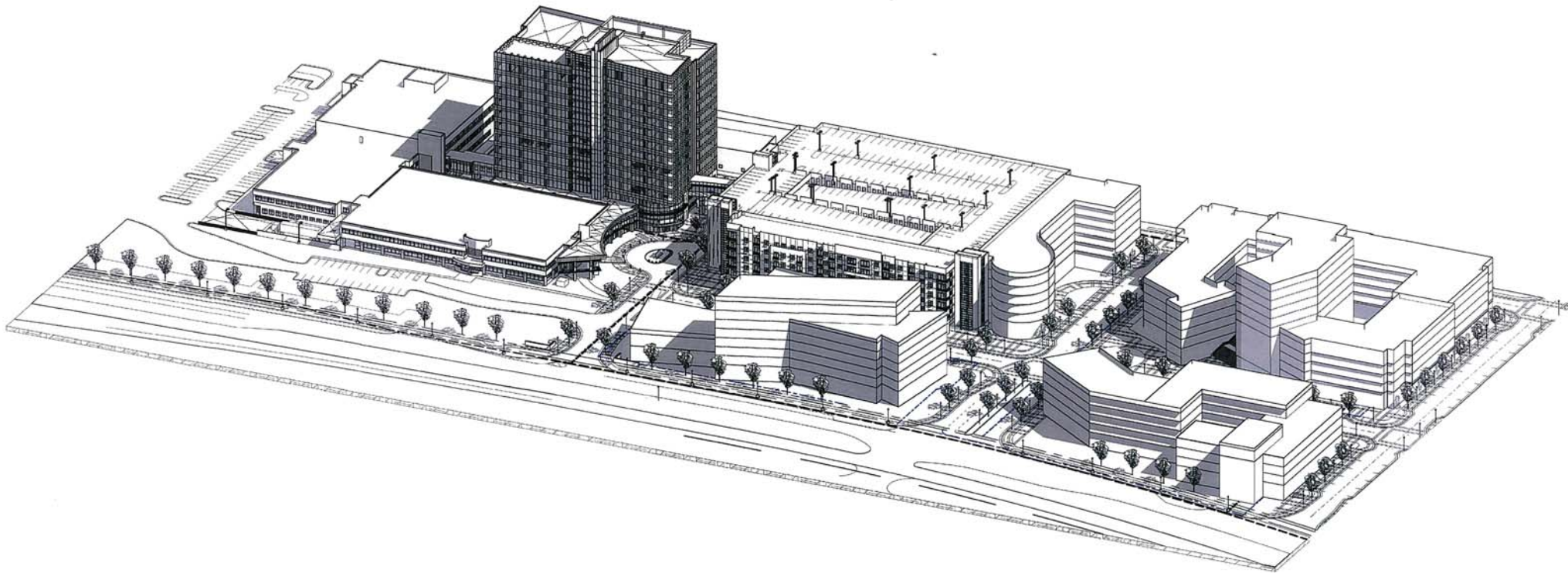
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SUMMIT POINTE

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SUMMIT POINTE

MASTER LEASING SITE PLAN

PALLADIUM AVE

1

AMENITIES
6,892 SF

RETAIL
2,037 SF

RETAIL
2,853 SF

AMENITIES
5,413 SF

RETAIL
2,898 SF

PARKING
37,386 S.F.

RETAIL
2,722 SF

RETAIL
2,898 SF

RETAIL
2,544 SF

RESTAURANT
5,532 SF

RETAIL
2,550 SF

RESTAURANT
8,328 SF

RETAIL
3,073 SF

RETAIL
3,001 SF

RETAIL
3,231 SF

RETAIL
3,157 SF

COMMERCIAL

1,891 SF | 2,234 SF | 2,104 SF | 2,067 SF | 2,099 SF

3

EXISTING BUILDING

PINNACLE DRIVE

SUMMIT PARK DRIVE

TERAVISTA DRIVE

BELAIRE AVE

2

COMMERCIAL
18,205 SF

OFFICE
4,604 SF

RETAIL
5,686 SF

RESTAURANT
4,309 SF

ROOF TOP BAR
ABOVE
2,490 SF

RESTAURANT
7,532 SF

RETAIL
3,348 SF

RETAIL
3,304 SF

RETAIL
3,212 SF

RETAIL
3,367 SF

APARTMENT
AMENITIES
3,340 SF

APARTMENT
ENTRY

RETAIL
5,414 SF

CAFE SEATING

POOL

4

VOLVO PARKWAY

	COMMERCIAL	RESTAURANT	RETAIL	OFFICE	AMENITIES
1	10,395 SF	8,328 SF	-----	-----	6,892 SF
2	18,205 SF	4,309 SF	5,686 SF	4,604 SF	------
3	-----	5,532 SF	30,964 SF	-----	5,413 SF
4	-----	10,022 SF	18,645 SF	-----	3,340 SF
	28,600 SF	28,191 SF	55,295 SF	4,604 SF	15,645 SF

PARKING ENTRANCES

PUBLIC ELEVATORS & STAIRS

SUMMIT POINTE

CONCEPT SITE PLAN

EDEN WAY

CROSSWAYS BLVD.

EXECUTIVE BLVD.

PHASE I **PHASE II**

PALLADIUM AVE.

Existing Dollar Tree Building

NEW Dollar Tree Headquarters

PINNACLE DR.

SUMMIT PARK DR.

TERAVISTA DR.

BELAIRE AVE.

VOLVO PKWY

■ = Grocery

■ = Retail

◤ = Restaurants

◣ = Restaurant/Bank

PHASE I = Under Construction

SUMMIT POINTE

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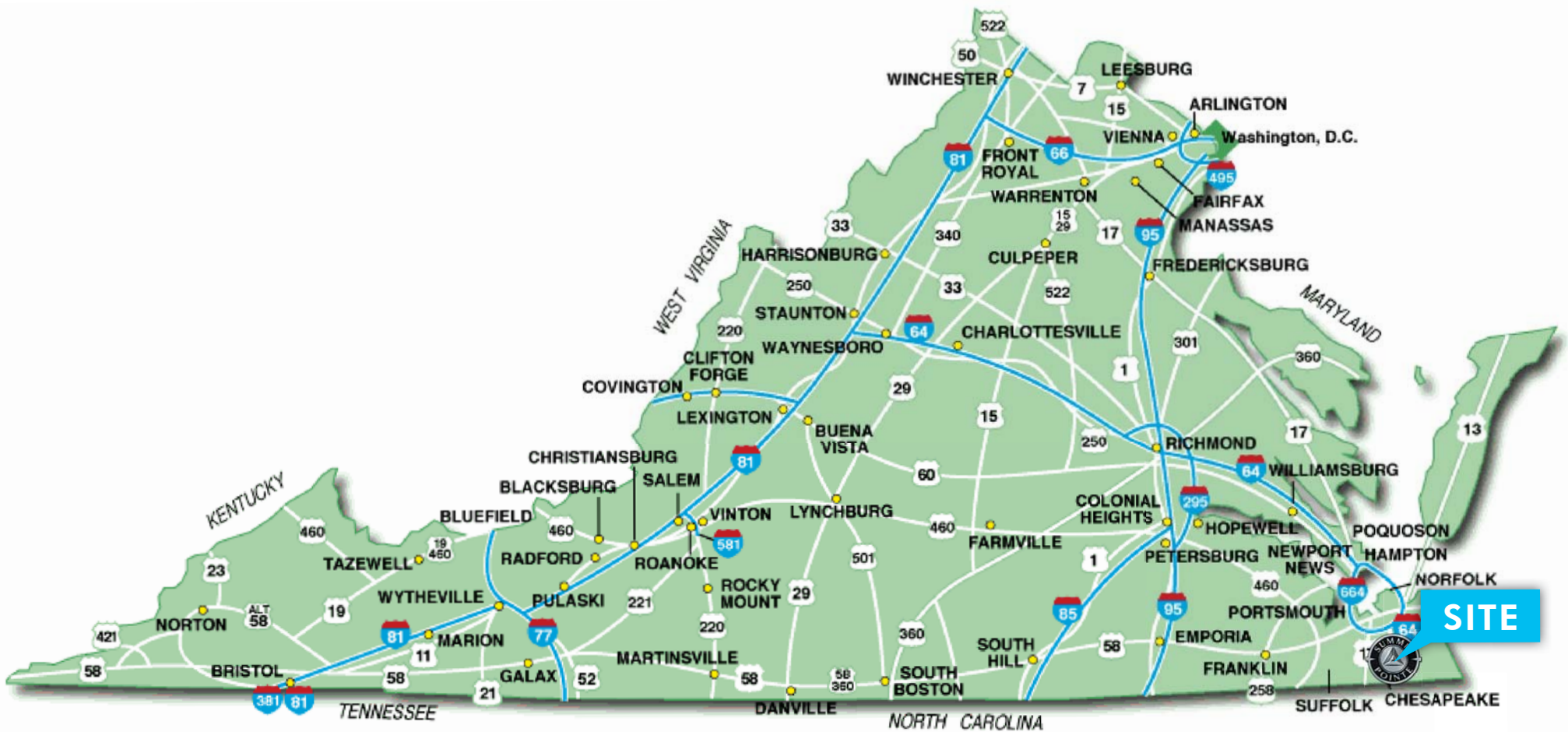Part of the CBRE affiliate network

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SUMMIT POINTE

VIRGINIA MAP

SUMMIT POINTE

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KEY FACTS

1,051,037 Population

2.6 Average Household Size

385,009 Number of Households

35.1 Median Age

$77,416 Average Household Income

BUSINESS

33,394 Total Businesses

509,337 Total Employees

EMPLOYMENT

White Collar — 62.6%

Blue Collar — 20.3%

Services — 17.1%

5.2% Unemployment Rate

INCOME

$59,911 Median Household Income

$29,220 Per Capita Income

EDUCATION

8.9% No High School Diploma

20.2% High School Graduate

26% Some College

39% Bachelor's/Grad/Prof Degree

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PLACE OF WORK

	5 Miles	10 Miles	15 Miles
2017 Businesses	6,644	23,799	33,394
2017 Employees	102,330	408,975	516,820

POPULATION

	5 Miles	10 Miles	15 Miles
2017 Population - Current Year Estimate	207,441	722,679	1,051,037
2022 Population - Five Year Projection	218,615	751,417	1,090,715
2010 Population - Census	191,631	702,884	997,071
2000 Population - Census	177,344	654,149	946,074
2010-2017 Annual Population Growth Rate	1.10%	0.38%	0.73%
2017-2022 Annual Population Growth Rate	1.05%	0.78%	0.74%

AGE

	5 Miles		10 Miles		15 Miles	
2017 Population	207,441		722,679		1,051,037	
Age 0-4	13,527	6.5%	45,933	6.4%	65,454	6.2%
Age 5-9	13,940	6.7%	46,847	6.5%	66,458	6.3%
Age 10-14	13,674	6.6%	45,843	6.3%	64,967	6.2%
Age 15-19	12,489	6.0%	46,808	6.5%	69,897	6.7%
Age 20-24	13,270	6.4%	52,915	7.3%	90,681	8.6%
Age 25-29	15,953	7.7%	57,594	8.0%	86,771	8.3%
Age 30-34	15,873	7.7%	55,043	7.6%	79,274	7.5%
Age 35-39	14,599	7.0%	49,212	6.8%	70,323	6.7%
Age 40-44	12,882	6.2%	43,674	6.0%	62,812	6.0%
Age 45-49	12,857	6.2%	44,257	6.1%	63,737	6.1%
Age 50-54	14,078	6.8%	48,273	6.7%	69,140	6.6%
Age 55-59	14,143	6.8%	48,159	6.7%	68,390	6.5%
Age 60-64	11,980	5.8%	40,847	5.7%	57,534	5.5%
Age 65-69	9,834	4.7%	33,619	4.7%	47,030	4.5%
Age 70-74	7,122	3.4%	23,988	3.3%	33,341	3.2%
Age 75-79	4,746	2.3%	16,353	2.3%	22,561	2.1%
Age 80-84	3,203	1.5%	11,371	1.6%	15,774	1.5%
Age 85 and Older	3,272	1.6%	11,946	1.7%	16,894	1.6%
2017 Median Age	36.7		36.1		35.1	

RACE AND ETHNICITY

	5 Miles		10 Miles		15 Miles	
2017 Population	207,441		722,679		1,051,037	
White	111,058	53.5%	377,627	52.3%	593,771	56.5%
Black or African American	69,637	33.6%	252,588	35.0%	328,384	31.2%
Asian	12,298	5.9%	41,167	5.7%	52,680	5.0%
American Indian or Alaska Native	815	0.4%	2,904	0.4%	4,443	0.4%
Pacific Islander	216	0.1%	1,022	0.1%	1,655	0.2%
Other Race	4,364	2.1%	15,436	2.1%	24,096	2.3%
Two or More Races	9,052	4.4%	31,935	4.4%	46,008	4.4%
Hispanic	14,501	7.0%	52,023	7.2%	80,662	7.7%
White Non-Hispanic	104,213	50.2%	352,868	48.8%	554,138	52.7%

EDUCATION

	5 Miles		10 Miles		15 Miles	
2017 Population 25 and Over	140,542		484,334		693,581	
Less than 9th Grade	3,274	2.3%	12,497	2.6%	17,048	2.5%
9-12th Grade - No Diploma	9,086	6.5%	34,328	7.1%	44,440	6.4%
High School Diploma	29,667	21.1%	100,764	20.8%	140,006	20.2%
GED or Alternative Credential	6,175	4.4%	21,982	4.5%	30,950	4.5%
Some College - No Degree	37,343	26.6%	125,700	26.0%	180,357	26.0%
Associate`s Degree	13,707	9.8%	47,735	9.9%	67,706	9.8%
Bachelor`s Degree	27,359	19.5%	90,622	18.7%	135,759	19.6%
Graduate or Professional Degree	13,931	9.9%	50,706	10.5%	77,315	11.1%

GENDER

	5 Miles		10 Miles		15 Miles	
2017 Population	207,441		722,679		1,051,037	
Males	99,615	48.0%	349,245	48.3%	520,754	49.5%
Females	107,826	52.0%	373,434	51.7%	530,283	50.5%

MARITAL STATUS

	5 Miles		10 Miles		15 Miles	
2017 Population 15+	166,301		584,056		854,158	
Never Married	53,343	32.1%	210,196	36.0%	304,888	35.7%
Married	84,039	50.5%	275,660	47.2%	408,227	47.8%
Widowed	8,915	5.4%	30,520	5.2%	42,723	5.0%
Divorced	20,004	12.0%	67,680	11.6%	98,320	11.5%

EMPLOYMENT STATUS

	5 Miles		10 Miles		15 Miles	
2017 Civilian Population 16+ in Labor Force	102,681		359,756		509,337	
2017 Employed Civilian Population 16+	97,533	95.0%	340,437	94.6%	482,603	94.8%
2017 Unemployed Population 16+	5,148	5.0%	19,319	5.4%	26,733	5.2%

CLASS OF WORKER

	5 Miles		10 Miles		15 Miles	
2017 Employed Civilian Population 16+	97,533		340,437		482,603	
White Collar	61,088	62.6%	207,948	61.1%	298,262	61.8%
Services	16,685	17.1%	63,201	18.6%	87,665	18.2%
Blue Collar	19,759	20.3%	69,288	20.4%	96,674	20.0%

DAYTIME POPULATION

	5 Miles		10 Miles		15 Miles	
2017 Daytime Population	204,080		770,504		1,072,360	
Daytime Workers	98,327	48.2%	403,877	52.4%	557,830	52.0%
Daytime Residents	105,753	51.8%	366,627	47.6%	514,530	48.0%

SUMMIT POINTE

5, 10, & 15 MILE DEMOGRAPHICS

HOUSEHOLDS

	5 Miles	10 Miles	15 Miles
2017 Households - Current Year Estimate	77,248	267,979	385,009
2022 Households - Five Year Projection	81,362	278,384	399,415
2010 Households - Census	71,684	254,160	366,140
2000 Households - Census	64,515	238,294	342,067
2010-2017 Annual Household Growth Rate	1.04%	0.73%	0.70%
2017-2022 Annual Household Growth Rate	1.04%	0.76%	0.74%
2017 Average Household Size	2.65	2.63	2.60

HOUSEHOLD INCOME

2017 Households	**77,248**		**267,973**		**384,995**	
Under $15,000	7,507	9.7%	27,509	10.3%	36,237	9.4%
$15,000-$24,999	6,030	7.8%	21,617	8.1%	30,399	7.9%
$25,000-$34,999	6,786	8.8%	24,705	9.2%	35,398	9.2%
$35,000-$49,999	9,619	12.5%	36,655	13.7%	52,908	13.7%
$50,000-$74,999	15,203	19.7%	53,318	19.9%	75,786	19.7%
$75,000-$99,999	12,097	15.7%	38,689	14.4%	55,029	14.3%
$100,000-$149,999	13,280	17.2%	41,407	15.5%	60,644	15.8%
$150,000-$199,999	4,161	5.4%	14,000	5.2%	21,595	5.6%
$200,000 and Over	2,565	3.3%	10,073	3.8%	17,000	4.4%
2017 Average Household Income	$75,002		$74,191		$77,416	
2022 Average Household Income	$83,603		$83,088		$86,695	
2017 Median Household Income	$61,811		$58,589		$59,911	
2022 Median Household Income	$66,245		$62,568		$64,387	
2017 Per Capita Income	$28,193		$27,982		$29,220	
2022 Per Capita Income	$31,353		$31,234		$32,578	

HOUSING VALUE

2017 Owner Occupied Housing Units	**48,092**		**161,346**		**228,230**	
Under $50,000	1,613	3.4%	4,296	2.7%	5,377	2.4%
$50,000-$99,999	1,039	2.2%	4,307	2.7%	5,266	2.3%
$100,000-$149,999	3,906	8.1%	15,416	9.6%	18,906	8.3%
$150,000-$199,999	7,844	16.3%	29,963	18.6%	38,476	16.9%
$200,000-$249,999	9,382	19.5%	29,955	18.6%	39,998	17.5%
$250,000-$299,999	8,487	17.6%	24,018	14.9%	32,549	14.3%
$300,000-$399,999	9,778	20.3%	29,624	18.4%	43,346	19.0%
$400,000-$499,999	3,420	7.1%	12,002	7.4%	19,438	8.5%
$500,000-$749,999	1,904	4.0%	7,852	4.9%	15,393	6.7%
$750,000-$999,999	367	0.8%	2,316	1.4%	5,492	2.4%
$1,000,000 and Over	351	0.7%	1,597	1.0%	3,991	1.7%
2017 Median Value of Owner Occ. Housing Units	$251,541		$244,552		$259,360	
2017 Average Value of Owner Occ. Housing Units	$277,292		$282,903		$310,691	
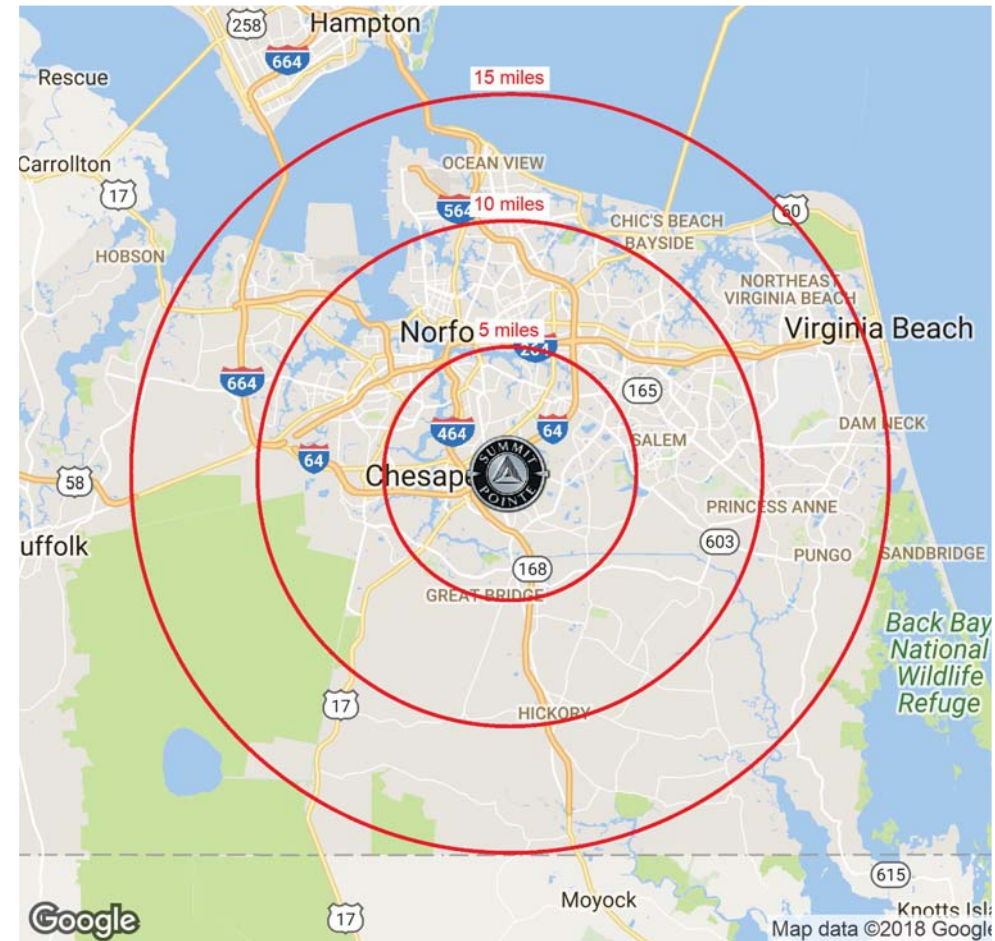
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1 500 Volvo Pkwy	36.769815	-76.241493

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