

# 4005 Raintree Road

Chesapeake, VA 23321



THALHIMER

LAND FOR LEASE | AMAZON COMING WITH ±1,700 JOBS



**Eric Stanley** / Vice President / [eric.stanley@thalhimer.com](mailto:eric.stanley@thalhimer.com) / 757 499 2739

**David Machupa** / Senior Vice President / [david.machupa@thalhimer.com](mailto:david.machupa@thalhimer.com) / 757 213 4156

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## PROPERTY FEATURES

- Parcels available at the Food Lion anchored center on the corner of Raintree Road and Taylor Road
- 0.81 acre land parcel available
- Adjacent 1.3 acre parcel with restaurant under same ownership and could potentially be assembled
- Will consider a BTS
- See attached conceptual layouts
- Zoned B-2
- 20,000 VPD on Taylor Road
- Amazon Fulfillment Center & Amazon Port Facility coming in Q2 2022 and will bring 1,700+ workers to the submarket

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	7,291	\$111,274	8,058
3 Miles	63,739	\$97,059	53,347
5 Miles	143,485	\$96,921	137,702



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



## Nearby Retailers

Walmart

OLD NAVY

ROSS  
DRESS FOR LESS





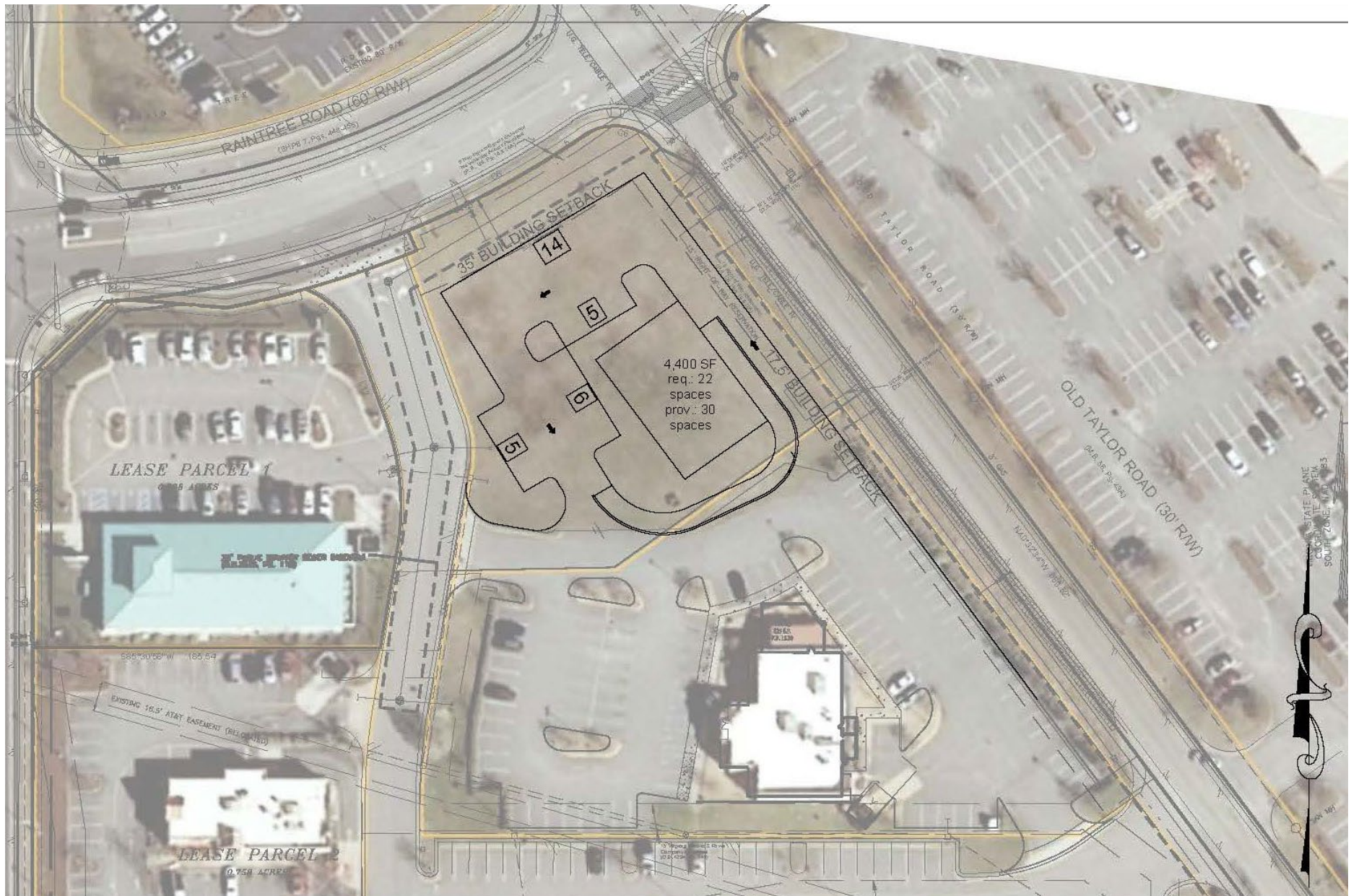
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## Conceptual Plan on 0.81 Acres





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