

Greenbrier Mall

1401 Greenbrier Parkway, Chesapeake, VA 23320

Greenbriermall.com/leasing



CBRE



About the Property:

CHESAPEAKE'S REGIONAL DESTINATION FOR
SHOPPING, DINING & ENTERTAINMENT

Gross Leasable Area

898, 416 SF

No. of Retailers

120+

Parking Stalls

4,542

Why Greenbrier Mall?

Because of its location and highway network, Chesapeake is centrally located in Coastal Virginia. Virginia Beach and Norfolk are less than 30 minutes from Chesapeake, and Williamsburg is less than an hour away.

MARKET HIGHLIGHTS

- Chesapeake is consistently ranked by the FBI as one of the five safest cities of its size in the country.
- Coastal Virginia is ranked one of the top six regions in America for recreation.
- Chesapeake is ranked as one of the six best places to live by MONEY Magazine (for cities with 100,000+ population in the East).
- Chesapeake consists of more than 353 square miles of land area, which makes us the 11th largest city in the U.S.
- Chesapeake contains more miles of deepwater canals than any other city in the country.

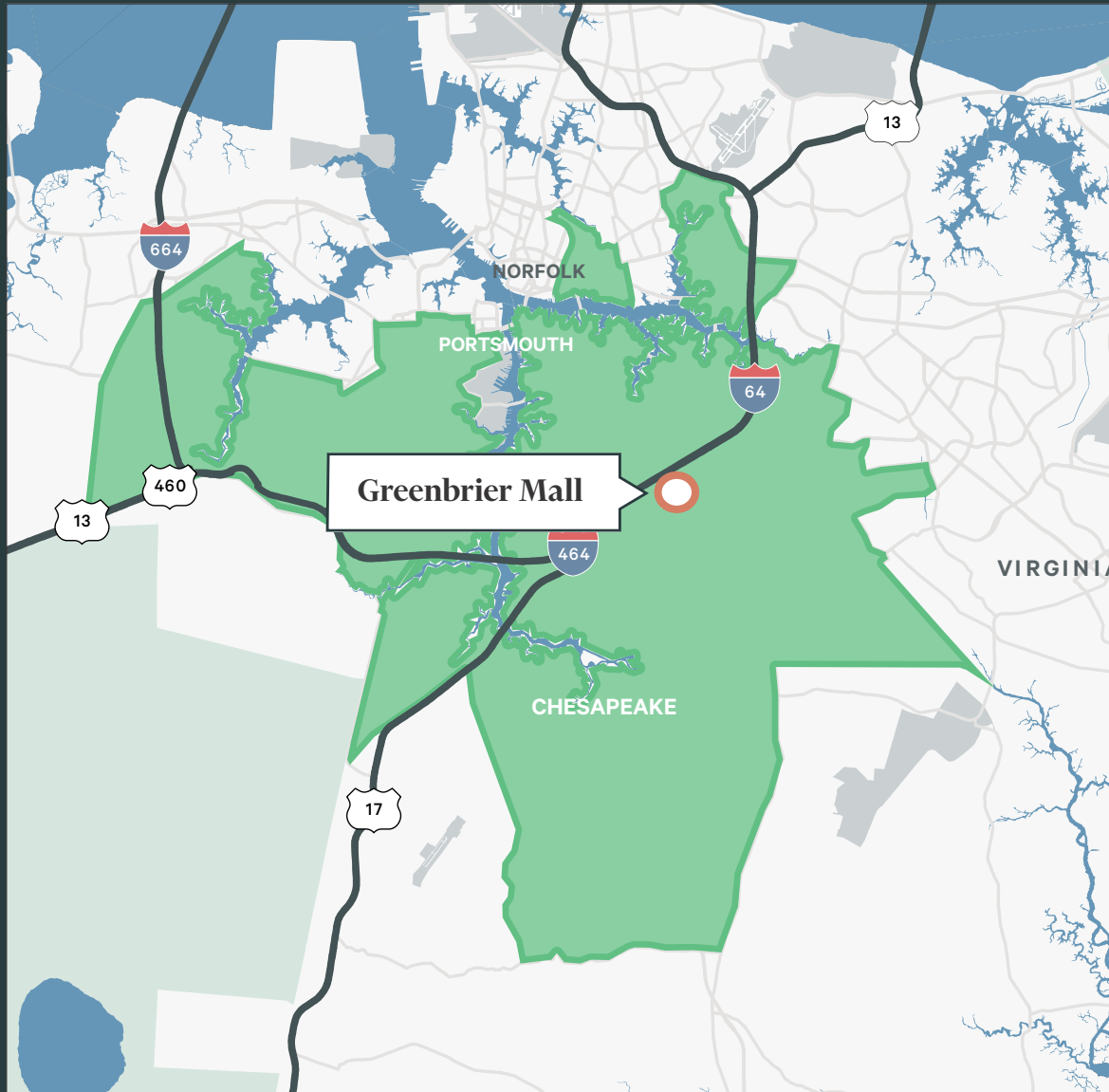


KEY TENANTS



Trade Area

WHY GREENBRIER MALL?



VISITOR RETAILER AFFINITY

Visitors have a high affinity for Accessories/Jewelry, Children's Clothing, and Health Stores.

PRIMARY 

Source: dimension by CBRE

Demographics & Shopping Behavior

UNMATCHED BUYING POWER AND A GROWING POPULATION SET THE SCENE FOR RETAILERS TO THRIVE.

PRIMARY TRADE AREA



Average Income

• \$96,368



Population

• 369,747



Daytime Population

• 160,305



Population Growth Rate (2021-2026)

• 0.67%



Median Age

• 37.9



Grocery Spend

• \$5,056



Eating Out

• \$3,543



Apparel & Services

• \$1,999



Source: Esri 2022 & dimension by CBRE
*Includes Primary & Secondary Trade Areas

Demographics & Shopping Behavior



10.2% 14A WORKDAY DRIVE

- Median Age: 37
- Affluent, family oriented market with a country flavor
- Households are located in the suburban periphery and are comprised of married couples with children
- Consumers prefer family-oriented purchases and outdoor activities
- 84.9% own their homes - maintenance and upkeep are priorities for these residents



10.2% 1D SAVVY SUBURBANITES

- Median Age: 45.1
- Married couples with no children or adult children
- Lifestyle consists of home remodeling, gardening, sports, exercise
- Informed consumers that do research prior to purchasing and focus on quality
- Foodies that enjoy wine and prefer natural and organic products



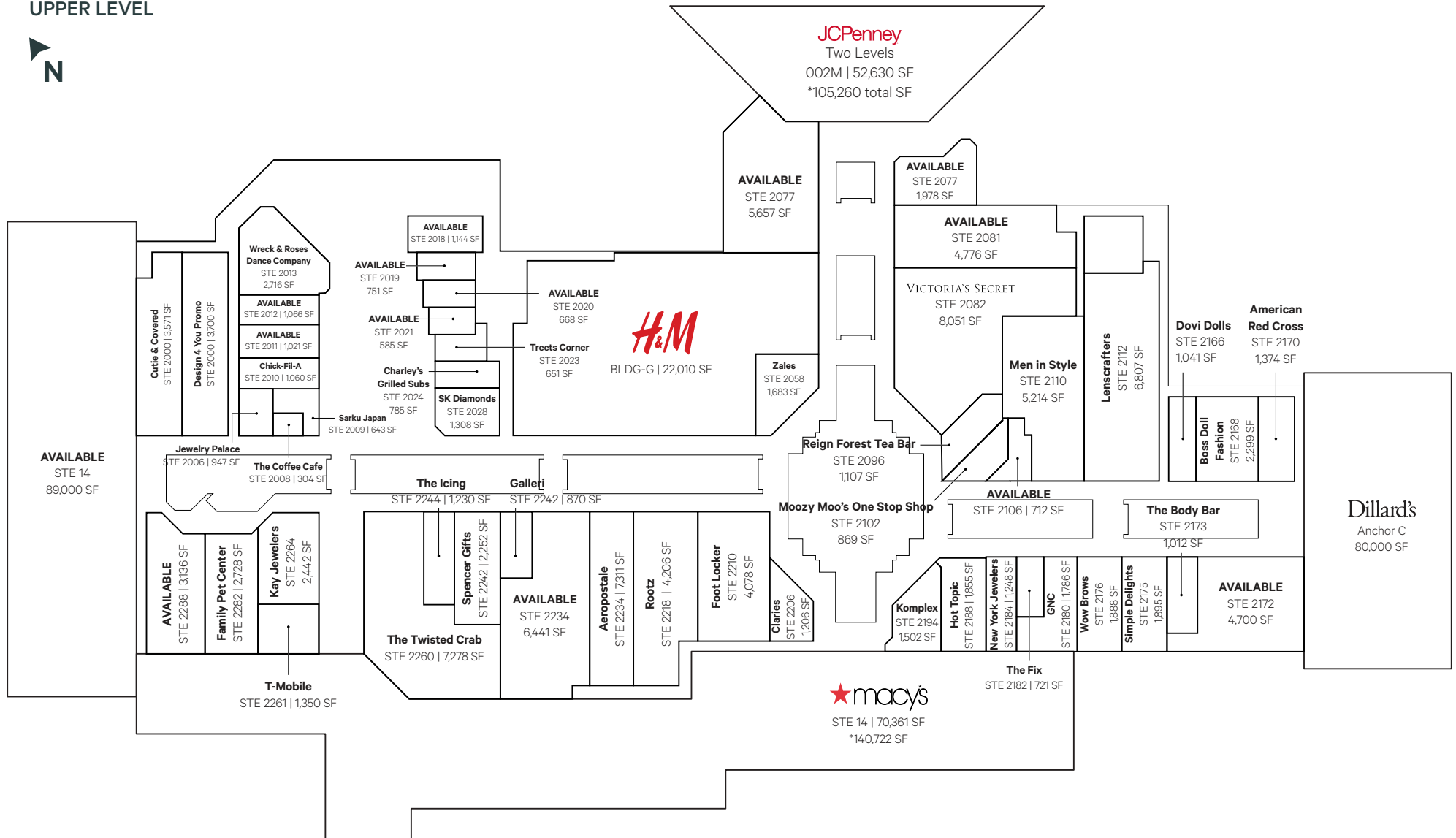
7.81% 8C BRIGHT YOUNG PROFESSIONALS

- Median Age: 33
- Young, educated, working professionals
- Focused on technology with newer computers and heavy cell phone use for banking, games, news, music and texting
- Eat out often at fast-food and family restaurants
- Free time is spent exercising, participating in sports, attending concerts and going to bars/clubs'

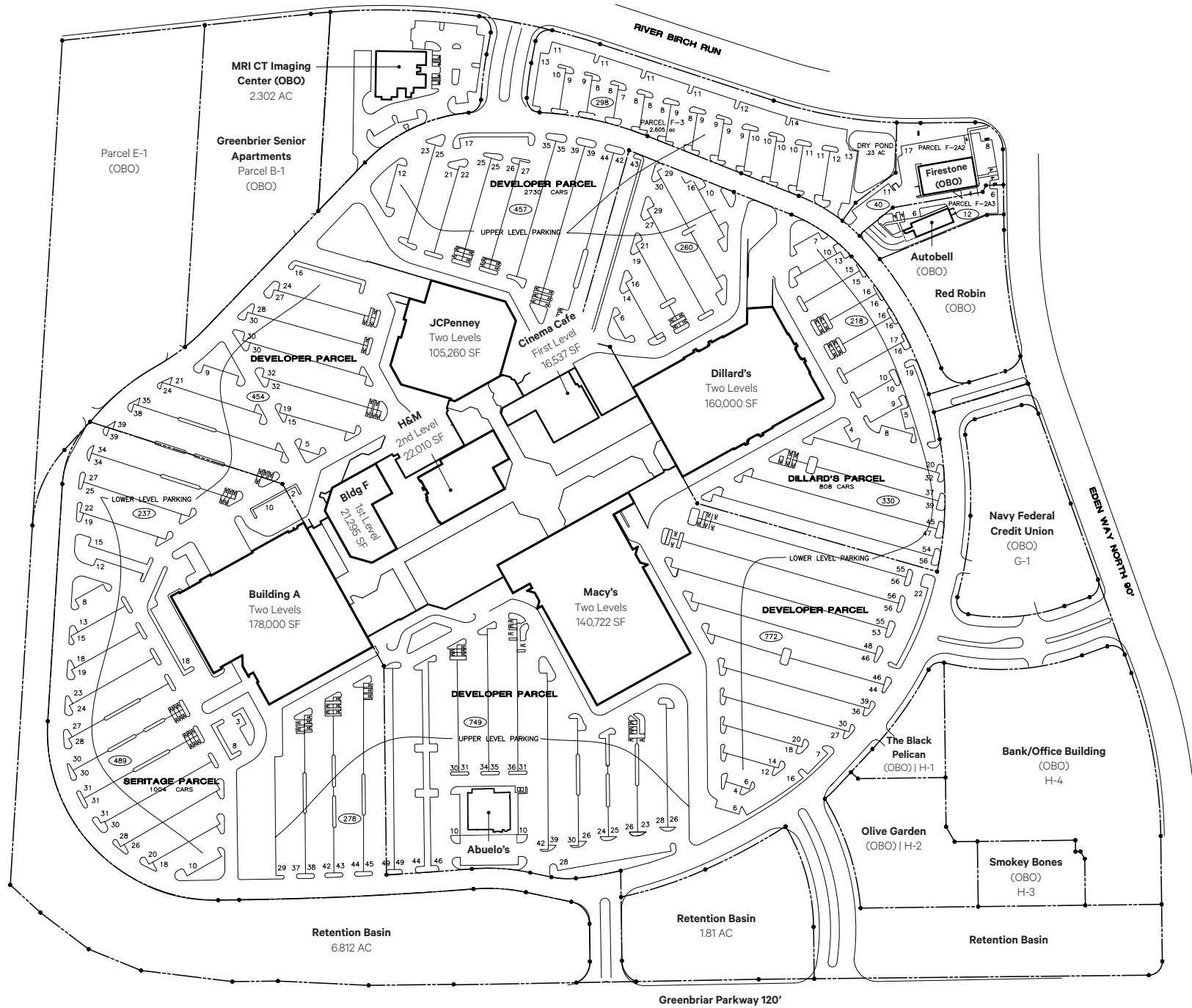
Source: 2022 Esri & dimension by CBRE

Lease Plan

UPPER LEVEL



Site Plan





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