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

Bath & Body Works · macy's · Dillard's · JCPenney · Chick-fil-A · Rack Room Shoes · Aéropostale · H&M · Victoria's Secret · Champs Sports · LensCrafters · Foot Locker · Yankee Candle

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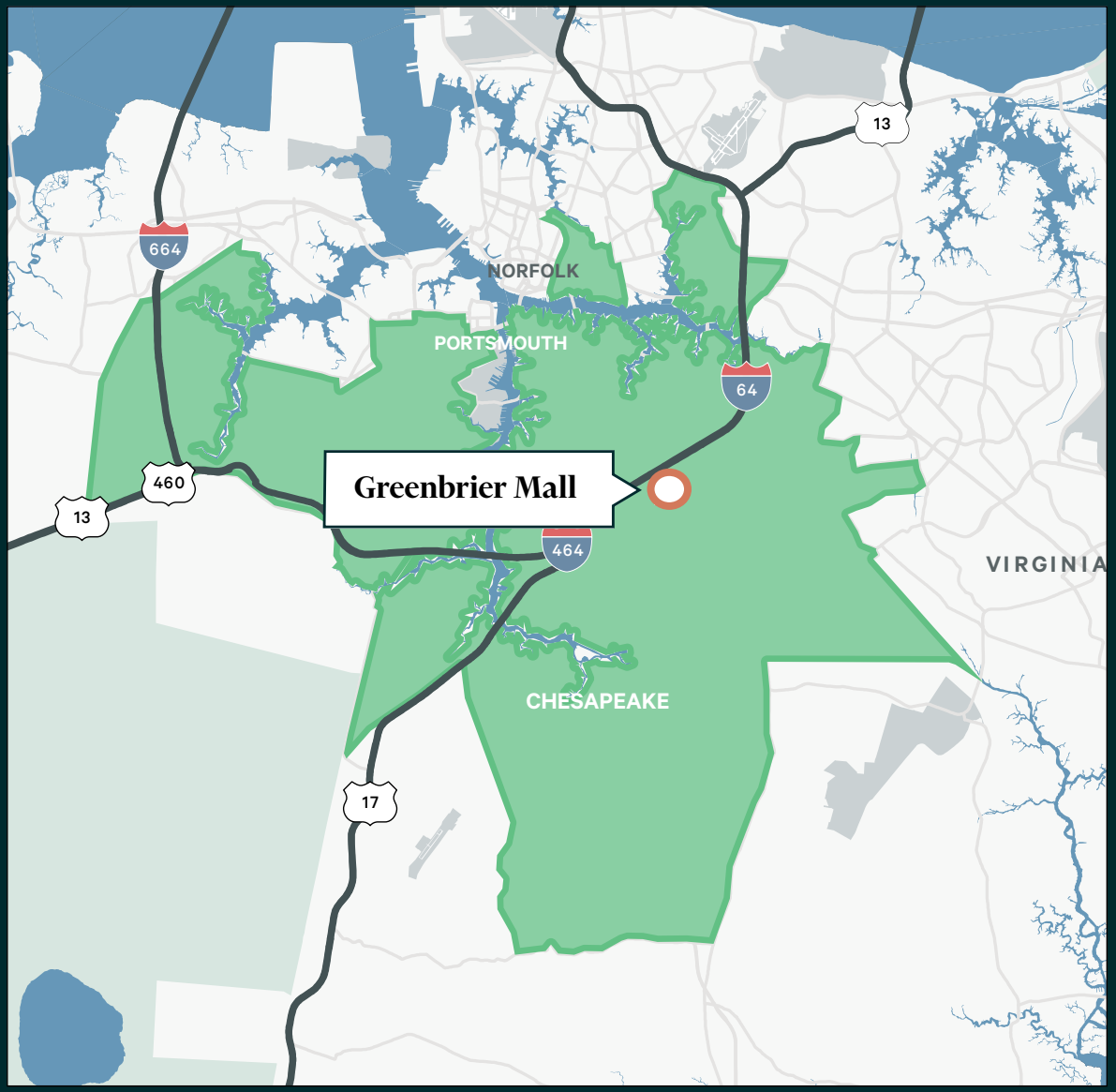
Trade Area

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

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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

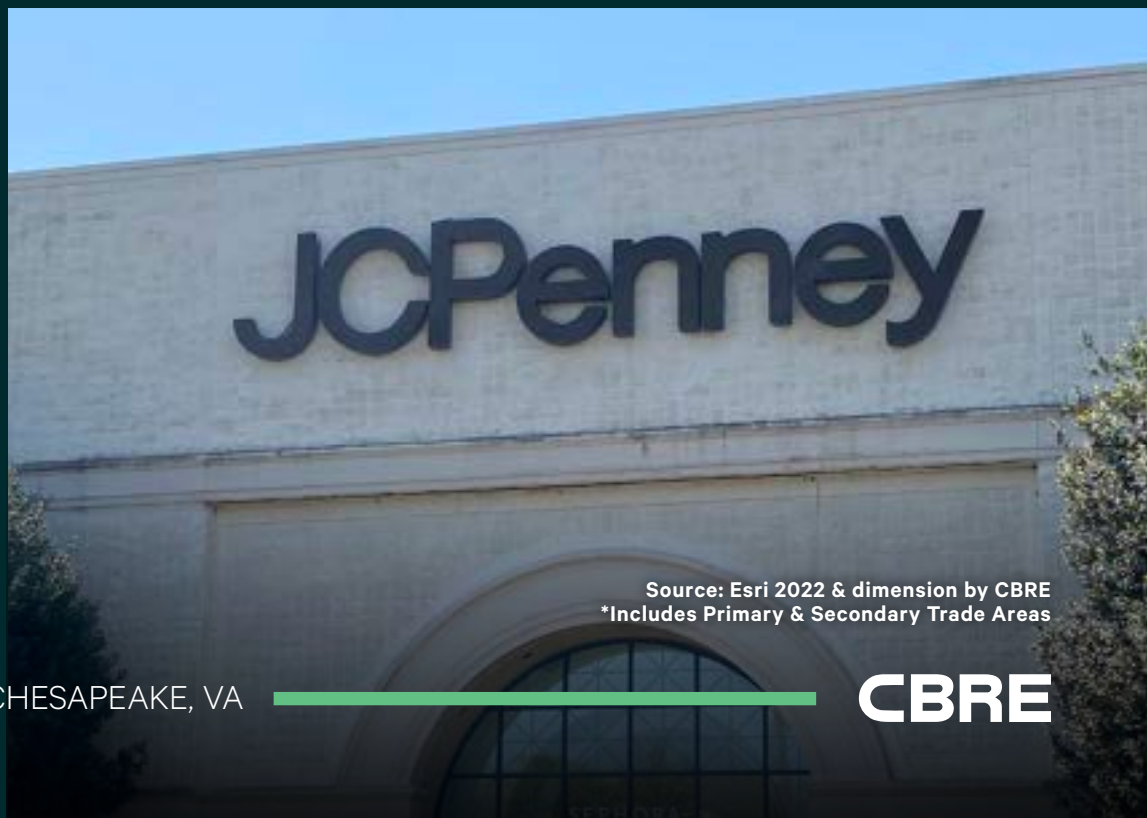
Population Growth Rate (2021-2026)
- 0.67%

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

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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

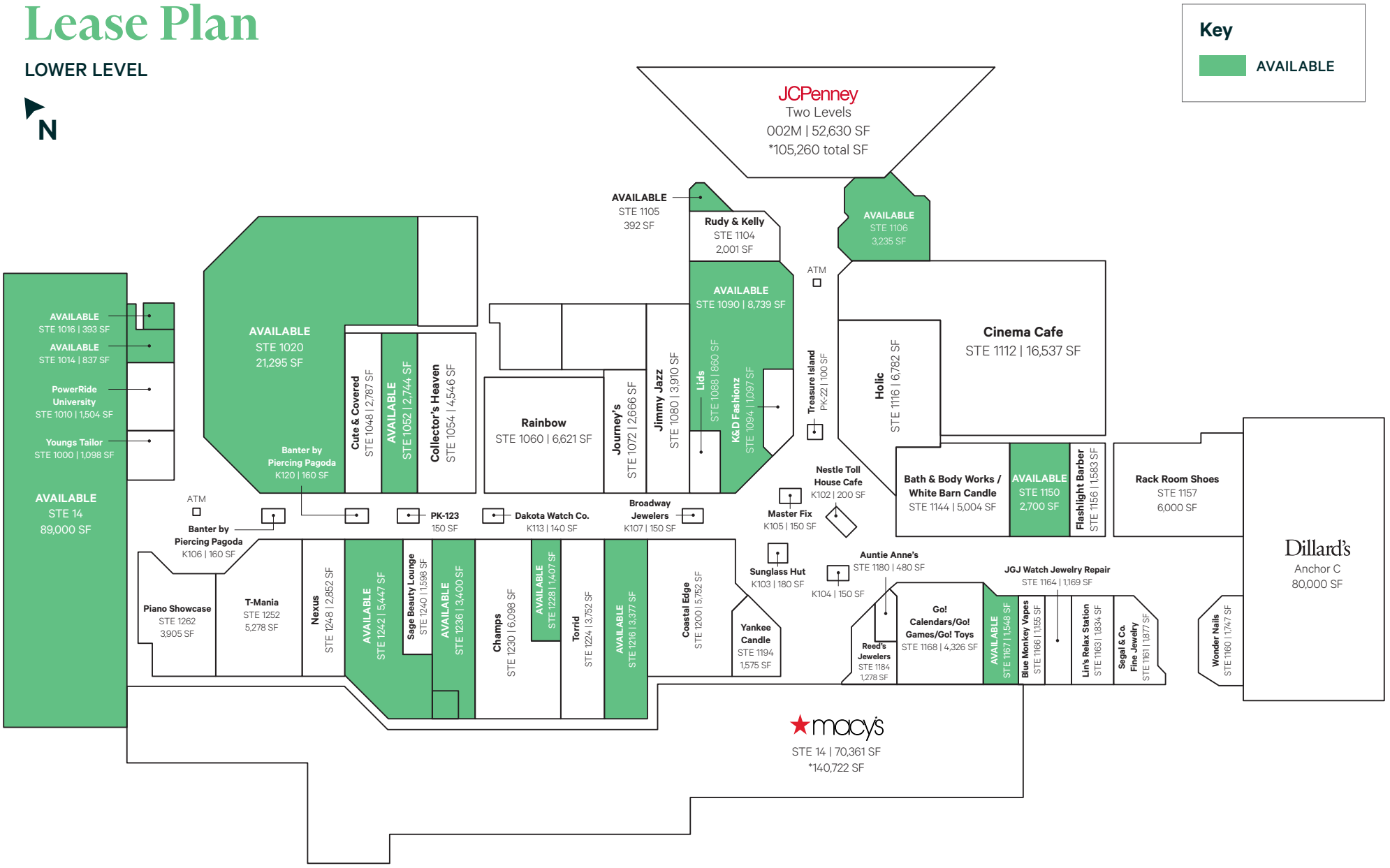
7.81% 8C BRIGHT YOUNG PROFESSIONALS

- 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

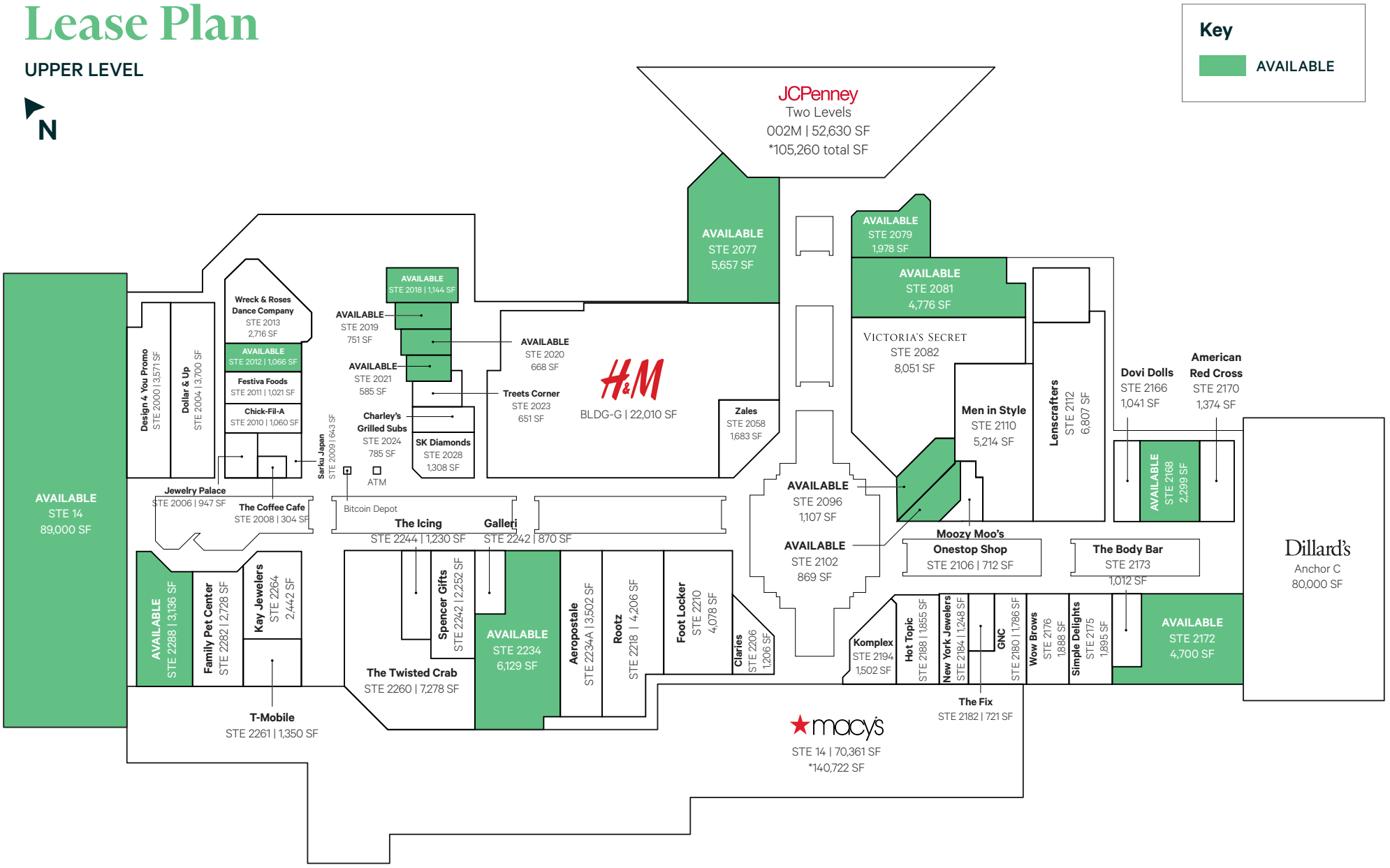
Lease Plan

LOWER LEVEL



Lease Plan

UPPER LEVEL



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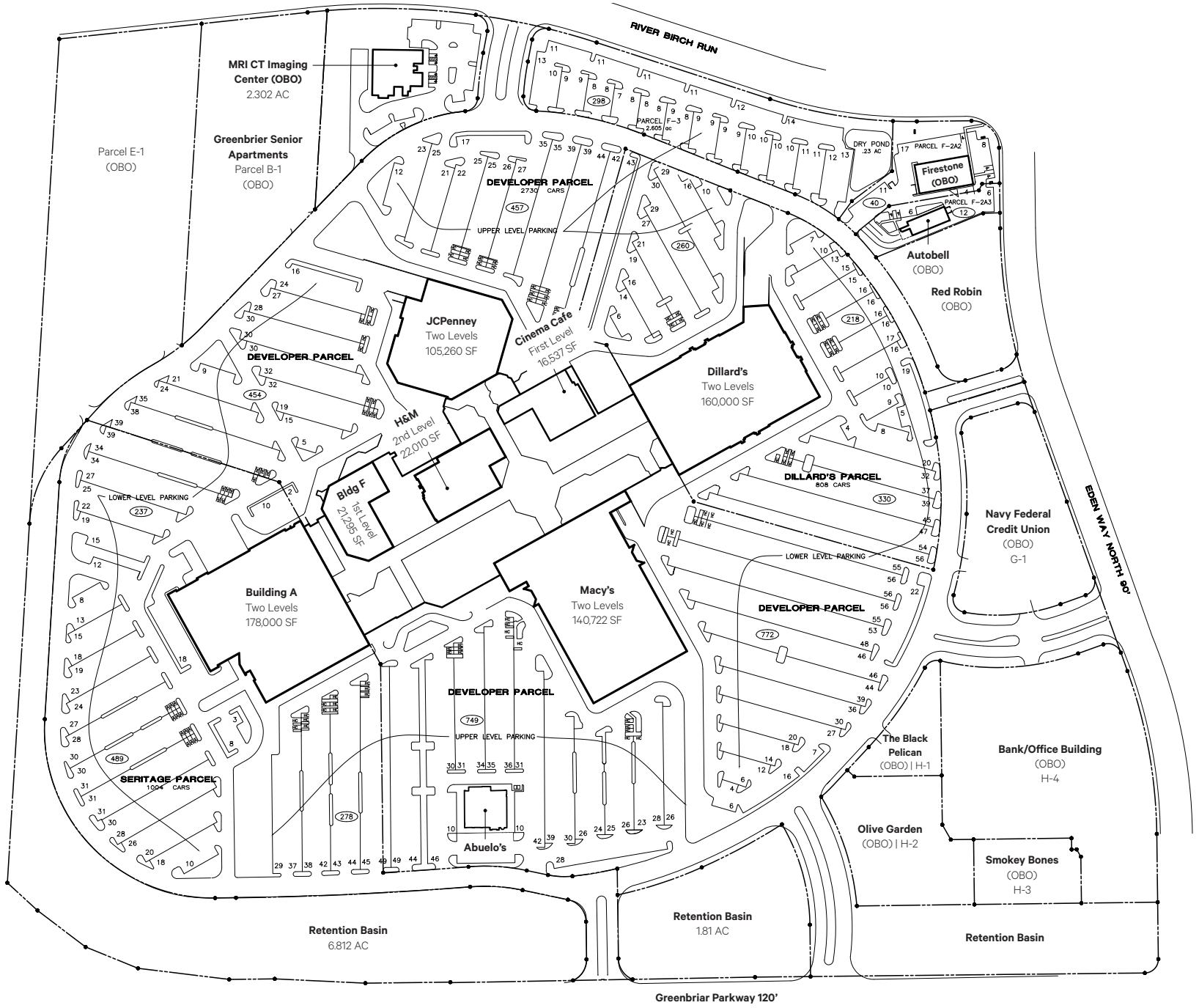
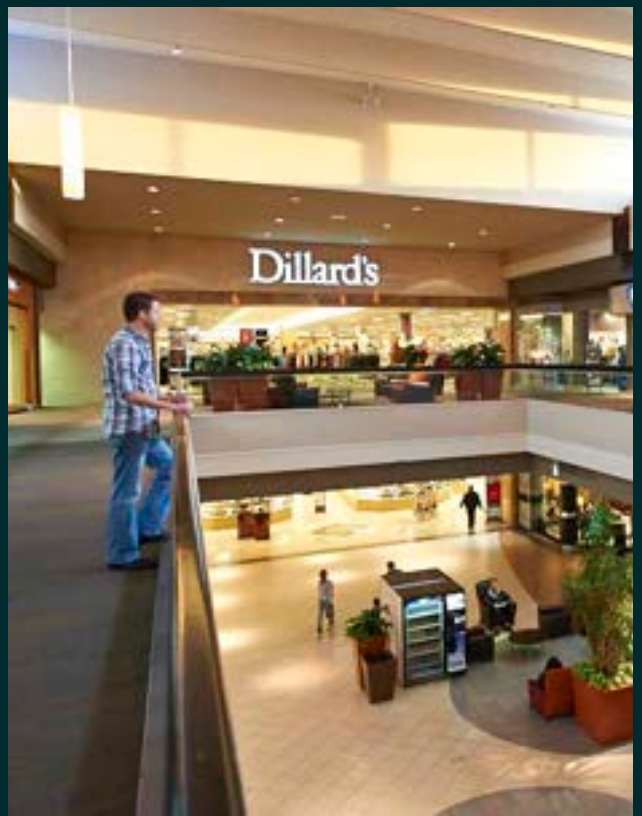
Site Plan


RIVER BIRCH RUN
MRI CT Imaging Center (OBO)
2.302 AC
Parcel E-1
(OBO)
Greenbrier Senior Apartments
Parcel B-1
(OBO)
DEVELOPER PARCEL
2730 CARS
UPPER LEVEL PARKING
PARCEL F-3
2.605 ac
DRY POND
.23 AC
PARCEL F-2A2
Firestone (OBO)
PARCEL F-2A3
Autobell
(OBO)
Red Robin
(OBO)
JCPenney
Two Levels
105,260 SF
Cinema Cafe
First Level
16,537 SF
Dillard's
Two Levels
160,000 SF
DEVELOPER PARCEL
H&M
2nd Level
22,010 SF
Bldg F
1st Level
21,295 SF
LOWER LEVEL PARKING
DILLARD'S PARCEL
808 CARS
Navy Federal Credit Union
(OBO)
G-1
EDEN WAY NORTH 60'
Building A
Two Levels
178,000 SF
Macy's
Two Levels
140,722 SF
DEVELOPER PARCEL
DEVELOPER PARCEL
UPPER LEVEL PARKING
SERITAGE PARCEL
1004 CARS
Abuelo's
The Black Pelican
(OBO) | H-1
Bank/Office Building
(OBO)
H-4
Olive Garden
(OBO) | H-2
Smokey Bones
(OBO)
H-3
Retention Basin
6.812 AC
Retention Basin
1.81 AC
Retention Basin
Greenbriar Parkway 120'



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