



FOR SALE

840 GREENBRIER CIRCLE

Chesapeake, Virginia 23320

**TWO-STORY, FULLY LEASED
OFFICE BUILDING**

 **CONTACT US:**

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PROPERTY DETAILS



FOR SALE - Prime two-story office building in Chesapeake's Greenbrier submarket

Greenbrier is one of the strongest-performing markets in the Hampton Roads MSA

Abundant retail, restaurants, hospitality and entertainment amenities

Easy interstate access to I-64; high-visibility signage and direct interstate exposure

Situated in the center of the Hampton Roads labor pool with a thirty-minutes or less commute to ninety percent (90%) of the labor market

Building Size:	49,869 RSF
Construction:	Masonry/Glass
Site Area:	7.04 Acres
Zoning:	PUD
Access:	24/7 via RFID
Parking Surface:	7.70/1,000 SF 398 spaces
Year Built:	1983
Floors:	2 Stories
Sale Price:	\$5,385,852



CORPORATE NEIGHBORS



The region's strategic location on the East Coast has fostered a maritime economy centered around the defense, shipping, and tourism industries.



Chesapeake is the second-largest city in Hampton Roads offering a vibrant blend of urban energy and suburban comfort with access to parks, diverse restaurants, shops, and entertainment, there's always something to do—an ideal location to live, work, and raise a family.



Located approximately 2 miles from the Property is the headquarters for Dollar Tree, Incorporated (NASDAQ: DLTR), a Fortune 500 company that operates a chain of over 15,000 discount stores throughout the United States and Canada.



The Port of Virginia is the fastest growing port on the East Coast and boasts the largest natural deep-water harbor on earth.



The Hampton Roads MSA has the largest concentration of military personnel stationed outside of the Pentagon, with over 86,000 active-duty military personnel.



The industries and people of Hampton Roads are well served by its highway network. First among them is Interstate 64, which links the area with Richmond and the Midwest as well as with Interstate 95, the East Coast's primary corridor.



amazon
Chesapeake Conference Center

LEONARDO

Yusen Logistics

ALTIERUS CAREER COLLEGE

agiliti

840 Greenbrier Circle
49,869 RSF | 7.04 Acres

FRONTIER TECHNOLOGIES

GRYPHON TECHNOLOGIES

T SOLUTIONS

TIDEWATER COMMUNICATIONS

DEMOGRAPHICS

Year	1 Mile	2 Miles	3 Miles
Population	7,544	107,479	228,638
Average Household Income	\$88,344	\$95,934	\$99,332
Number of Households	3,511	43,154	88,653

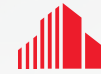
Greenbrier Parkway



150,328 VPD

SIGNIFICANT OPERATIONS IN GREENBRIER





CUSHMAN &
WAKEFIELD

THALHIMER

CONTACT INFORMATION

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