

RETAIL FOR LEASE

# Greenbrier Marketcenter

GREENBRIER PARKWAY | CHESAPEAKE, VIRGINIA

RETAIL

**42,296 SF JUNIOR ANCHOR SPACE AVAILABLE**

## PROPERTY DESCRIPTION

Greenbrier Marketcenter is located on Greenbrier Parkway between Eden Way and Volvo Parkway. The center is a premier power center anchored by Target, Harris Teeter, Best Buy, Barnes and Noble, Stein Mart among others. The property is within close proximity to the Greenbrier Mall, Greenbrier Business Park and Crossways Commerce Center.

- + #1 Mixed Use District in Hampton Roads
- + Busiest center in Chesapeake
- + Traffic Counts 72,000 VPD on Greenbrier Parkway
- + Premier power center located in the most desirable submarket in Hampton Roads
- + **Babies R Us space available!**



## CONTACT US

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## PROPERTY INFO

### SUBMARKET DESCRIPTION

The Greenbrier submarket is the number one mixed use business district in the Hampton Roads region, surrounded by 19 million square feet of commercial space and more than 51,000 employees. This submarket is home to some of the region's largest employers including Canon, Capital One, Cox Communications, Dollar Tree Stores, QVC, and Sentara Healthcare.

### ADDRESS

1212-1340 Greenbrier Parkway | Chesapeake, VA 23320

### SHOPPING CENTER SIZE

493,878 SF

### TENANTS

Target, Barnes and Noble, Harris Teeter, PetSmart, Bed Bath and Beyond, Old Navy, Pier One Imports, OfficeMax, Jimmy Johns, Qdoba, 17th Street Surf Shop, Stein Mart, Gamestop, T.A.P.S., Payless Shoe Source, Best Buy, Men's Warehouse, Hallmark, Best Cuts, Wildbirds Unlimited, Hand & Stone Massage and Facial Spa, Tropical Smoothie Cafe

### OUTPARCEL TENANTS

Boston Market, Buffalo Wild Wings, Towne Bank, Southern Bank and Trust, Fazoli's, Wells Fargo

### AREA TENANTS

DSW, Kirkland's, Starbucks, Zoe's Kitchen, Ross Dress for Less, TJ Maxx, Ultra, Value City Furniture, Panera Bread, Macy's, Dillard's, Chicos, Jos A. Banks, Children's Place, Rack Room Shoes, Michael's

### AVAILABILITY

UNIT 9000 - 42,296 SF (BABIES R US Space Available)

### DEMOGRAPHICS

#### 2018 Demographics

	1-Mile	3-Mile	5-Mile
Population	6,901	100,746	216,178
Average HH Income	\$86,146	\$77,222	\$78,895
Daytime Population	19,762	107,374	198,651

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SUITE	TENANT	SF
210	17th Street Surf Shop	4,000
220A	Hand & Stone Massage and Facial	2,345
220B	Tropical Smoothie Cafe	1,655
230	Verizon Wireless	3,200
14	Stein Mart	36,000
D	Pier One Imports	12,000
5000	Petsmart	25,040
3	Target	117,200
308	Ballahack Outdoor	3,948
310	Gamestop	1,958
311	Dollar Stop	4,229
9	Old Navy	14,000
7000	Bed, Bath & Beyond	40,484
410	T.A.P. S.	2,720
420	Payless Show Source	2,400
430	Sally Beauty Supply	1,600

SUITE	TENANT	SF
8000	OfficeMax	23,484
9000	AVAILABLE	42,296
10000	Best Buy	45,106
8	Barnes & Noble	29,974
2000	Harris Teeter	51,806
110	Jimmy John's	1,600
120	Dr. Henry Jenkins	1,600
130	Play It Again Sports	2,300
140	Anthony Vince	2,900
160	Qdoba	2,400
510	Baker's Crust	3,799
530	Men's Wearhouse	4,719
550	Hallmark Showcase	4,719
560	Best Cuts	1,165
570	Wildbirds Unlimited	1,295

OUTPARCEL	AC
Walgreen's	1.55
Fazoli's	1.20
National Bank	1.43
Boston Market	1.53
Souther Bank and Trust	1.0
Buffalo Wild Wings	1.6
Monarch Bank	1.92



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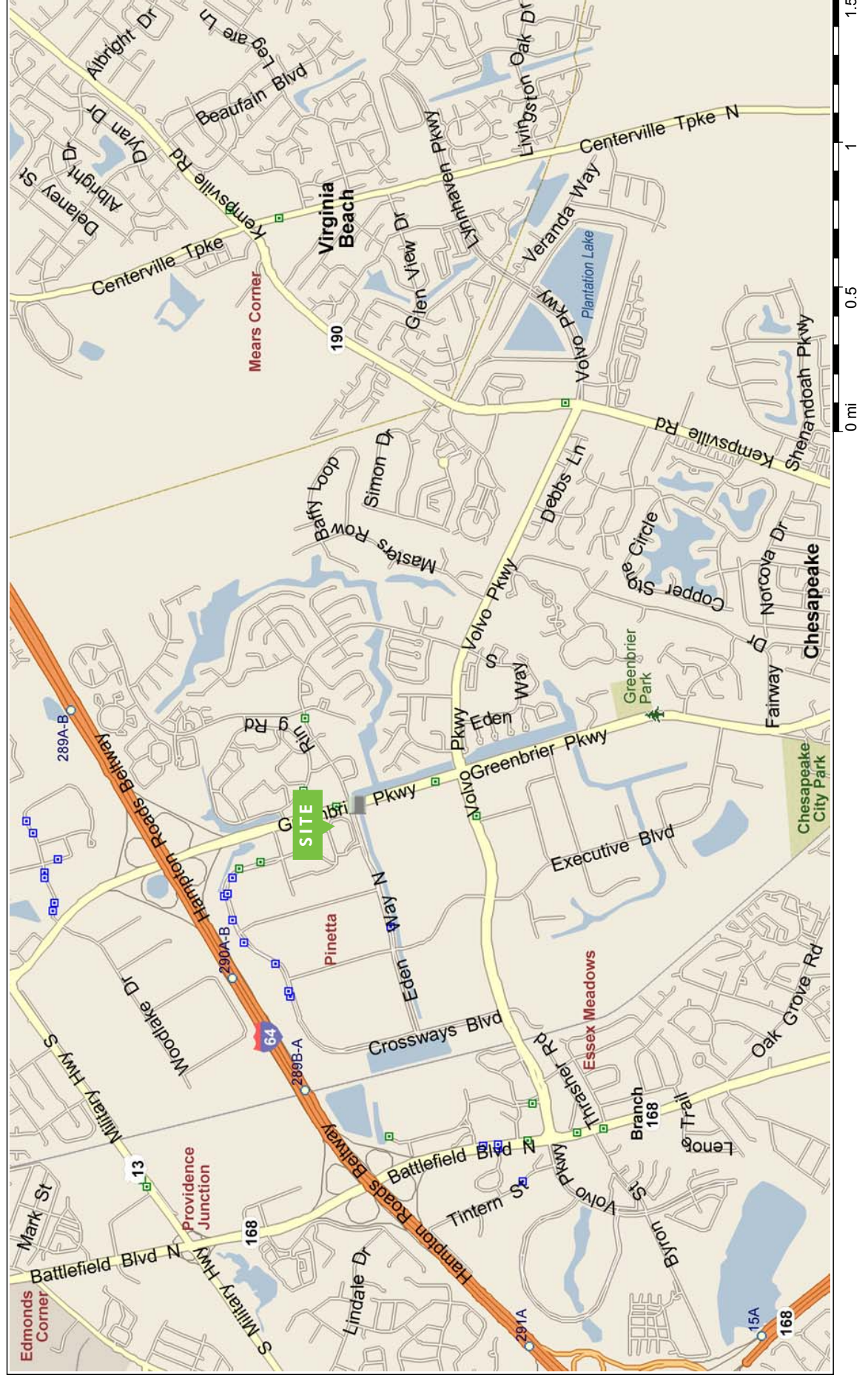


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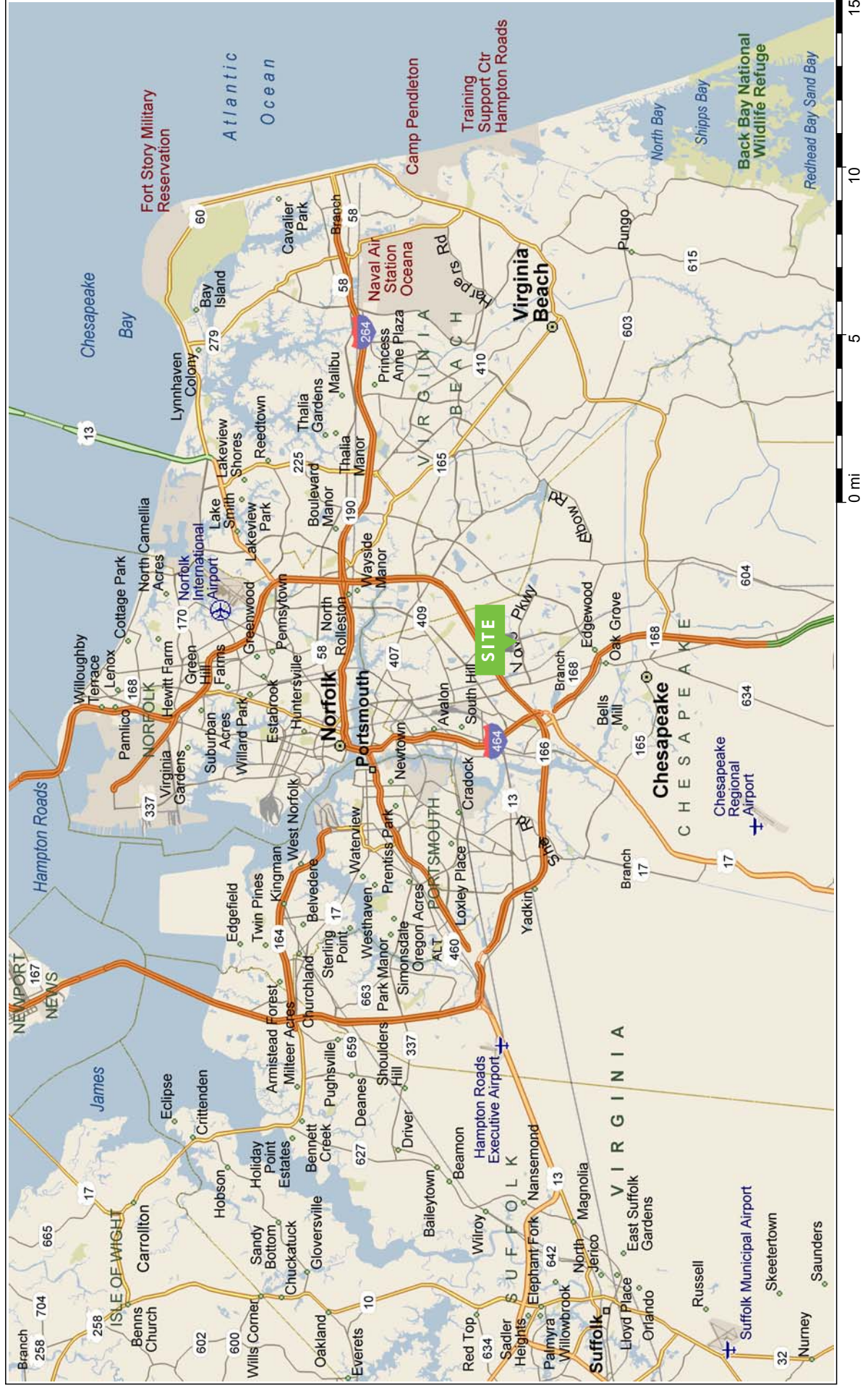


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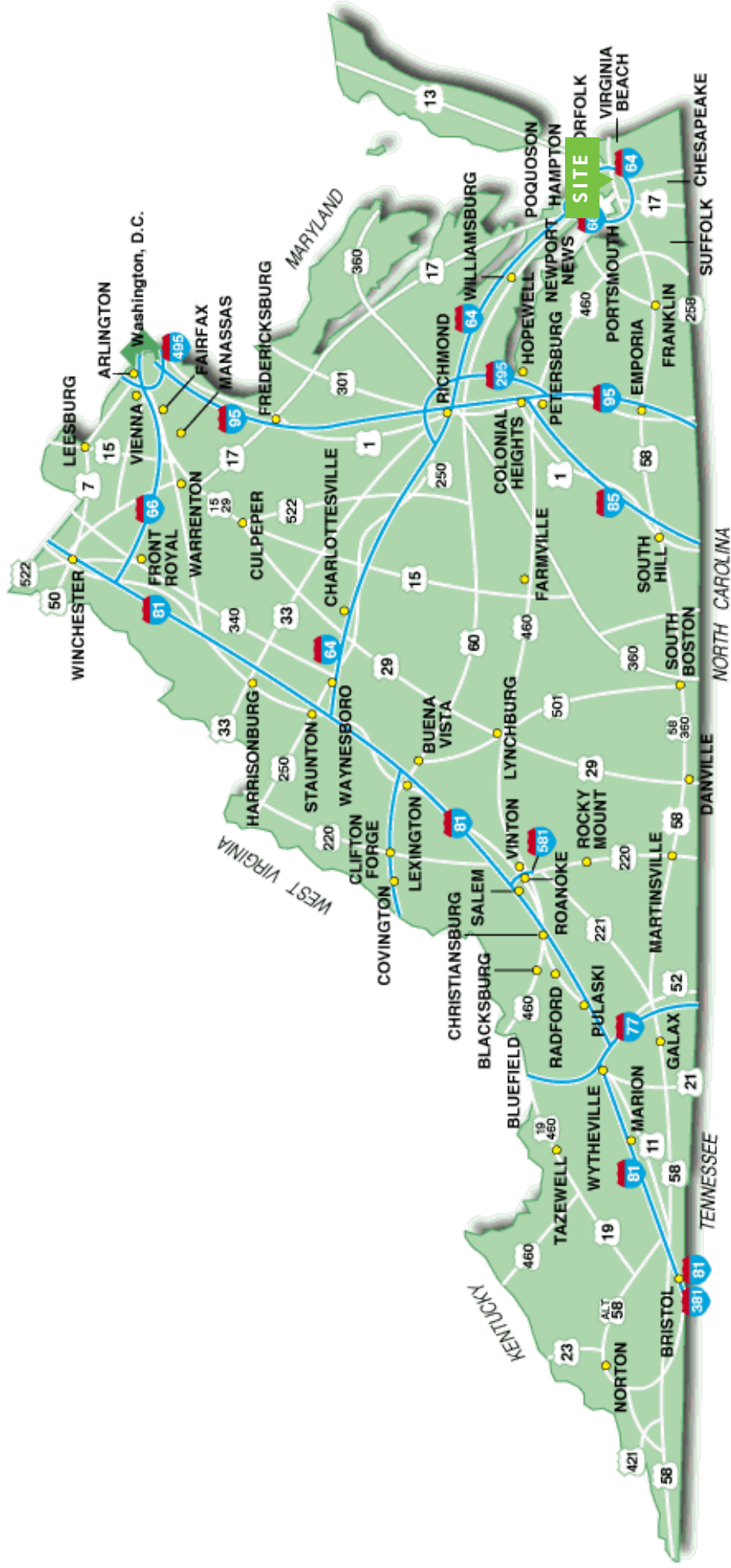




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## PLACE OF WORK

2018 Businesses

2018 Employees

1 MILE

3 MILES

5 MILES

872

16,973

3,705

61,765

6,677

96,155



## POPULATION

2018 Population - Current Year Estimate

2023 Population - Five Year Projection

2010 Population - Census

2000 Population - Census

2010-2018 Annual Population Growth Rate

2018-2023 Annual Population Growth Rate

6,901

7,575

5,490

5,303

2.81%

1.88%

100,746

107,629

89,203

80,471

1.49%

1.33%

216,178

226,923

197,975

185,504

1.07%

0.97%



## AGE

2018 Population

Age 0-4

Age 5-9

Age 10-14

Age 15-19

Age 20-24

Age 25-29

Age 30-34

Age 35-39

Age 40-44

Age 45-49

Age 50-54

Age 55-59

Age 60-64

Age 65-69

Age 70-74

Age 75-79

Age 80-84

Age 85 and Older

2018 Median Age

6,901

439 6.4%

402 5.8%

400 5.8%

357 5.2%

516 7.5%

686 9.9%

617 8.9%

530 7.7%

418 6.1%

419 6.1%

422 6.1%

443 6.4%

425 6.2%

331 4.8%

212 3.1%

128 1.9%

81 1.2%

78 1.1%

35.3

100,746

6,610 6.6%

6,600 6.6%

6,395 6.3%

5,529 5.5%

6,392 6.3%

8,161 8.1%

8,176 8.1%

7,602 7.5%

6,291 6.2%

6,005 6.0%

6,117 6.1%

6,556 6.5%

5,864 5.8%

5,008 5.0%

3,674 3.6%

2,470 2.5%

1,657 1.6%

1,641 1.6%

36.7

216,178

13,895 6.4%

14,256 6.6%

14,269 6.6%

12,847 5.9%

13,295 6.2%

16,627 7.7%

16,688 7.7%

15,572 7.2%

13,434 6.2%

13,248 6.1%

13,781 6.4%

14,705 6.8%

12,887 6.0%

10,763 5.0%

7,790 3.6%

5,215 2.4%

3,447 1.6%

3,461 1.6%

37.0



## GENERATIONS

2018 Population

Generation Alpha (Born 2017 or Later)

Generation Z (Born 1999-2016)

Millennials (Born 1981-1998)

Generation X (Born 1965-1980)

Baby Boomers (Born 1946-1964)

6,901

184 2.7%

1,413 20.5%

2,151 31.2%

1,370 19.9%

1,424 20.6%

100,746

2,646 2.6%

22,488 22.3%

27,416 27.2%

20,078 19.9%

21,035 20.9%

216,178

5,514 2.6%

49,753 23.0%

56,164 26.0%

43,661 20.2%

46,178 21.4%



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## RACE AND ETHNICITY

## 2018 Population

	1 MILE	3 MILES	5 MILES
<b>2018 Population</b>	<b>6,901</b>	<b>100,746</b>	<b>216,178</b>
White	4,124 59.8%	51,253 50.9%	113,841 52.7%
Black or African American	1,837 26.6%	34,955 34.7%	71,956 33.3%
Asian	387 5.6%	6,857 6.8%	14,934 6.9%
American Indian or Alaska Native	37 0.5%	446 0.4%	842 0.4%
Pacific Islander	0 0.0%	88 0.1%	213 0.1%
Other Race	137 2.0%	2,209 2.2%	4,620 2.1%
Two or More Races	378 5.5%	4,938 4.9%	9,771 4.5%
Hispanic	504 7.3%	7,721 7.7%	15,758 7.3%
White Non-Hispanic	3,857 55.9%	47,641 47.3%	106,387 49.2%



## EDUCATION

## 2018 Population 25 and Over

	1 MILE	3 MILES	5 MILES
<b>2018 Population 25 and Over</b>	<b>4,787</b>	<b>69,219</b>	<b>147,617</b>
Less than 9th Grade	51 1.1%	1,356 2.0%	3,329 2.3%
9-12th Grade - No Diploma	39 0.8%	3,929 5.7%	8,953 6.1%
High School Diploma	699 14.6%	13,758 19.9%	30,517 20.7%
GED or Alternative Credential	264 5.5%	2,636 3.8%	5,978 4.0%
Some College - No Degree	1,247 26.0%	17,548 25.4%	38,456 26.1%
Associate's Degree	561 11.7%	6,842 9.9%	14,773 10.0%
Bachelor's Degree	1,299 27.1%	15,083 21.8%	29,728 20.1%
Graduate or Professional Degree	627 13.1%	8,067 11.7%	15,883 10.8%



## GENDER

## 2018 Population

	1 MILE	3 MILES	5 MILES
<b>2018 Population</b>	<b>6,901</b>	<b>100,746</b>	<b>216,178</b>
Males	3,300 47.8%	47,747 47.4%	103,722 48.0%
Females	3,601 52.2%	52,999 52.6%	112,457 52.0%



## MARITAL STATUS

## 2018 Population 15+

	1 MILE	3 MILES	5 MILES
<b>2018 Population 15+</b>	<b>5,660</b>	<b>81,140</b>	<b>173,759</b>
Never Married	1,920 33.9%	25,369 31.3%	55,919 32.2%
Married	2,631 46.5%	41,453 51.1%	88,563 51.0%
Widowed	216 3.8%	4,113 5.1%	9,244 5.3%
Divorced	893 15.8%	10,205 12.6%	20,033 11.5%



## EMPLOYMENT STATUS

## 2018 Civilian Population 16+ in Labor Force

	1 MILE	3 MILES	5 MILES
<b>2018 Civilian Population 16+ in Labor Force</b>	<b>3,673</b>	<b>51,824</b>	<b>108,017</b>
2018 Employed Civilian Population 16+	3,563 97.0%	49,473 95.5%	103,032 95.4%
2018 Unemployed Population 16+	110 3.0%	2,351 4.5%	4,985 4.6%



## CLASS OF WORKER

## 2018 Employed Civilian Population 16+

	1 MILE	3 MILES	5 MILES
<b>2018 Employed Civilian Population 16+</b>	<b>3,563</b>	<b>49,473</b>	<b>103,032</b>
White Collar	2,635 74.0%	32,191 65.1%	65,389 63.5%
Services	438 12.3%	8,401 17.0%	17,341 16.8%
Blue Collar	490 13.8%	8,879 17.9%	20,302 19.7%



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## DAYTIME POPULATION

### 2018 Daytime Population

	1 MILE	3 MILES	5 MILES
Daytime Workers	16,687 84.4%	57,499 53.6%	89,779 45.2%
Daytime Residents	3,075 15.6%	49,875 46.4%	108,872 54.8%



## HOUSEHOLDS

2018 Households - Current Year Estimate	3,139	39,534	80,477
2023 Households - Five Year Projection	3,460	42,318	84,579
2010 Households - Census	2,508	34,872	73,676
2000 Households - Census	2,298	30,078	66,842
2010-2018 Annual Household Growth Rate	2.76%	1.53%	1.08%
2018-2023 Annual Household Growth Rate	1.97%	1.37%	1.00%
2018 Average Household Size	2.20	2.52	2.65



## HOUSEHOLD INCOME

### 2018 Households

Under \$15,000	88 2.8%	3,515 8.9%	7,101 8.8%
\$15,000-\$24,999	159 5.1%	2,751 7.0%	5,867 7.3%
\$25,000-\$34,999	199 6.3%	3,176 8.0%	6,308 7.8%
\$35,000-\$49,999	425 13.5%	4,828 12.2%	9,995 12.4%
\$50,000-\$74,999	790 25.2%	8,470 21.4%	16,062 20.0%
\$75,000-\$99,999	669 21.3%	6,671 16.9%	12,716 15.8%
\$100,000-\$149,999	461 14.7%	6,544 16.6%	14,300 17.8%
\$150,000-\$199,999	188 6.0%	2,061 5.2%	4,897 6.1%
\$200,000 and Over	160 5.1%	1,517 3.8%	3,229 4.0%
2018 Average Household Income	\$86,146	\$77,222	\$78,895
2023 Average Household Income	\$99,611	\$89,572	\$91,198
2018 Median Household Income	\$70,853	\$63,792	\$64,822
2023 Median Household Income	\$77,421	\$72,203	\$73,724
2018 Per Capita Income	\$37,090	\$30,373	\$29,621
2023 Per Capita Income	\$42,878	\$35,240	\$34,223



## HOUSING VALUE

### 2018 Owner Occupied Housing Units

Under \$50,000	6 0.4%	864 3.9%	1,224 2.5%
\$50,000-\$99,999	7 0.5%	404 1.8%	913 1.8%
\$100,000-\$149,999	104 7.0%	1,413 6.4%	3,575 7.2%
\$150,000-\$199,999	278 18.8%	3,801 17.1%	7,587 15.3%
\$200,000-\$249,999	435 29.4%	4,710 21.2%	10,107 20.4%
\$250,000-\$299,999	221 14.9%	4,332 19.5%	9,813 19.8%
\$300,000-\$399,999	166 11.2%	4,097 18.5%	10,004 20.2%
\$400,000-\$499,999	112 7.6%	1,328 6.0%	3,502 7.1%
\$500,000-\$749,999	56 3.8%	707 3.2%	2,018 4.1%
\$750,000-\$999,999	38 2.6%	348 1.6%	480 1.0%
\$1,000,000-\$1,499,999	59 4.0%	164 0.7%	312 0.6%
\$1,500,000-\$1,999,999	0 0.0%	0 0.0%	24 0.0%

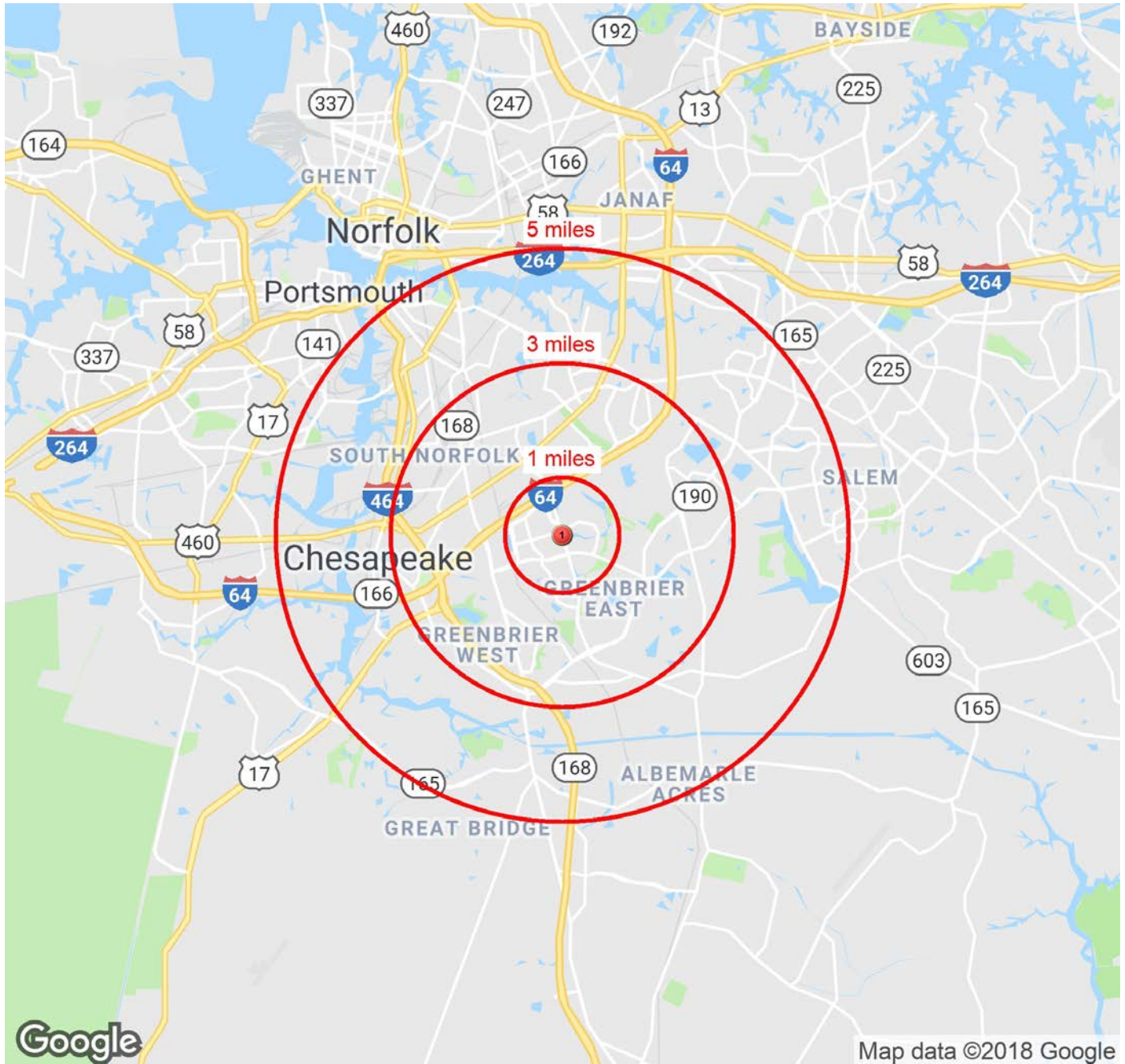


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NAME

LATITUDE

LONGITUDE

1 1328 GREENBRIER PKWY 36.7738520076404 -76.229560052631

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