

# 4005 RAINTREE ROAD

Chesapeake, VA 23321

LAND FOR LEASE



ERIC STANLEY  
First Vice President  
eric.stanley@thalhimer.com  
757 499 2739

DAVID MACHUPA  
Senior Vice President  
david.machupa@thalhimer.com  
757 213 4156

Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
thalhimer.com



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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 with +2,000 workers



### AREA DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	6,278	\$128,649	7,061
3 Miles	68,161	\$107,176	70,980
5 Miles	151,250	\$100,149	146,001

### NEARBY RETAILERS





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CONCEPTUAL PLAN ON 0.81 ACRES





