



For Lease

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Former Rite Aid

2040 Atlantic Avenue | Chesapeake, Virginia 23324

- 13,813 sf
- Freestanding former drug store building with drive-thru
- Located at signalized intersection of Atlantic Avenue and Campostella Road

Property Overview: The subject property is located at the signalized intersection of Atlantic Avenue and Campostella Road and is adjacent to a busy Food Lion center. The property is surrounded by an abundance of retail including Dollar General, CVS, Dollar Tree, and AutoZone. The former Rite Aid has excellent visibility to Atlantic Avenue and the building itself appears to be in generally good condition.

Property Address: 2040 Atlantic Avenue, Chesapeake, VA 23324

Building Size: 13,813 sf

Lot Size: 1.78 acres

Zoning: B1

Signage: Building sign & pylon signage

Lease Rate: \$16.00 PSF

Real Estate Taxes: \$29,109 annually

Traffic Counts: 16,000 ADT (Atlantic Avenue)
10,000 ADT (Campostella Road)

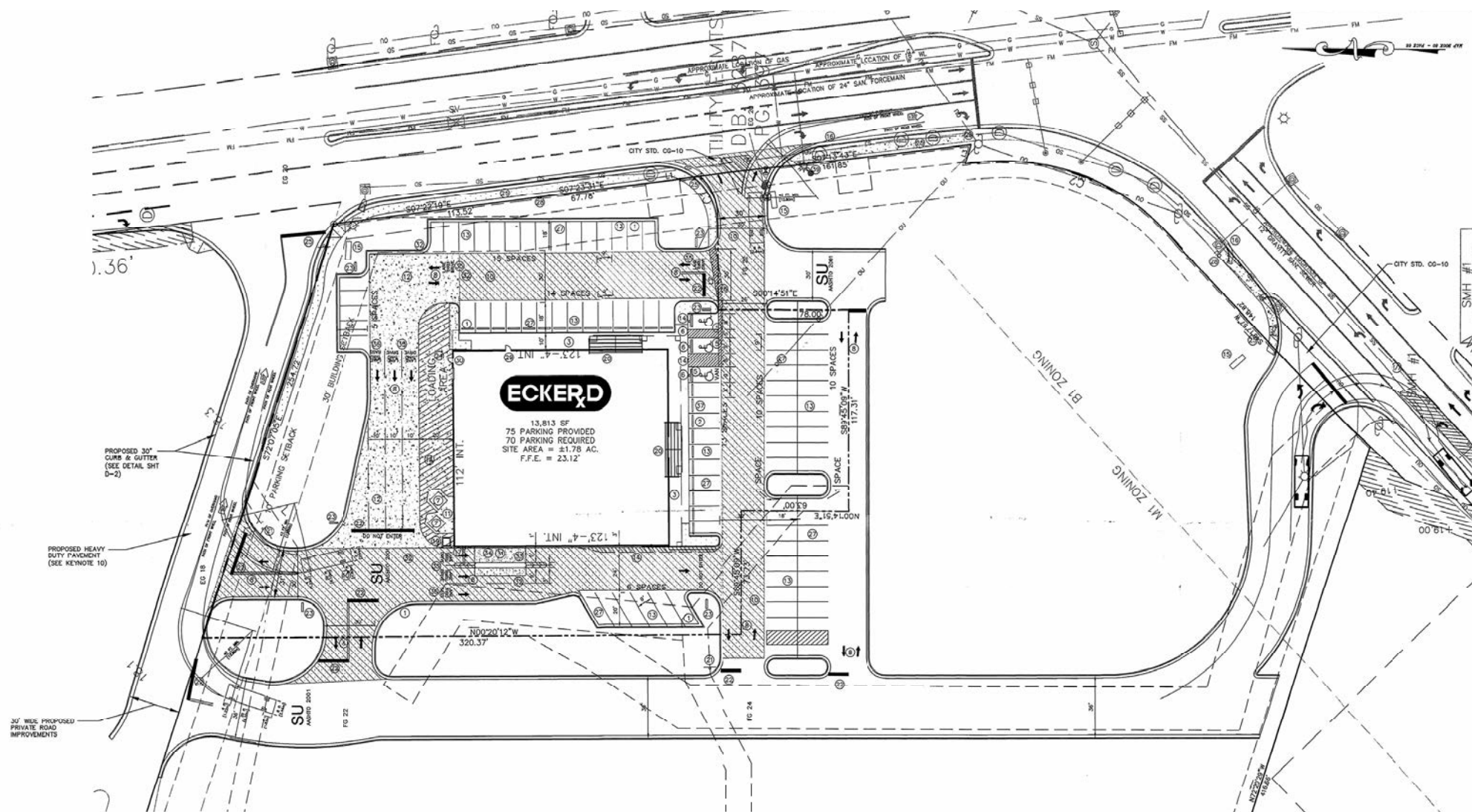
Loading: Grade-level roll up door

Access: Signalized access to Atlantic Avenue

Property Summary

Demographics	1 Mile	3 Miles	5 Miles
Population	13,290	81,812	246,999
Average HH Income	\$85,036	\$82,002	\$89,433
Daytime Population	10,750	96,475	285,748

Site Plan



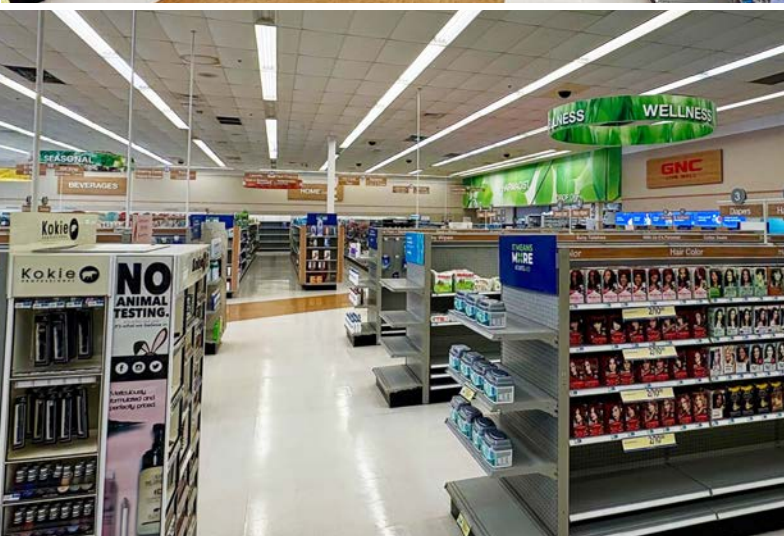
SITE KEY NOTES:

- ① 2'-0" COMBINATION CURB AND GUTTER (DETAIL SHEET D-2)

DECEMBER 1960

SITE LEGEND

Photo Gallery



Aerial View





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