

RETAIL FOR LEASE

Greenbrier Marketcenter

GREENBRIER PARKWAY | CHESAPEAKE, VIRGINIA

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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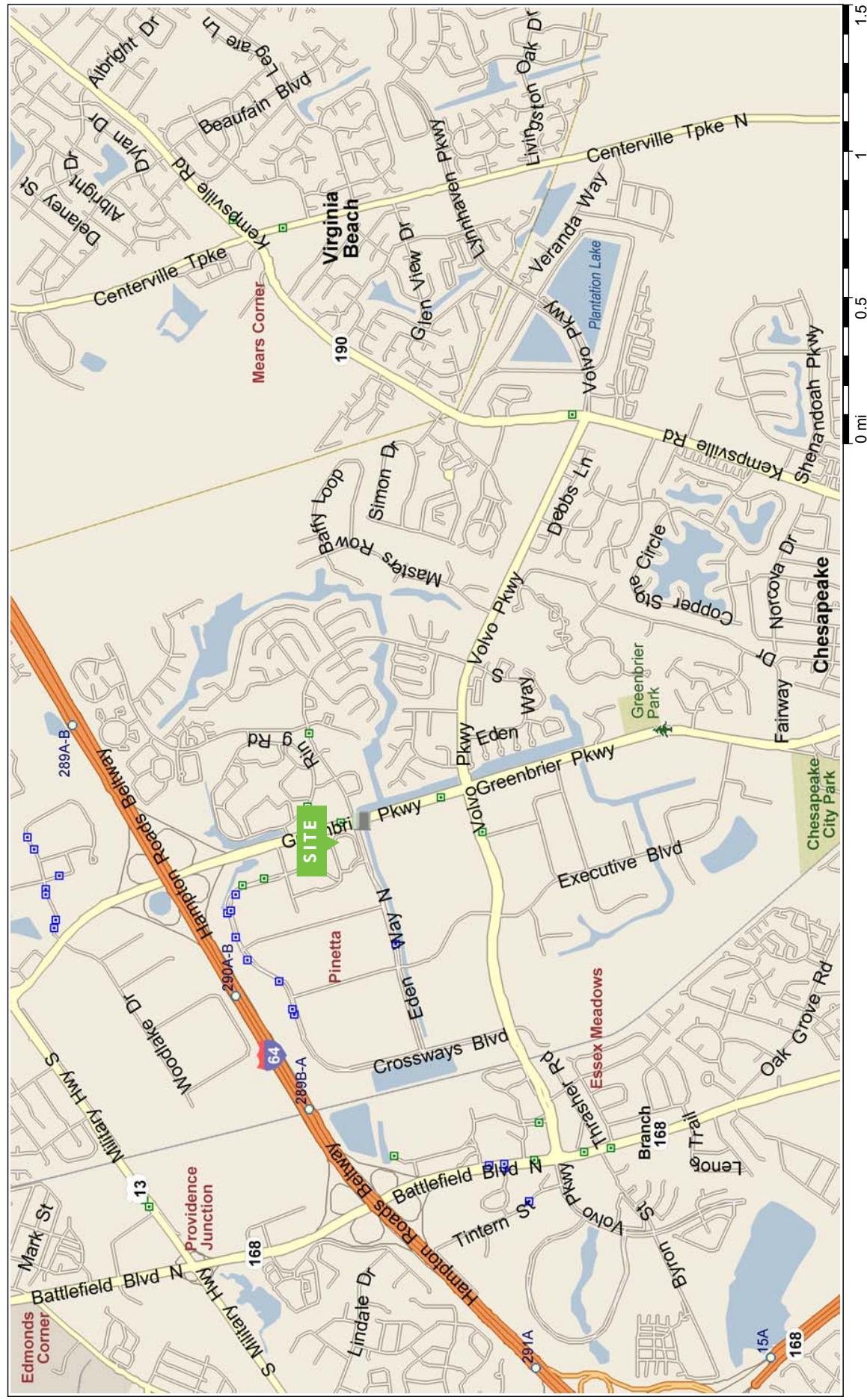


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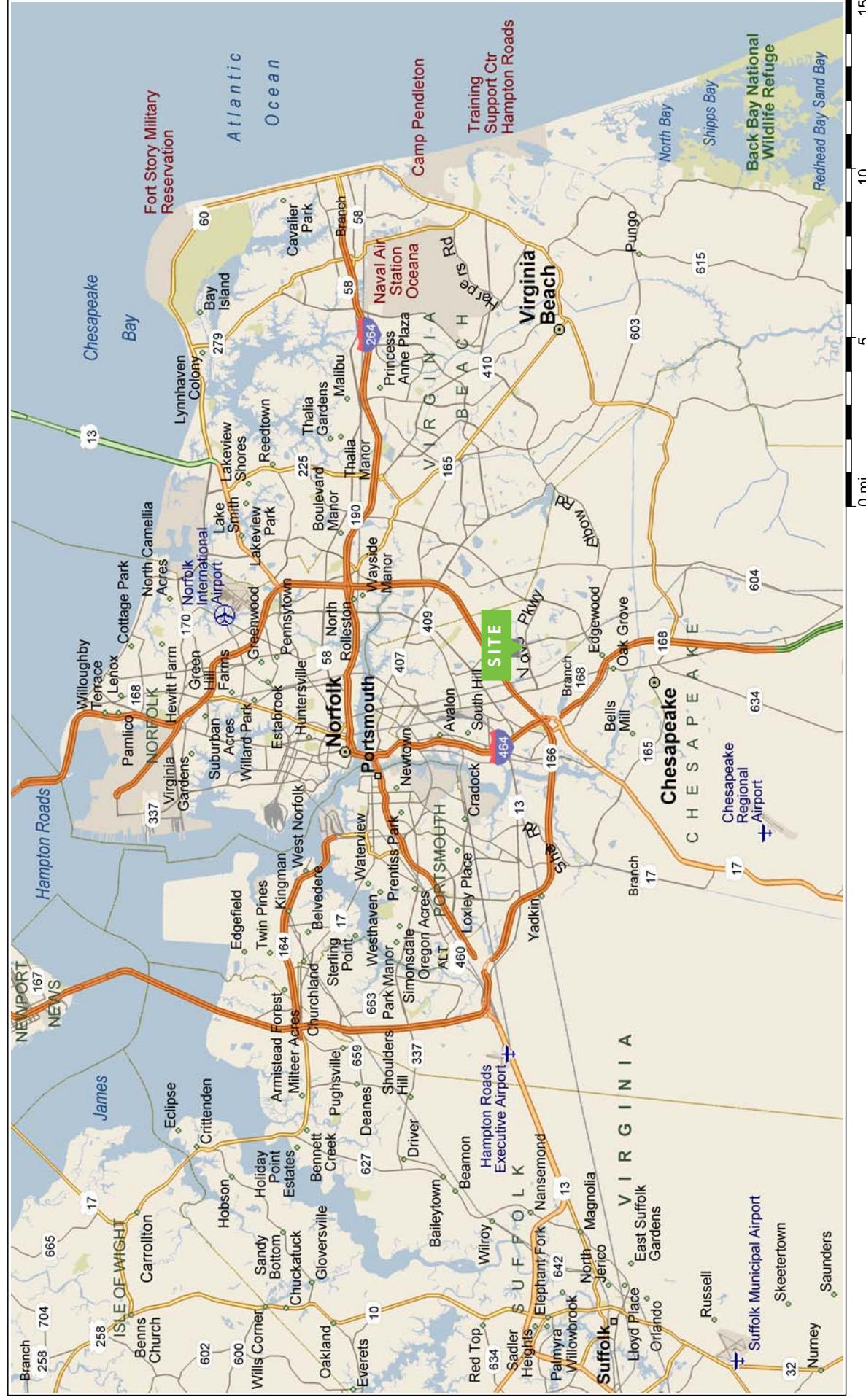


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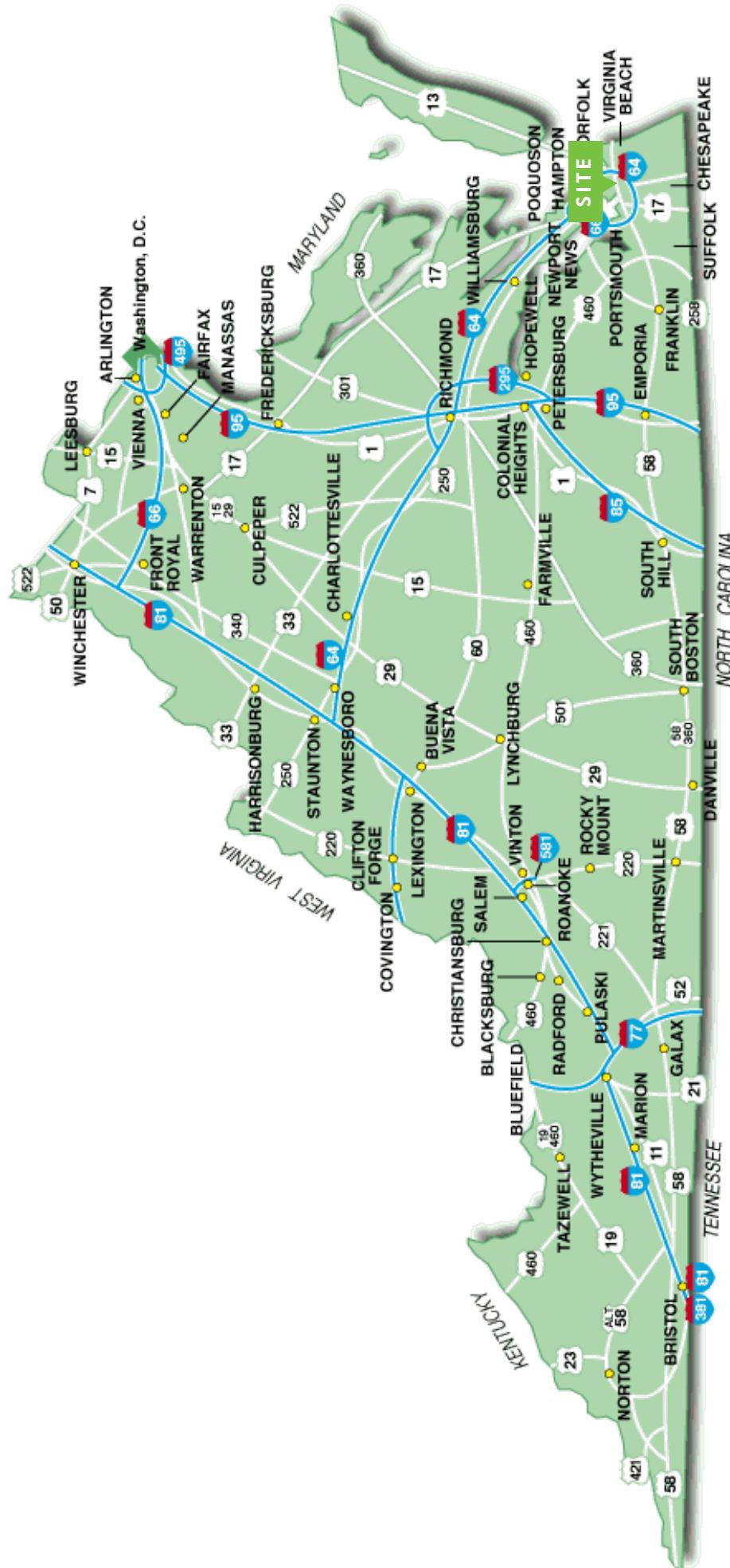
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	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2018 Businesses	872	3,705	6,677
2018 Employees	16,973	61,765	96,155
POPULATION			
2018 Population - Current Year Estimate	6,901	100,746	216,178
2023 Population - Five Year Projection	7,575	107,629	226,923
2010 Population - Census	5,490	89,203	197,975
2000 Population - Census	5,303	80,471	185,504
2010-2018 Annual Population Growth Rate	2.81%	1.49%	1.07%
2018-2023 Annual Population Growth Rate	1.88%	1.33%	0.97%
AGE			
2018 Population	6,901	100,746	216,178
Age 0-4	439 6.4%	6,610 6.6%	13,895 6.4%
Age 5-9	402 5.8%	6,600 6.6%	14,256 6.6%
Age 10-14	400 5.8%	6,395 6.3%	14,269 6.6%
Age 15-19	357 5.2%	5,529 5.5%	12,847 5.9%
Age 20-24	516 7.5%	6,392 6.3%	13,295 6.2%
Age 25-29	686 9.9%	8,161 8.1%	16,627 7.7%
Age 30-34	617 8.9%	8,176 8.1%	16,688 7.7%
Age 35-39	530 7.7%	7,602 7.5%	15,572 7.2%
Age 40-44	418 6.1%	6,291 6.2%	13,434 6.2%
Age 45-49	419 6.1%	6,005 6.0%	13,248 6.1%
Age 50-54	422 6.1%	6,117 6.1%	13,781 6.4%
Age 55-59	443 6.4%	6,556 6.5%	14,705 6.8%
Age 60-64	425 6.2%	5,864 5.8%	12,887 6.0%
Age 65-69	331 4.8%	5,008 5.0%	10,763 5.0%
Age 70-74	212 3.1%	3,674 3.6%	7,790 3.6%
Age 75-79	128 1.9%	2,470 2.5%	5,215 2.4%
Age 80-84	81 1.2%	1,657 1.6%	3,447 1.6%
Age 85 and Older	78 1.1%	1,641 1.6%	3,461 1.6%
2018 Median Age	35.3	36.7	37.0
GENERATIONS			
2018 Population	6,901	100,746	216,178
Generation Alpha (Born 2017 or Later)	184 2.7%	2,646 2.6%	5,514 2.6%
Generation Z (Born 1999-2016)	1,413 20.5%	22,488 22.3%	49,753 23.0%
Millennials (Born 1981-1998)	2,151 31.2%	27,416 27.2%	56,164 26.0%
Generation X (Born 1965-1980)	1,370 19.9%	20,078 19.9%	43,661 20.2%
Baby Boomers (Born 1946-1964)	1,424 20.6%	21,035 20.9%	46,178 21.4%

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RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2018 Population	6,901	100,746	216,178
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	4,787	69,219	147,617
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	6,901	100,746	216,178
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+	5,660	81,140	173,759
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	3,673	51,824	108,017
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+	3,563	49,473	103,032
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

Daytime Workers
Daytime Residents

1 MILE

3 MILES

5 MILES

	19,762	107,374	198,651
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

2023 Households - Five Year Projection

2010 Households - Census

2000 Households - Census

2010-2018 Annual Household Growth Rate

2018-2023 Annual Household Growth Rate

2018 Average Household Size

3,139 39,534 80,477

3,460 42,318 84,579

2,508 34,872 73,676

2,298 30,078 66,842

2.76% 1.53% 1.08%

1.97% 1.37% 1.00%

2.20 2.52 2.65



HOUSEHOLD INCOME

2018 Households

	3,139	39,534	80,477
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

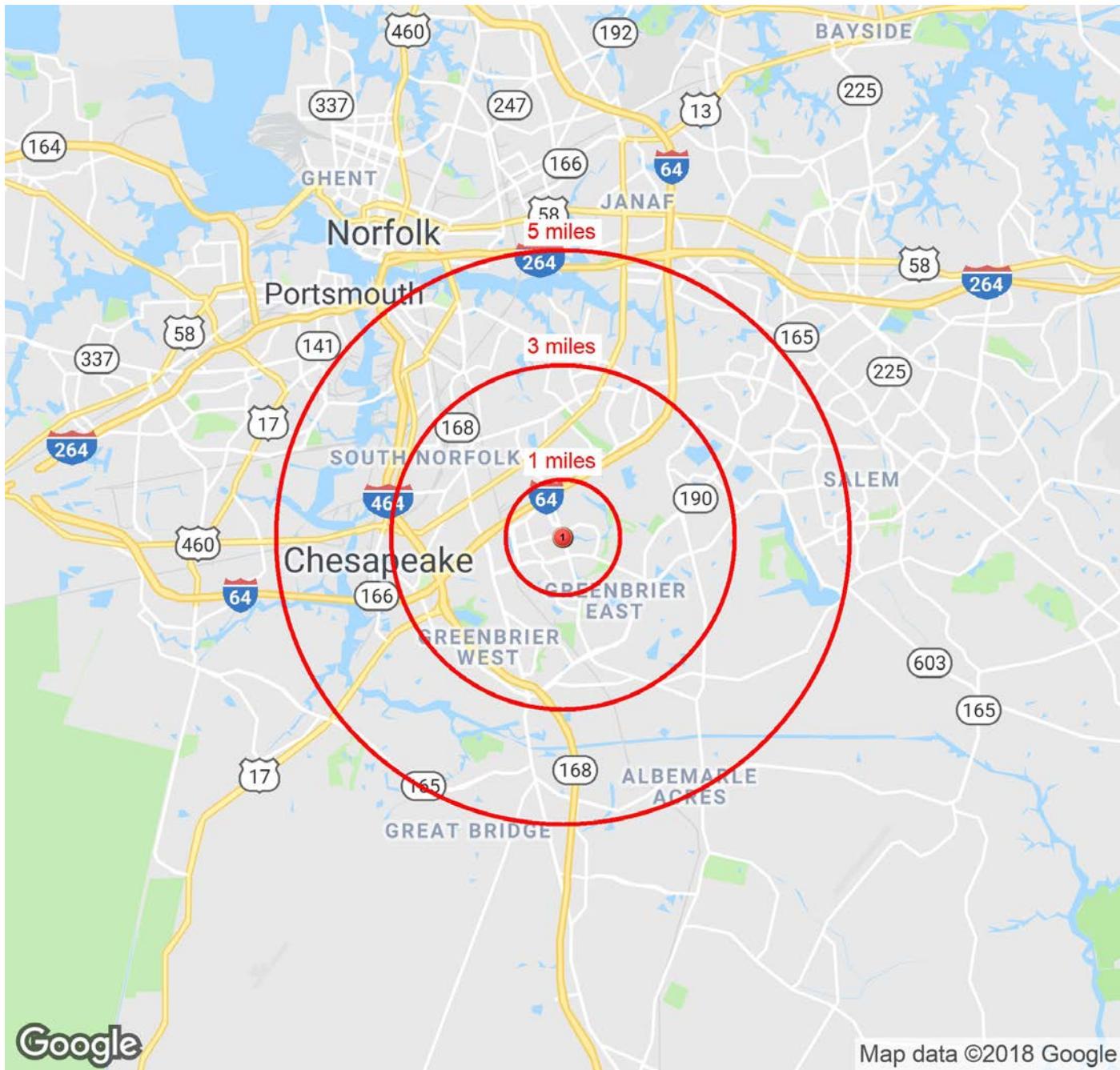
	1,482	22,199	49,624
Under \$50,000	6 0.4%	864 3.9%	1,224 2.5%
\$50,000-\$99,999	7 0.5%	404 1.8%	913 1.8%
\$100,000-\$149,999	104 7.0%	1,413 6.4%	3,575 7.2%
\$150,000-\$199,999	278 18.8%	3,801 17.1%	7,587 15.3%
\$200,000-\$249,999	435 29.4%	4,710 21.2%	10,107 20.4%
\$250,000-\$299,999	221 14.9%	4,332 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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