

# RETAIL OFFICE/WAREHOUSE BUILDING FOR SALE

816 Eden Way N Chesapeake, VA 23320



**PRICE REDUCTION ALERT!**  
**SALE PRICE \$2,750,000**

## CONFIDENTIAL LISTING

*\*Showing must be coordinated with the listing agent*

*EXCLUSIVELY OFFERED BY:*

**CONTACT:**

**LINDSEY R. ELLIOTT**

**lre@riddleassociates.com**

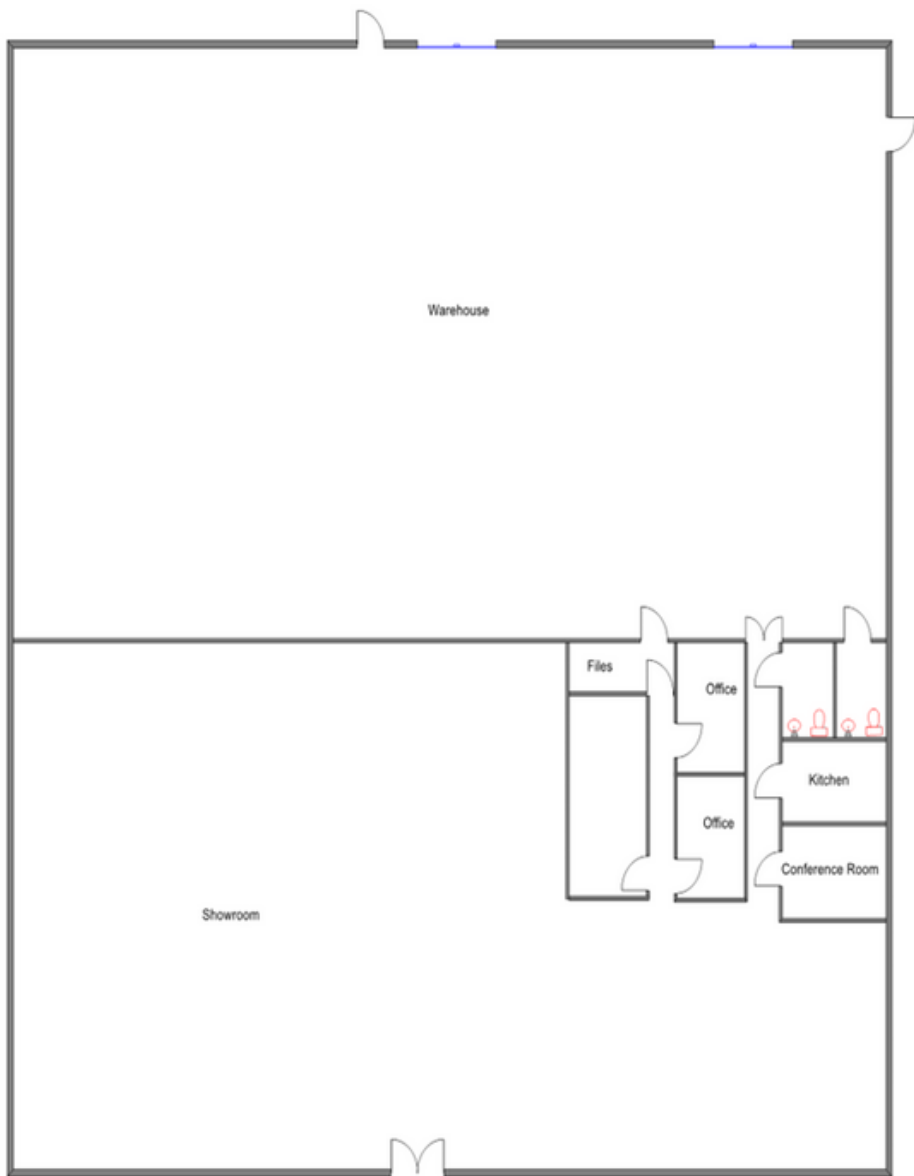
**(757) 523-1900**

- 12,096 SF Stand Alone Retail Office/Warehouse Building with bonus mezzanine throughout the entire warehouse
- 1.01 Acre, Zoned B-2 • Built in 2001
- 10' x 12' Dock Door and 10' x 10' Grade Level Door
- Located in the heart of Chesapeake right off Greenbrier Parkway
- Area Tenants include, Target, Total Wine, Marshalls, TJ Maxx, Dillard's
- Traffic Count: 41,714 on Greenbrier Parkway and Eden Way N
- Demographics: Population 103,507 (3 miles) & 210,729 (5 miles)

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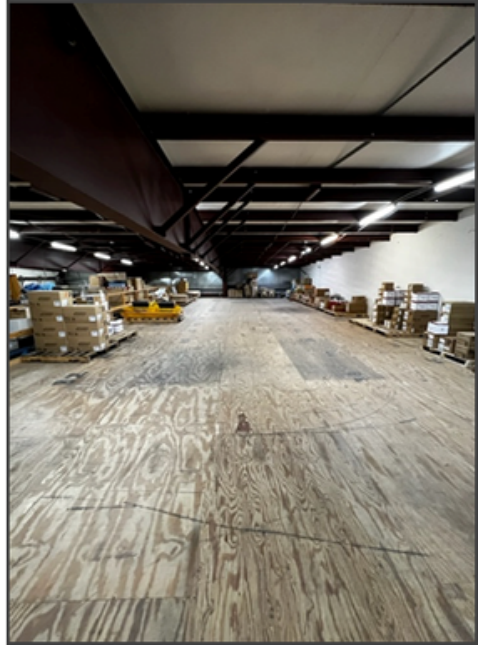
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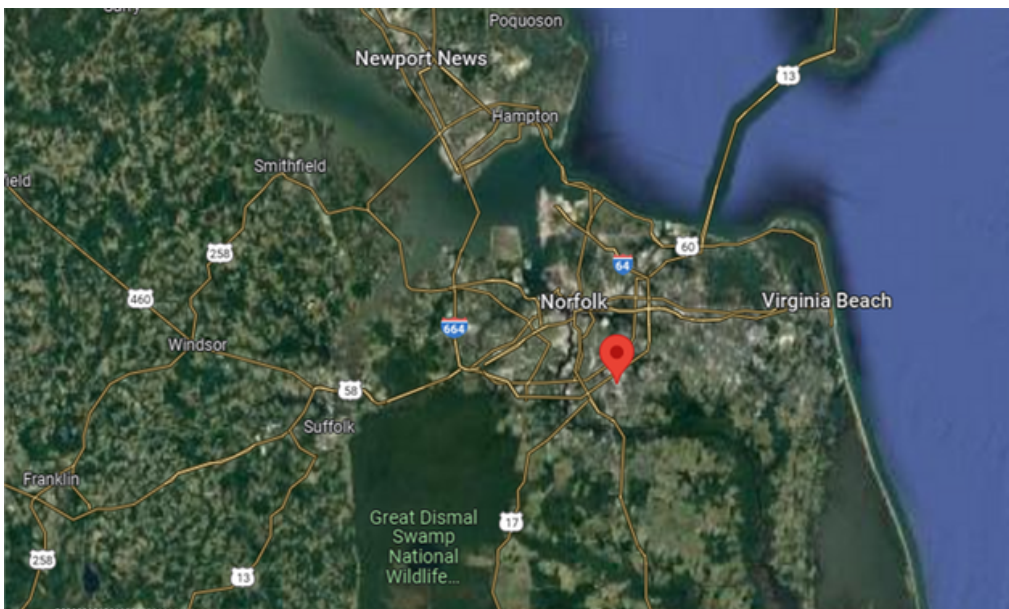
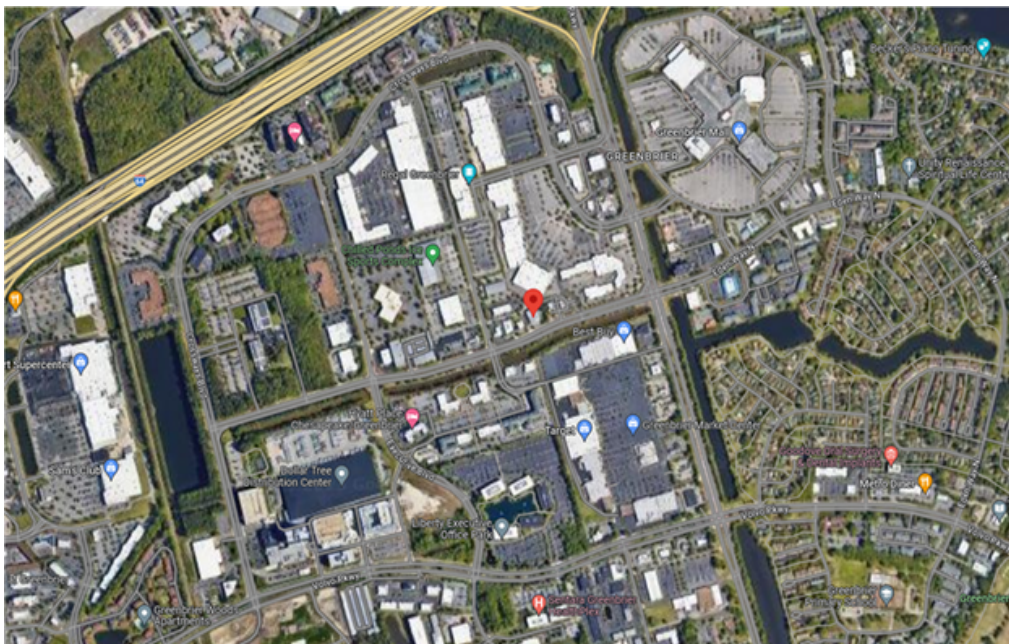
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## Population

	2 mile	5 mile	10 mile
2010 Population	32,328	196,614	721,744
2023 Population	37,034	210,739	754,259
2028 Population Projection	38,225	214,699	762,416
Annual Growth 2010-2023	1.1%	0.6%	0.3%
Annual Growth 2023-2028	0.6%	0.4%	0.2%
Median Age	38.1	37.3	36.3
Bachelor's Degree or Higher	34%	30%	30%
U.S. Armed Forces	1,182	6,592	26,856

## Households

	2 mile	5 mile	10 mile
2010 Households	13,366	73,227	261,660
2023 Households	15,562	78,851	273,526
2028 Household Projection	16,115	80,439	276,423
Annual Growth 2010-2023	1.4%	0.9%	0.8%
Annual Growth 2023-2028	0.7%	0.4%	0.2%
Owner Occupied Households	9,339	52,359	173,512
Renter Occupied Households	6,775	28,079	102,911
Avg Household Size	2.4	2.6	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$470.8M	\$2.5B	\$8.5B

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