

# CHESAPEAKE SQUARE

4200 Portsmouth Boulevard, Chesapeake, VA

MAJOR REDEVELOPMENT UNDERWAY





# CHESAPEAKE SQUARE

4200 Portsmouth Boulevard, Chesapeake, VA

## PROPOSED SITE PLAN





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NEW INVESTMENT IN THE MARKET



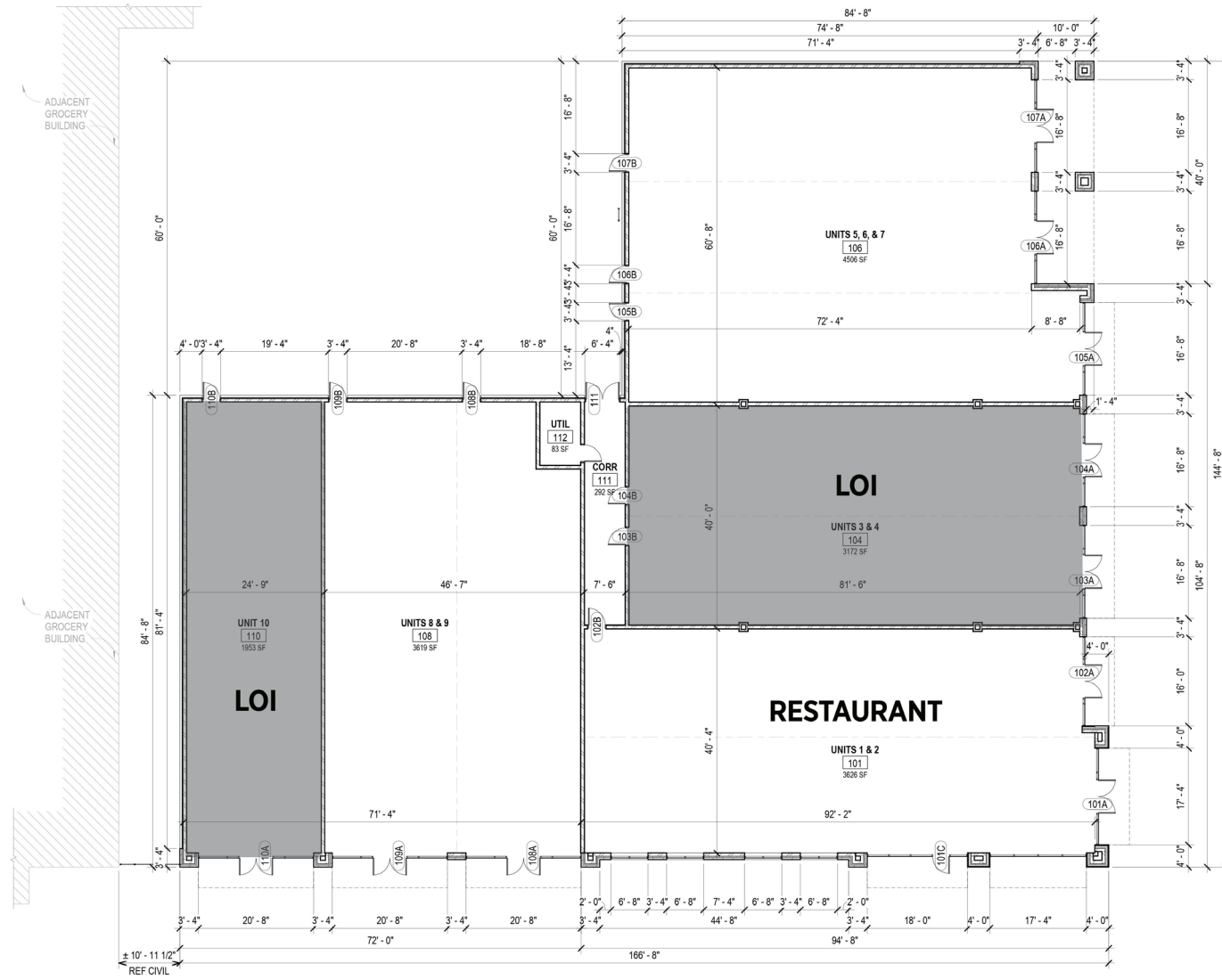


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## FLOOR PLAN

**GROCERY**

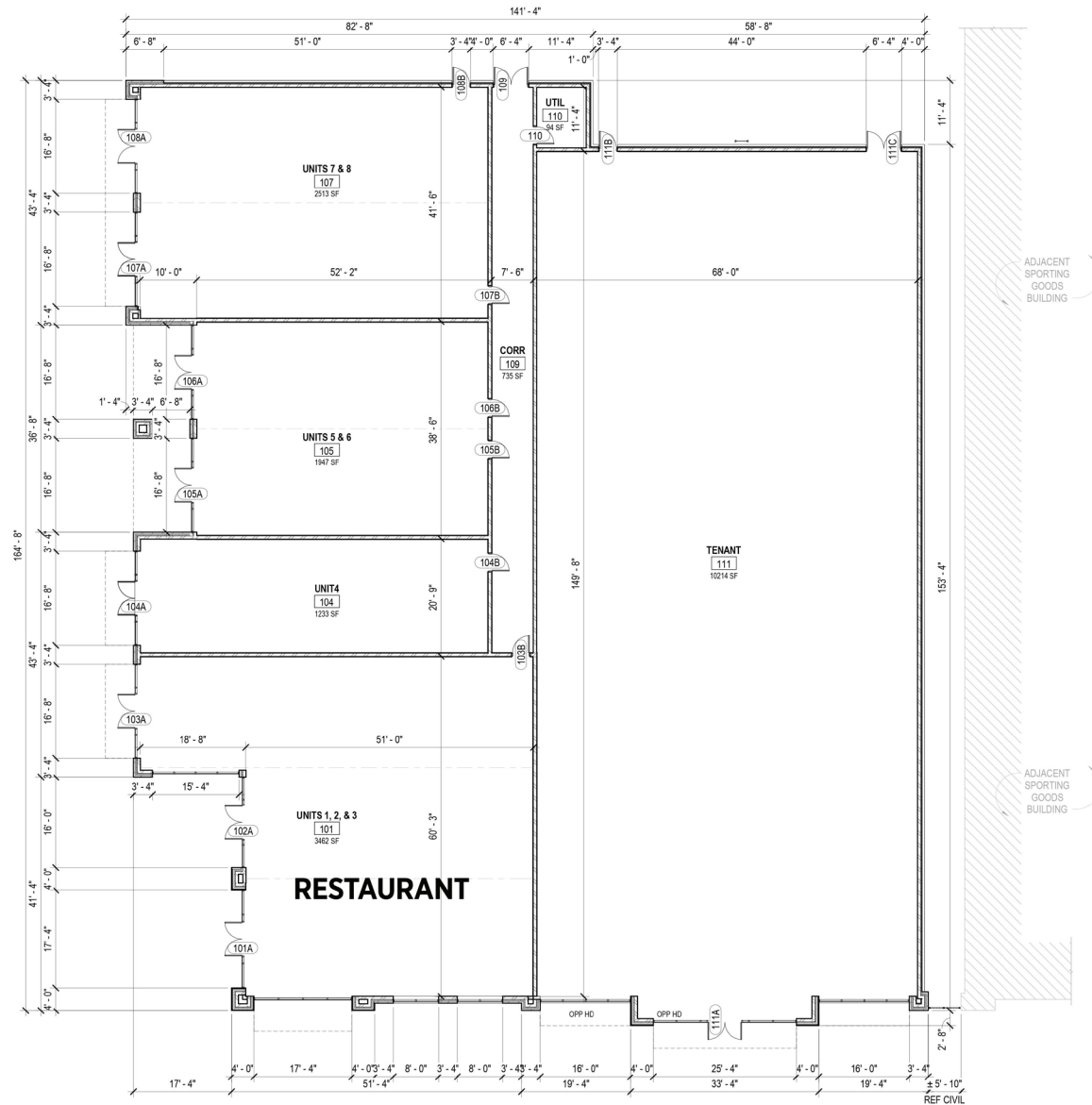


SMALL SHOPS FLOOR PLAN - GROCERY STORE SITE

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## FLOOR PLAN



SMALL SHOPS FLOOR PLAN - SPORTING GOODS STORE SITE

# CHESAPEAKE SQUARE

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RESIDENTIAL GROWTH

PREPARED FOR CHESAPEAKE SQUARE MALL  
UPDATED OCTOBER 2023



**2,800+ UNITS** APPROVED OR PERMITTED  
**1,513+ UNITS** DELIVERED

## MAP KEY

APPROVED AND PERMITTED HOUSING

<b>A. Joliff Landing Townhouses</b> 181 Townhouses - 181 Co's	<b>P. White's Landing</b> 6 Single Family Units
<b>B. Homestead @ Bowers Hill Ph1</b> 44 Single Family Units	<b>Q. Waggoner Landing</b> 20 Single Family Units
<b>C. Meadowlake Farms</b> 75 Single Family Units - 62 Co's	<b>R. Walker's Bend on the Elizabeth</b> 23 Single Family Units - 21 Co's
<b>D. Elizabeth Place</b> 12 Single Family Units - 11 Co's	<b>S. Homestead @ Bowers Hill Ph3</b> 25 Single Family Units
<b>E. Clairmont at Joliff</b> 304 Apartment Units - Completed	<b>T. Homestead @ Bowers Hill PH2</b> 20 Single Family Units
<b>F. Regal Landing</b> 8 Single Family Units - 4 Co's	<b>U. Sweeter Homes, LLC</b> 4 Single Family Units
<b>G. Martins Point</b> 35 Single Family Units - 15 Co's	<b>V. Bradshaw Harbor</b> 21 Single Family Units
<b>H. Monarch Walk Parcel B</b> 71 Condo Units - 62 Co's	<b>W. Townhouse at Joliff Landing</b> 105 Townhouses - 105 Co's
<b>I. Riley Estates</b> 3 Single Family Units	<b>X. Poplar Hill Estates</b> 24 Single Family Units - 18 Co's
<b>J. Woodlands at Western Branch</b> 136 Condo Units - 136 Co's	<b>Y. Bell Manor Estates</b> 13 Single Family Units - 11 Co's
<b>K. Joliff Landing at WB</b> 424 Single Family Units - 50 Co's	<b>Z. The Cove</b> 71 Townhomes
<b>L. King's Pointe</b> 430 Condo Units - 430 Co's	<b>AA. The Grove</b> 824 Units
<b>M. Reserve at Western Branch</b> 71 Single Family Units - 70 Co's	<b>BB. Drum Creek Farms</b> 19 Units - 15 Co's
<b>N. Smith Farm</b> 64 Single Family Units	<b>CC. Silverwood Forest Condos</b> 24 Units
<b>O. Tuttles Landing</b> 7 Single Family Units - 5 Co's	<b>DD. The Retreat at Western Branch</b> 84 Units - 13 Co's



**800+ UNITS** IN PLANNING STAGES



\$100,194 AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE

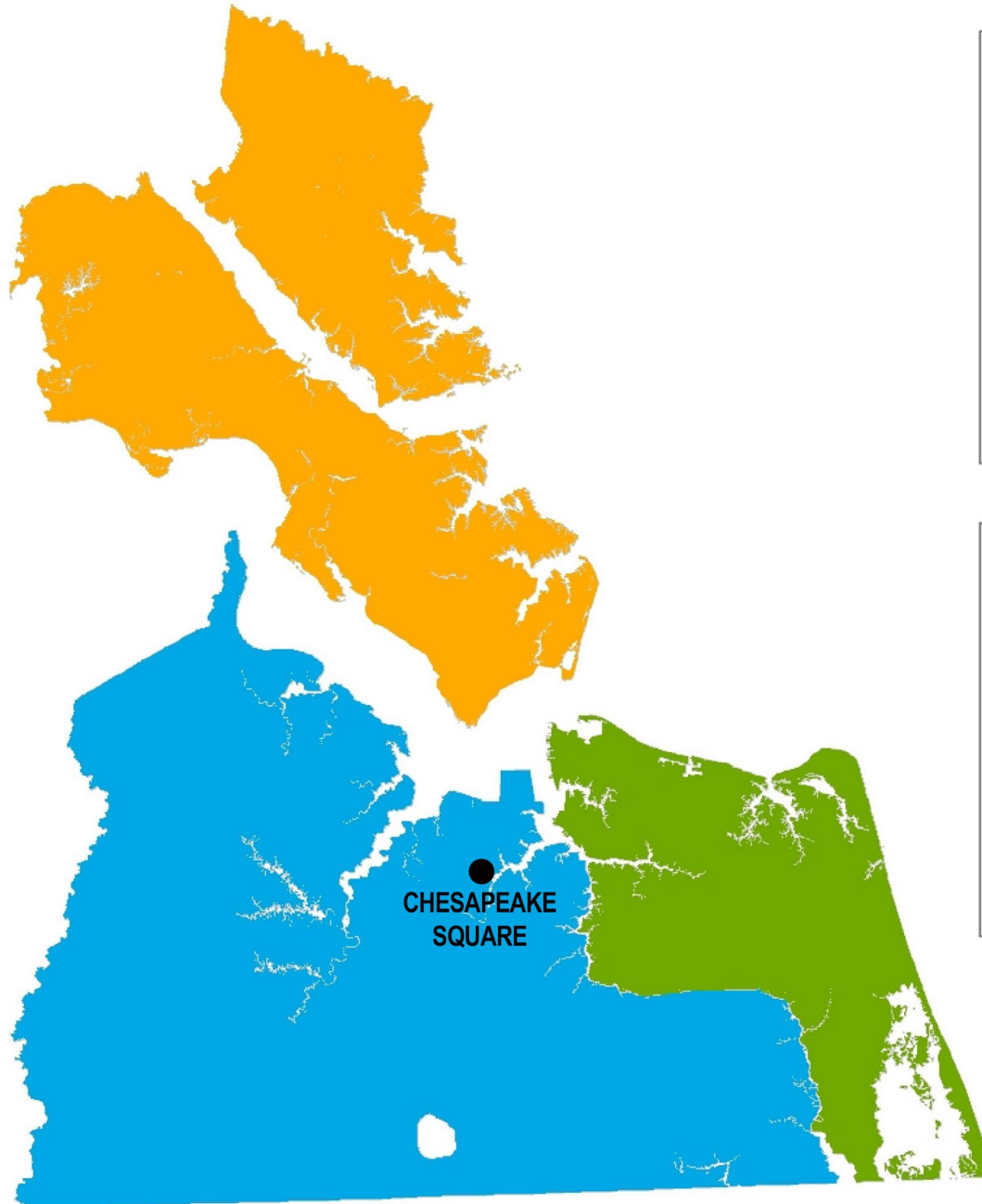


214,373 ESTIMATED POPULATION  
WITHIN TRADE AREA

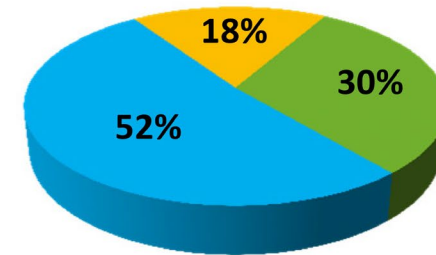
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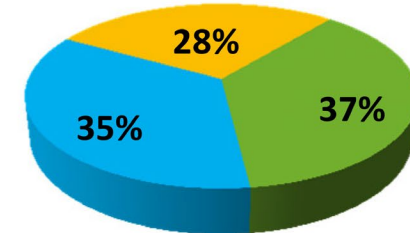
## HAMPTON ROADS FORECASTED GROWTH



Portion of Population Growth  
2009 to 2040



Portion of Total Employment Growth  
2009 to 2040





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## DEMOGRAPHICS



**60,353**

3 MILE POPULATION



**51,386**

3 MILE DAYTIME POPULATION



**39.9**

3 MILE MEDIAN AGE



**\$98,749**

3 MILE AVG HOUSEHOLD INCOME



**2.8M**

VISITS MAR 2022 - FEB 2023



**518K**

CUSTOMERS

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Trade Area
Est. Population	6,614	60,353	146,690	49,015
Est. Average Household Income	\$105,796	\$98,749	\$95,068	\$110,361
Est. Daytime Population	7,744	51,386	140,051	41,373

### Chesapeake Square 3 Miles

### Norfolk-Portsmouth- Newport News VA MSA

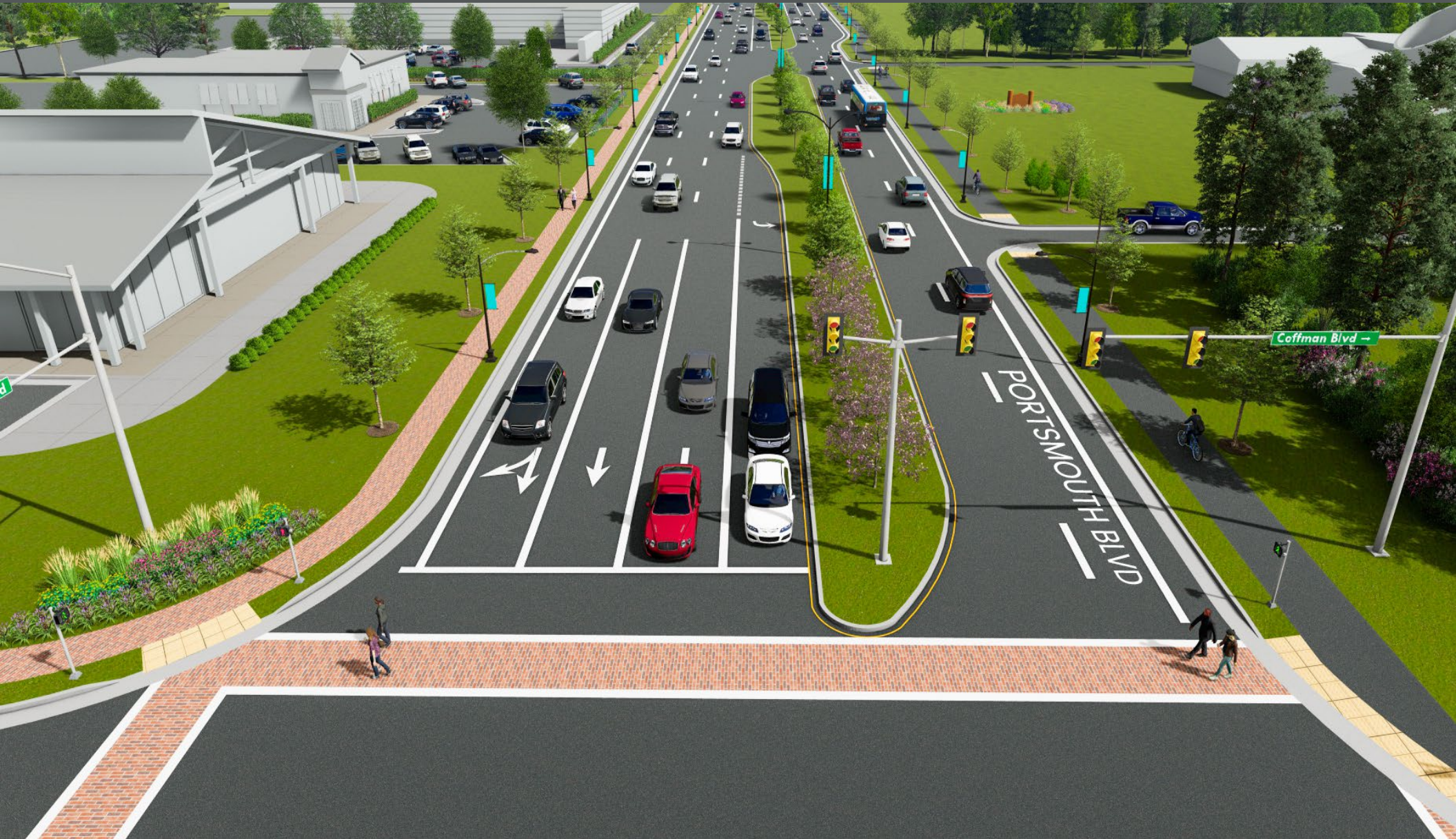
Est. Population	63,739	1,994,378
Est. Average Household Income	\$97,059	\$98,283
Est. Median Household Income	\$75,028	\$72,366
Est. Median Home Value	\$287,759	\$295,565
Est. Median Age	38.8	38.4



# CHESAPEAKE SQUARE

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NEW CITY ROAD BEAUTIFICATION





# CHESAPEAKE SQUARE

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NEW ENTRANCES & STREET SCAPING



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