



## PROPERTY OVERVIEW

## AREA MAP

Currently pre-leasing this new, potentially build-to-suit, suburban office building located on Kempville Road, less than 1 mile from Greenbrier Parkway. Ideal location for professional, medical or service firms.

- Two-story, upscale Colonial-style building
- 4,800 square feet available
- 5 spaces/1,000 SF parking ratio
- Monument signage available
- Less than 2 miles from The Chesapeake Expressway; 3 miles from I-64

## DEMOGRAPHICS

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



FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

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**Pembroke Realty Group**

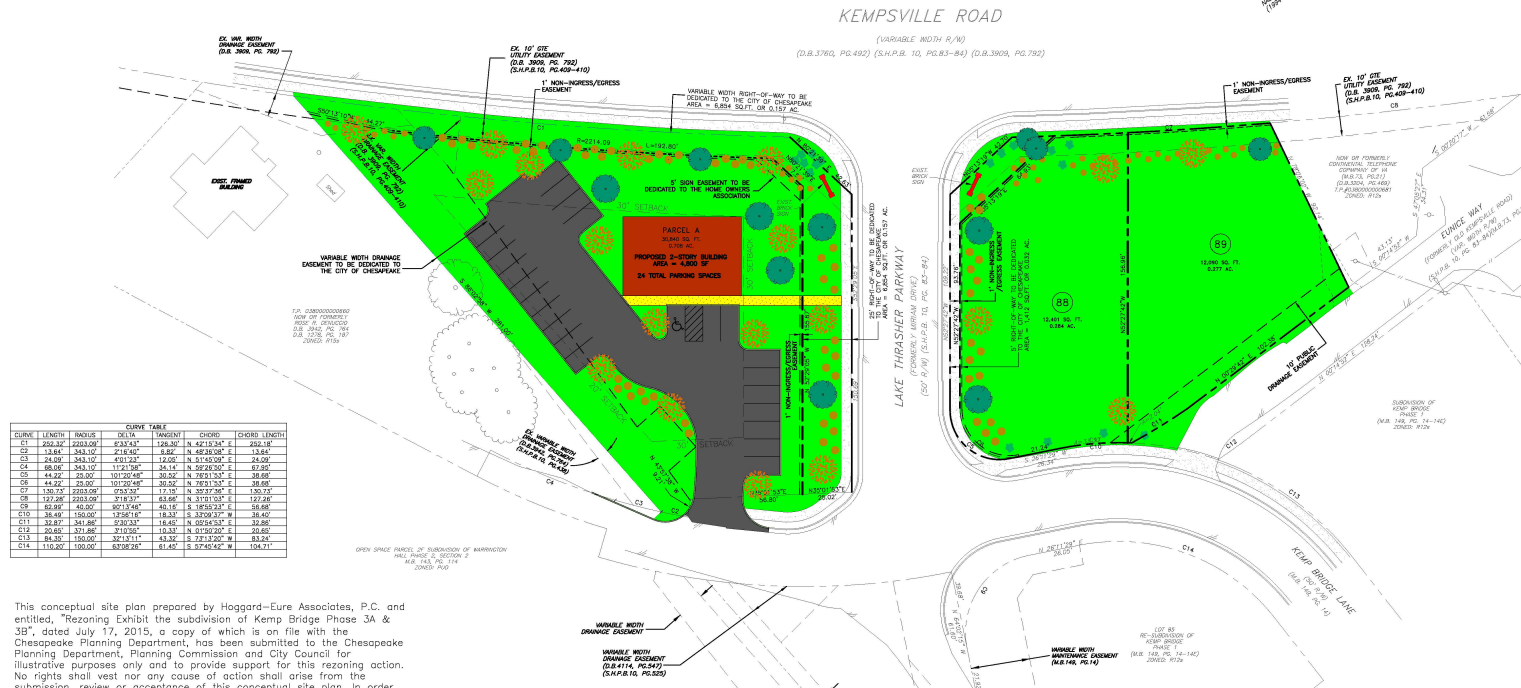
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Virginia Beach, VA 23462

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## 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.

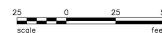
### REZONING EXHIBIT

## KEMP BRIDGE PHASE 3A & 3B

PARCEL A, LOTS 88 & 89  
WASHINGTON BOROUGH – CHESAPEAKE, VIRGINIA  
TAX MAP NO. 0380000000671 & 0371016000003



707-661-6025 Fax: 707-661-6100 901 Parkside Parkway, Suite 100 - Portsmouth, Virginia 23704



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