



## PROPERTY OVERVIEW

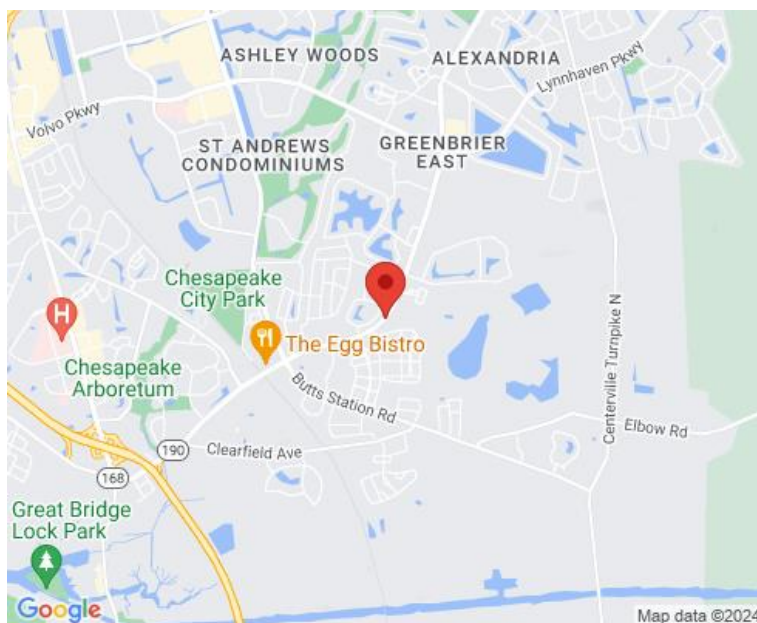
## AREA MAP

This 0.81 acre piece of land fronts Kempsville Road and is ideal for any professional user, medical user or service firm. This property is available For Sale, Ground Lease and/or possibly build-to-suit. Neighboring property owner would consider selling their 0.61 acre parcel for a total site size of 1.42 acres.

- Two-story, upscale Colonial-style building
- Less than 2 miles from The Chesapeake Expressway; 3 miles from I-64
- Strong surrounding demographics

## DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
<b>Population:</b>	8,866	60,466	181,140
<b>Avg HH Income:</b>	\$79,323	\$72,264	\$71,314
<b>Traffic Count:</b>	20,885 VPD		



FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

(757) 490-3141

[cwerkheiser@pembrokerealty.com](mailto:cwerkheiser@pembrokerealty.com)

**Pembroke Realty Group**

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

[www.pembrokerealty.com](http://www.pembrokerealty.com)

# PROPOSED SITE PLAN



This conceptual site plan prepared by Hoggard-Eure Associates, P.C. and entitled, "Rezoning Exhibit the subdivision of Kemp Bridge Phase 3A & 3B", dated July 17, 2015, a copy of which is on file with the Chesapeake Planning Department, has been submitted to the Chesapeake Planning Department, Planning Commission and City Council for illustrative purposes only and to provide support for this rezoning action. No rights shall vest nor any cause of action shall arise from the submission, review or acceptance of this conceptual site plan. In order to obtain preliminary or final site or subdivision approval, changes in the conceptual site plan will be necessary to accommodate environmental, engineering, architectural, topographic, or other development conditions, and to meet the requirements of applicable laws, ordinances and regulations. All preliminary and final site and subdivision plans are subject to the approval of the Director of Planning, or designee and/or the Director of Development and Permits or designee. A copy of the final approved site plan shall be placed in the file with the Planning Department and Department of Development and Permits and shall supersede any previously filed conceptual site plan.

## REZONING EXHIBIT

**KEMP BRIDGE PHASE 3A & 3B**  
**PARCEL A, LOTS 88 & 89**  
**WASHINGTON BOROUGH – CHESAPEAKE, VIRGINIA**  
**TAX MAP NO. 0380000000671 & 0371016000003**



707-665-6025 Fax: 707-665-6100 907 Parkside Parkway, Suite 100 - Portsmouth, Virginia 23701

25 0 25 50  
 Scale Feet

FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

(757) 490-3141

[cwerkheiser@pembrokerealty.com](mailto:cwerkheiser@pembrokerealty.com)

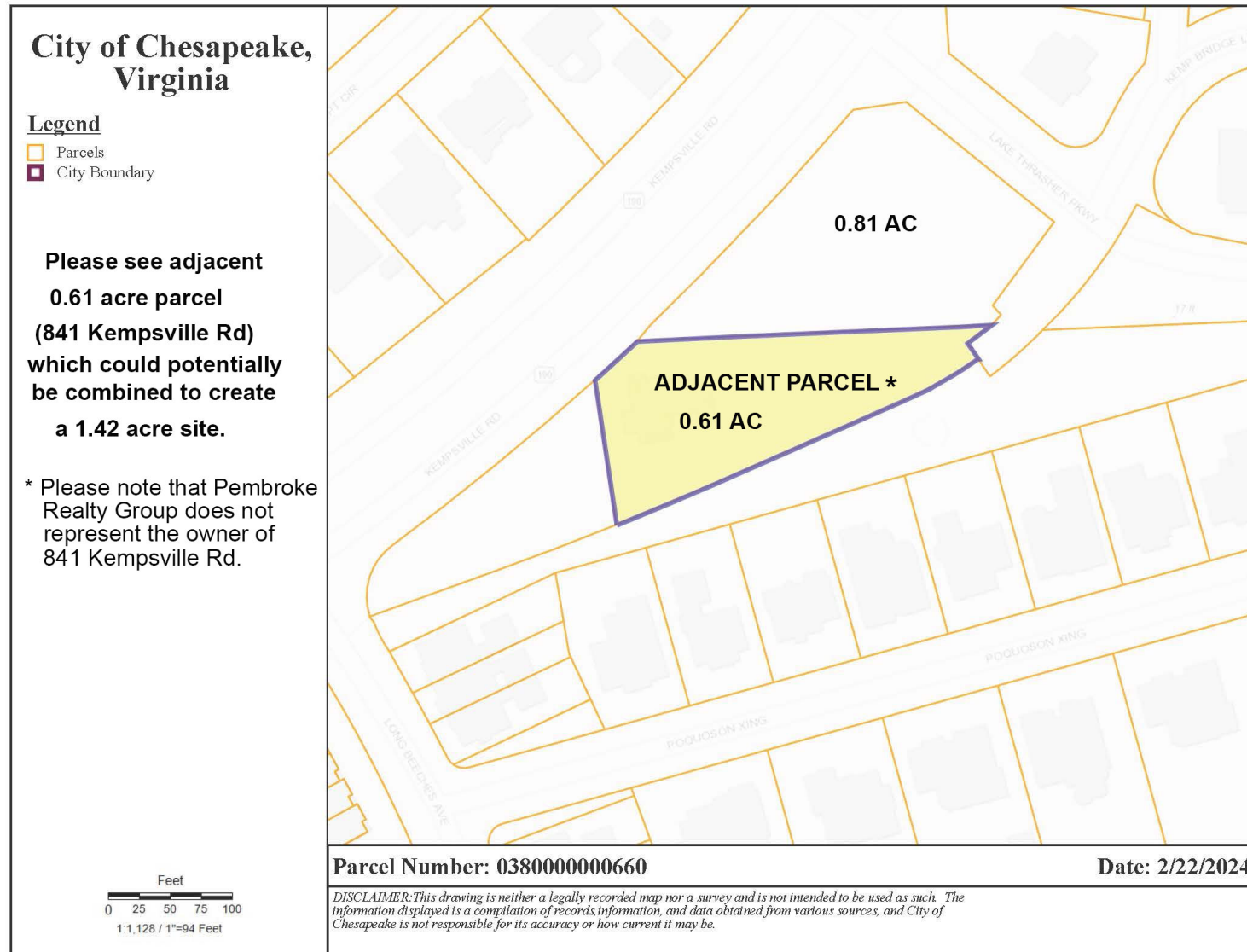
**Pembroke Realty Group**

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

[www.pembrokerealty.com](http://www.pembrokerealty.com)





FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

(757) 490-3141

[cwerkheiser@pembrokerealty.com](mailto:cwerkheiser@pembrokerealty.com)

**Pembroke Realty Group**

4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

[www.pembrokerealty.com](http://www.pembrokerealty.com)