

87,442 SF AVAILABLE

1416 STEPHANIE WAY
Chesapeake, VA 23320

**CUSHMAN &
WAKEFIELD**
THALHIMER



**Highly Desirable
Greenbrier Submarket
Opportunity**

Available Q1 2023



BUILDING / SITE DETAILS

Building Features

- TOTAL SF +/- 87,442 SF
- YEAR BUILT 1998
- LOADING One 12'w x 10'h Grade Level Door
- CLEAR HEIGHT 19' - 30'
- PARKING 449 Spaces
- SPRINKLER Wet
- CONSTRUCTION Metal over block
- COLUMNS Free Span
- POWER 3 Phase / 460 Volts
- FLOOR THICKNESS 8" -10" (to be confirmed)
- ROOF / AGE Metal / 1998

Site Specifications

- SITE SIZE 6.99 Acres
- ZONING B-2 –General Business
- POWER Dominion Energy
- WATER 12" line; City of Chesapeake
- SEWER 8" line; City of Chesapeake
- GAS Virginia Natural Gas
- TELECOM Cox; Verizon
- INCENTIVES TIF Greenbrier
Foreign Trade Zone #20
BPOL Tax Exemption
ED Investment Program

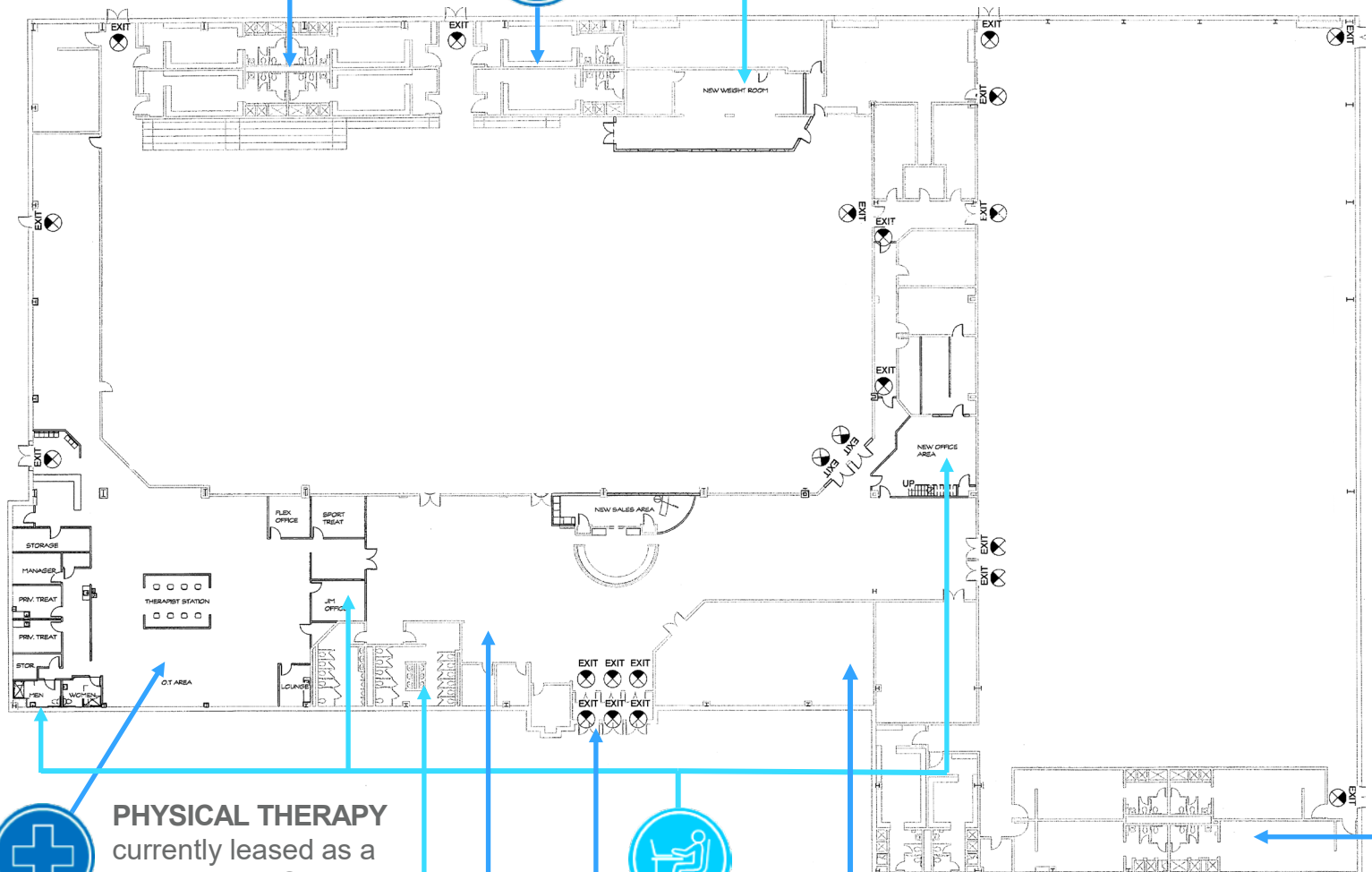


Building Plan

LOCKER ROOMS
ten (10) separate rooms
with showers and toilets



WEIGHT ROOM
with machines,
free weights and
treadmills



PHYSICAL THERAPY
currently leased as a
clinic by Bon Secours
In Motion Physical
Therapy

RESTROOMS

eleven (11) women's stalls
and nine (9) men's stalls in
the Main Lobby; forty-two (42)
stalls throughout entire
building



OFFICE SPACE
in three separate
locations totaling
approx. 6,500 SF



MAIN LOBBY ENTRANCE
with six (6) sets of double-
door entryways



RETAIL 'PRO SHOP' adjacent
to the Main Lobby Entrance,
totaling approx. 2,200 SF



CONCESSIONS
kitchen and vending area



BY THE NUMBERS

1 MILE RADIUS

5,039

Total Population

15,429

Daytime Population

\$90,503

Average HH Income

36.9

Median Age

3 MILE RADIUS

101,193

Total Population

103,502

Daytime Population

\$79,949

Average HH Income

36.9

Median Age

5 MILE RADIUS

210,775

Total Population

207,846

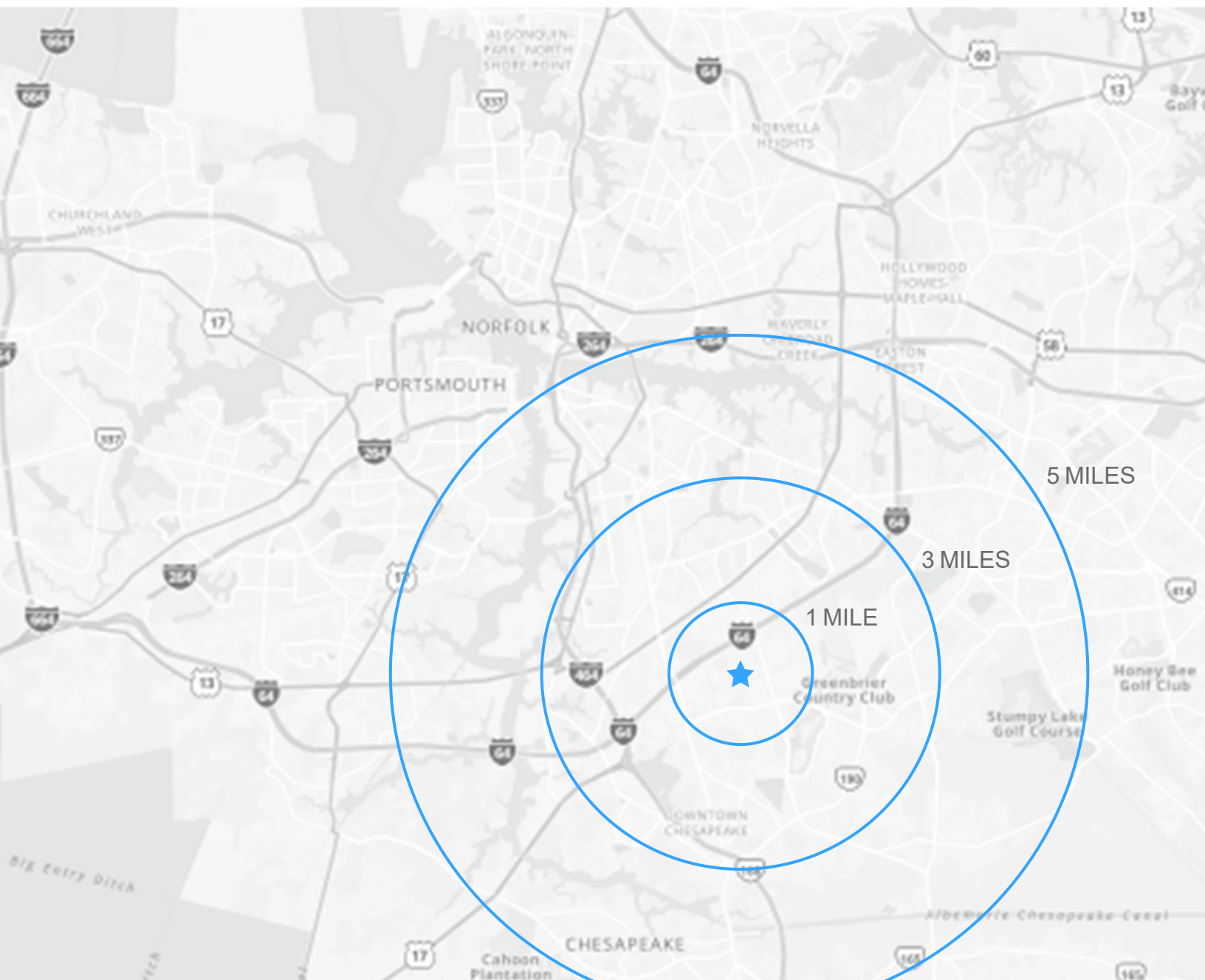
Daytime Population

\$85,191

Average HH Income

37.4

Median Age



Location Highlights

Regional:

The Hampton Roads MSA encompasses a robust self-sustaining economy that is centered around a large defense presence and the sixth largest port in the United States. With a population of over 1.8 million and \$100 billion in gross regional product, the region features 22 military installations, 83,000+ active-duty military personnel, the fastest growing and most efficient container port in the US, and \$68B of cargo moving through the Port of Virginia annually. The Hampton Roads MSA is an essential location for large businesses and defense contractor operations and has become a key global supply chain gateway to and from the US market post-pandemic.

Submarket:

The Greenbrier submarket sits in the heart of the Hampton Roads MSA, offering easy access to Norfolk, Virginia Beach, and Portsmouth via I-64, the MSA's main arterial roadway. Conveniently located with direct interstate access, the Property can accommodate commuters from the entire Hampton Roads area while benefiting from close proximity to major corporate users. Greenbrier is a dense trade area with over 3M SF of office space, 8M SF of industrial space, and 4.2M SF of existing retail space, making it the largest mixed-use development and most highly sought-after submarket in the entire region.



SUMMIT POINTE DEVELOPMENT
CHESAPEAKE, VIRGINIA

Submarket Activity

Its central Hampton Roads location, easy interstate access afforded by Greenbrier Parkway and Battlefield Boulevard, and strong daytime and household demographics makes the Greenbrier trade area one of the most sought-after submarkets in all of Hampton Roads. As the largest mixed-use development in the region, Greenbrier features more than 3M SF of office space, 8M SF of industrial space, and 4.2M SF of retail space.



SUMMIT POINTE
500,000 SF | 69 Acres
New Mixed-Use Development

- Office
- Retail
- Restaurants
- Entertainment
- 403 Luxury Residences

**FUTURE MULTIFAMILY (700 Units)
AND COMMERCIAL DEVELOPMENT**

THREE OAKS INDUSTRIAL PARK
90 Acres of M1, Light Industrial Land

FUTURE MULTIFAMILY DEVELOPMENT
(Bonaventure approximately 721 units)

GREENBRIER MALL

CHILLED PONDS - 1416 Stephanie Way

CHESAPEAKE CITY PARK

For more information, please contact:

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