

**FOR LEASE OR FOR SALE**

# 1570 Crossways Blvd

CHESAPEAKE | VA, 23320

**RETAIL**

**5,374 SF RESTAURANT SPACE AVAILABLE!**



## CONTACT:

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**PROPERTY DESCRIPTION:** This former Lone Star Steakhouse located on Crossways Boulevard has great visibility from Greenbrier Parkway. The property is located within the #1 mixed use district in Hampton Roads. This submarket is the most desirable submarket in Hampton Roads for retailers being surrounded by 19 million square feet of commercial space

**ADDRESS:** 1570 Crossways Boulevard :: Chesapeake :: VA, 23320

**BUILDING SIZE:** 5,374 SF

**LAND:** 1.35 AC

**RENT:** \*Contact Agent\*

**SURROUNDING RETAIL:** Michael's, Office Depot, Ross, DSW, Regal Cinemas, Marshall's, Panera, Starbucks, Kelly's Tavern, Ulta, T.J.Maxx, Cracker Barrel, Buffalo Wild Wings, Best Buy, Target, Old Navy, Harris Teeter, and many more!

**ZONED:** B-2

**TRAFFIC COUNTS:** 78,000 Vehicles per day on Greenbrier Parkway  
12,000 Vehicles per day on Crossways Boulevard

## 2017 Demographics

	1-Mile	3-Mile	5-Mile
Population	5,196	102,235	214,837
Average Household Income	\$79,785	\$71,210	\$73,122
Daytime Population	23,476	110,610	211,643





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## AERIAL



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## DEMOGRAPHIC PROFILE

### 1570 CROSSWAYS BLVD

	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2017 Businesses	1,107	3,959	6,882
2017 Employees	21,700	66,056	107,039
<b>POPULATION</b>			
2017 Population - Current Year Estimate	5,196	102,235	214,837
2022 Population - Five Year Projection	5,706	108,552	225,273
2010 Population - Census	4,231	94,195	200,764
2000 Population - Census	3,880	86,029	187,658
2010-2017 Annual Population Growth Rate	2.87%	1.14%	0.94%
2017-2022 Annual Population Growth Rate	1.89%	1.21%	0.95%
<b>AGE</b>			
<b>2017 Population</b>	<b>5,196</b>	<b>102,235</b>	<b>214,837</b>
Age 0-4	320 6.2%	6,855 6.7%	13,988 6.5%
Age 5-9	307 5.9%	6,869 6.7%	14,306 6.7%
Age 10-14	288 5.5%	6,408 6.3%	13,935 6.5%
Age 15-19	271 5.2%	5,721 5.6%	13,263 6.2%
Age 20-24	355 6.8%	6,693 6.5%	14,244 6.6%
Age 25-29	499 9.6%	8,385 8.2%	16,683 7.8%
Age 30-34	451 8.7%	8,379 8.2%	16,586 7.7%
Age 35-39	386 7.4%	7,515 7.4%	15,128 7.0%
Age 40-44	323 6.2%	6,250 6.1%	13,139 6.1%
Age 45-49	309 5.9%	6,026 5.9%	12,966 6.0%
Age 50-54	337 6.5%	6,511 6.4%	14,196 6.6%
Age 55-59	364 7.0%	6,617 6.5%	14,389 6.7%
Age 60-64	330 6.4%	5,799 5.7%	12,291 5.7%
Age 65-69	255 4.9%	4,858 4.8%	10,234 4.8%
Age 70-74	162 3.1%	3,543 3.5%	7,498 3.5%
Age 75-79	101 1.9%	2,455 2.4%	5,049 2.4%
Age 80-84	68 1.3%	1,670 1.6%	3,449 1.6%
Age 85 and Older	67 1.3%	1,682 1.6%	3,495 1.6%
2017 Median Age	36.4	36.2	36.5
<b>RACE AND ETHNICITY</b>			
<b>2017 Population</b>	<b>5,196</b>	<b>102,235</b>	<b>214,837</b>
White	3,117 60.0%	51,472 50.3%	108,504 50.5%
Black or African American	1,364 26.3%	36,713 35.9%	76,987 35.8%
Asian	307 5.9%	6,168 6.0%	14,121 6.6%
American Indian or Alaska Native	25 0.5%	450 0.4%	867 0.4%
Pacific Islander	3 0.1%	90 0.1%	227 0.1%
Other Race	111 2.1%	2,523 2.5%	4,609 2.1%
Two or More Races	268 5.2%	4,819 4.7%	9,522 4.4%
Hispanic	355 6.8%	8,053 7.9%	15,313 7.1%
White Non-Hispanic	2,936 56.5%	47,856 46.8%	101,431 47.2%

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 <b>EDUCATION</b>						
<b>2017 Population 25 and Over</b>	<b>3,655</b>		<b>69,688</b>		<b>145,100</b>	
Less than 9th Grade	26	0.7%	1,646	2.4%	3,485	2.4%
9-12th Grade - No Diploma	65	1.8%	4,445	6.4%	9,633	6.6%
High School Diploma	562	15.4%	14,686	21.1%	30,843	21.3%
GED or Alternative Credential	177	4.8%	2,967	4.3%	6,242	4.3%
Some College - No Degree	916	25.1%	18,258	26.2%	38,562	26.6%
Associate`s Degree	503	13.8%	6,663	9.6%	14,390	9.9%
Bachelor`s Degree	940	25.7%	14,208	20.4%	27,972	19.3%
Graduate or Professional Degree	466	12.7%	6,815	9.8%	13,973	9.6%
 <b>GENDER</b>						
<b>2017 Population</b>	<b>5,196</b>		<b>102,235</b>		<b>214,837</b>	
Males	2,460	47.3%	48,626	47.6%	102,933	47.9%
Females	2,736	52.7%	53,609	52.4%	111,904	52.1%
 <b>MARITAL STATUS</b>						
<b>2017 Population 15+</b>	<b>4,281</b>		<b>82,105</b>		<b>172,607</b>	
Never Married	1,081	25.3%	26,593	32.4%	56,928	33.0%
Married	2,391	55.9%	40,701	49.6%	85,147	49.3%
Widowed	175	4.1%	3,957	4.8%	9,383	5.4%
Divorced	634	14.8%	10,854	13.2%	21,149	12.3%
 <b>EMPLOYMENT STATUS</b>						
<b>2017 Civilian Population 16+ in Labor Force</b>	<b>2,736</b>		<b>51,817</b>		<b>105,930</b>	
2017 Employed Civilian Population 16+	2,647	96.7%	49,259	95.1%	100,619	95.0%
2017 Unemployed Population 16+	88	3.2%	2,558	4.9%	5,311	5.0%
 <b>CLASS OF WORKER</b>						
<b>2017 Employed Civilian Population 16+</b>	<b>2,647</b>		<b>49,259</b>		<b>100,619</b>	
White Collar	1,909	72.1%	30,967	62.9%	62,970	62.6%
Services	309	11.7%	8,708	17.7%	17,613	17.5%
Blue Collar	429	16.2%	9,584	19.5%	20,038	19.9%
 <b>DAYTIME POPULATION</b>						
<b>2017 Daytime Population</b>	<b>23,476</b>		<b>110,610</b>		<b>211,643</b>	
Daytime Workers	21,067	89.7%	59,008	53.3%	101,757	48.1%
Daytime Residents	2,409	10.3%	51,602	46.7%	109,886	51.9%

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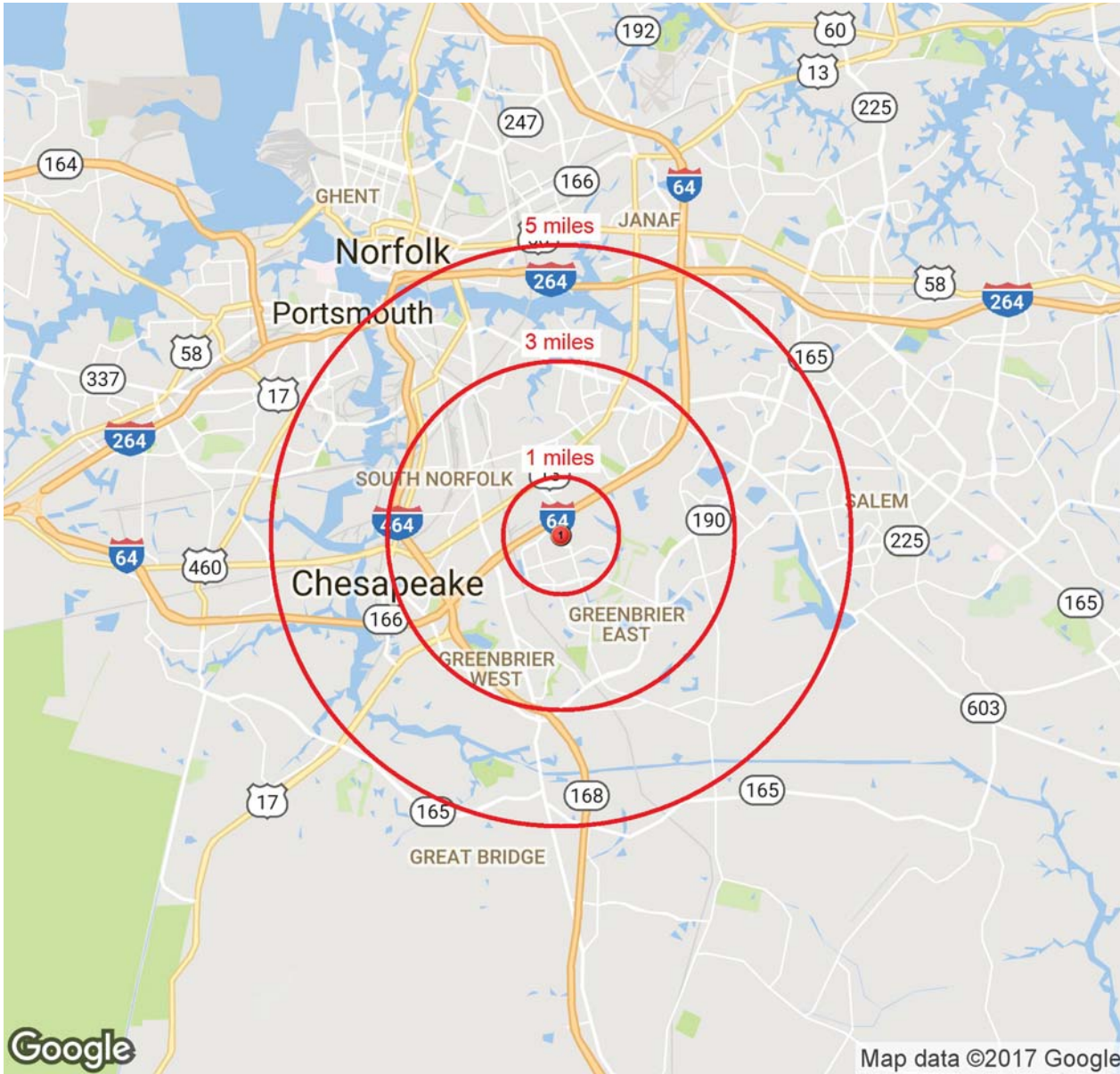
	1 MILE		3 MILES		5 MILES	
 <b>HOUSEHOLDS</b>						
2017 Households - Current Year Estimate	2,279		39,672		79,474	
2022 Households - Five Year Projection	2,514		42,139		83,339	
2010 Households - Census	1,866		36,578		74,463	
2000 Households - Census	1,565		32,110		67,911	
2010-2017 Annual Household Growth Rate	2.80%		1.13%		0.90%	
2017-2022 Annual Household Growth Rate	1.98%		1.21%		0.95%	
2017 Average Household Size	2.27		2.55		2.65	
 <b>HOUSEHOLD INCOME</b>						
<b>2017 Households</b>	<b>2,279</b>		<b>39,672</b>		<b>79,474</b>	
Under \$15,000	87	3.8%	3,940	9.9%	7,849	9.9%
\$15,000-\$24,999	150	6.6%	3,182	8.0%	6,330	8.0%
\$25,000-\$34,999	158	6.9%	3,676	9.3%	6,947	8.7%
\$35,000-\$49,999	292	12.8%	5,036	12.7%	10,442	13.1%
\$50,000-\$74,999	554	24.3%	8,579	21.6%	16,024	20.2%
\$75,000-\$99,999	488	21.4%	6,511	16.4%	12,320	15.5%
\$100,000-\$149,999	377	16.5%	5,868	14.8%	13,106	16.5%
\$150,000-\$199,999	92	4.0%	1,769	4.5%	4,124	5.2%
\$200,000 and Over	82	3.6%	1,110	2.8%	2,332	2.9%
2017 Average Household Income	\$79,785		\$71,210		\$73,122	
2022 Average Household Income	\$89,110		\$79,273		\$81,395	
2017 Median Household Income	\$68,681		\$59,089		\$60,231	
2022 Median Household Income	\$74,631		\$62,559		\$64,158	
2017 Per Capita Income	\$33,489		\$27,807		\$27,421	
2022 Per Capita Income	\$37,479		\$30,914		\$30,471	
 <b>HOUSING VALUE</b>						
<b>2017 Owner Occupied Housing Units</b>	<b>1,281</b>		<b>22,903</b>		<b>49,077</b>	
Under \$50,000	11	0.9%	1,140	5.0%	1,555	3.2%
\$50,000-\$99,999	13	1.0%	496	2.2%	1,020	2.1%
\$100,000-\$149,999	87	6.8%	1,976	8.6%	4,127	8.4%
\$150,000-\$199,999	225	17.6%	4,454	19.4%	8,424	17.2%
\$200,000-\$249,999	392	30.6%	4,833	21.1%	10,126	20.6%
\$250,000-\$299,999	202	15.8%	4,085	17.8%	8,846	18.0%
\$300,000-\$399,999	154	12.0%	3,865	16.9%	9,299	18.9%
\$400,000-\$499,999	91	7.1%	1,159	5.1%	3,243	6.6%
\$500,000-\$749,999	43	3.4%	502	2.2%	1,705	3.5%
\$750,000-\$999,999	19	1.5%	229	1.0%	376	0.8%
\$1,000,000 and Over	44	3.4%	163	0.7%	356	0.7%
2017 Median Value of Owner Occ. Housing Units	\$238,839		\$235,020		\$246,477	
2017 Average Value of Owner Occ. Housing Units	\$303,357		\$257,407		\$272,431	

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