



RETAIL PROPERTY FOR LEASE

CROSSWAYS SHOPPING CENTER NORTH

1589-1593 CROSSWAYS BOULEVARD, CHESAPEAKE, VA 23320



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PROPERTY OVERVIEW



OFFERING SUMMARY

Inline SF:	14,000 - 20,000 SF
Outparcel SF:	Up to 10,000 SF
Lease Rate:	Negotiable
Lot Size:	12.28 Acres
Building Size:	152,564 SF
Traffic Count:	73,000 VPD on Greenbrier Plwy
	120,000 VPD on I-64

PROPERTY OVERVIEW

Crossways Shopping Center North is a 152,564 SF regional shopping center located in Chesapeake, Virginia. The property provides excellent stability and benefits from its prime location within the dominant Greenbrier submarket. Neighboring traffic driving retailers include Target, Marshalls, DSW, Ulta, TJ Maxx, Harris Teeter, Regal Cinemas, and Dillard's.

PROPERTY HIGHLIGHTS

- Signalized access off Greenbrier Parkway at Crossways Boulevard
- Large monument sign
- Destination tenants with long-term leases include Grand Furniture, Joann, Ashley Home Store and Coast Guard Exchange
- Close Proximity to major employment centers: Dollar Tree, Canon, Capital One, Cox Communications, QVC, Sentara Healthcare

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SITE PLAN



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ADDITIONAL PHOTOS



RETAILER MAP



Canon Information Technology

Crossways Shopping Center North



JO-ANN
fabrics and crafts

GRAND
FURNITURE



Greenbrier Mall



Sears



Dillard's



HomeGoods

Sentara College of Health Sciences

Sentara Healthcare

KOHL'S

Walmart at home



Cox Business

Dollar Tree Corporation

chico's



Crossways Center



Michaels

Marshalls

ROSS
DRESS FOR LESS



KIRKLAND'S

Greenbrier Marketcenter



BED BATH & BEYOND



PETSMART

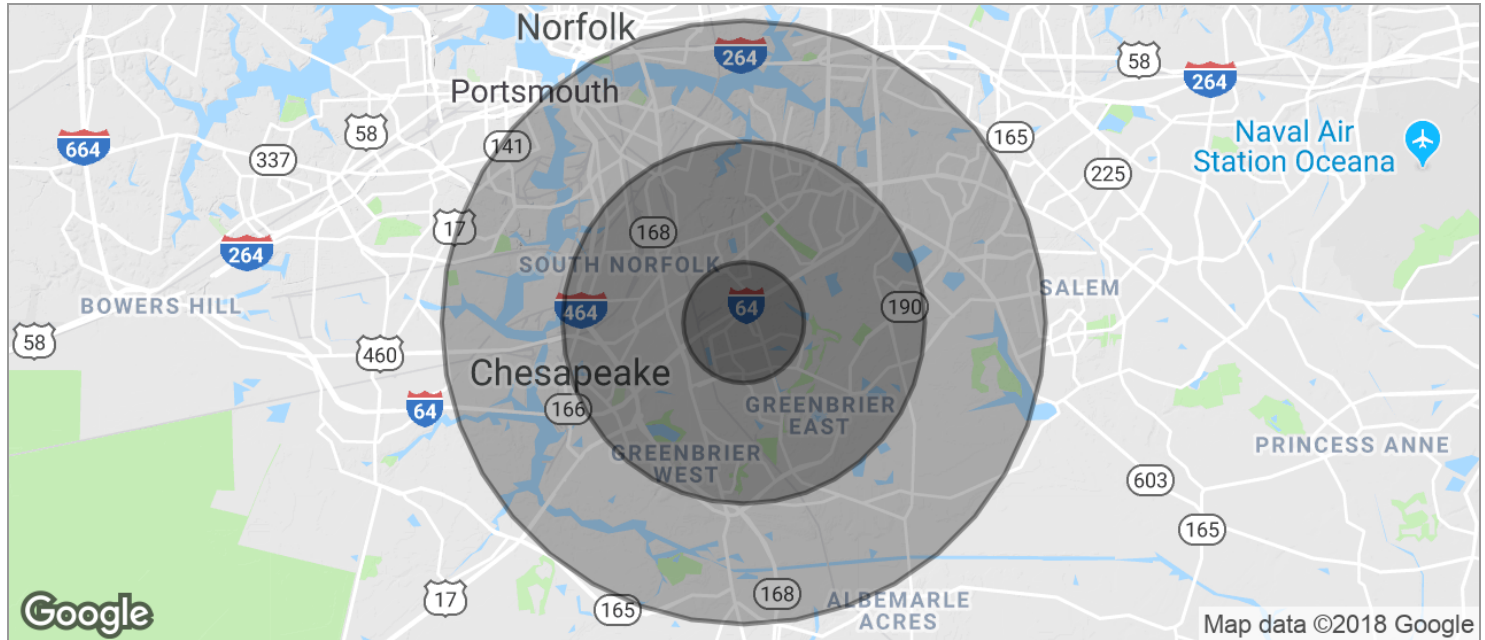


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CONDOMINIUMS

CROSSWAYS SHOPPING CENTER NORTH

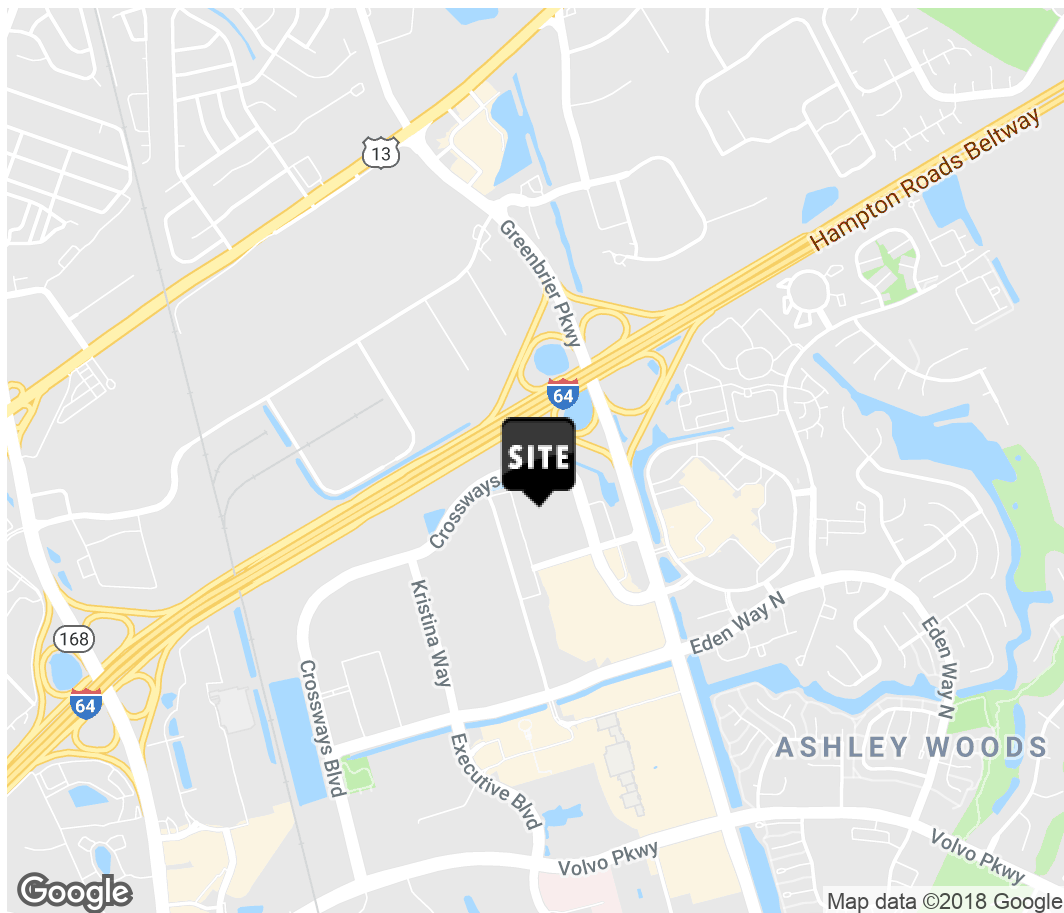
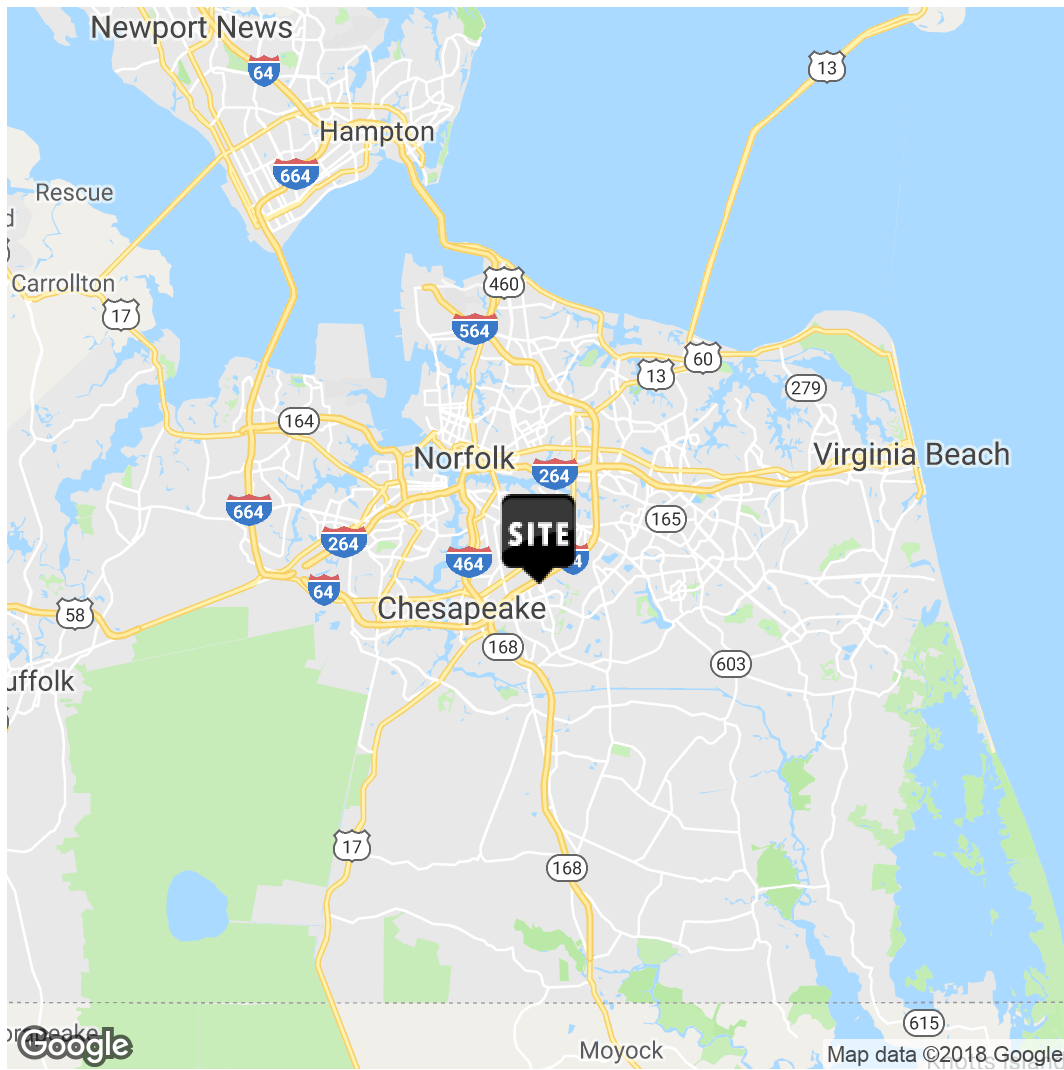
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,687	88,755	200,146
MEDIAN AGE	33.1	34.4	34.9
MEDIAN AGE (MALE)	33.3	32.0	32.7
MEDIAN AGE (FEMALE)	32.8	36.2	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,263	35,066	74,716
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$75,128	\$64,298	\$68,073
AVERAGE HOUSE VALUE	\$302,281	\$255,356	\$269,106

* Demographic data derived from 2010 US Census



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