

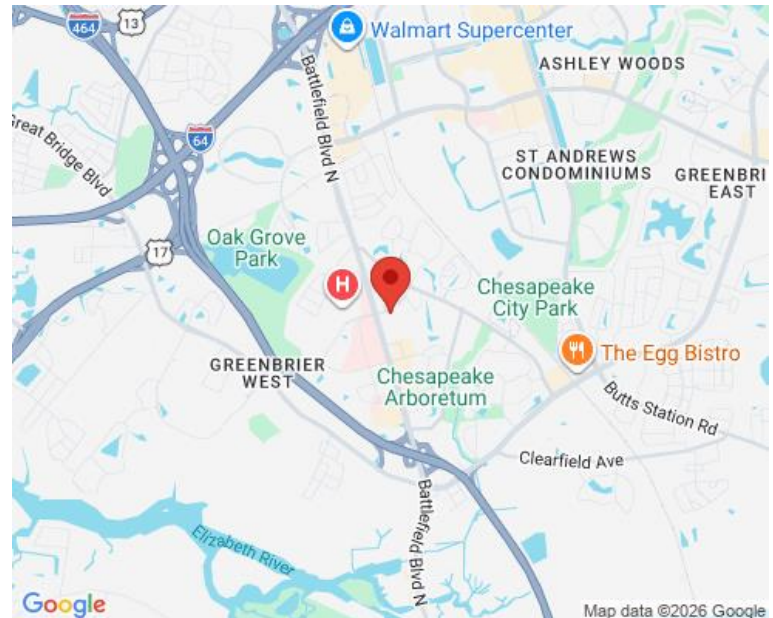


## PROPERTY OVERVIEW

## AREA MAP

Knell's Ridge Shoppes is a 7,919 SF neighborhood shopping center located at the intersection of Knell's Ridge Dr. and Battlefield Blvd. in Chesapeake. Located near Chesapeake Regional Medical Center.

- Surrounded by residential, professional businesses and medical practices
- Located near Exit 13 on Route 168
- Ideal for medical, professional and service businesses



## DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	10,241	71,010	188,834
Average HH Income:	\$93,148	\$98,293	\$106,621
Traffic Count:	±49,136		

FOR MORE INFORMATION, PLEASE CONTACT:

**LENNY BURNS**

(757) 490-3141

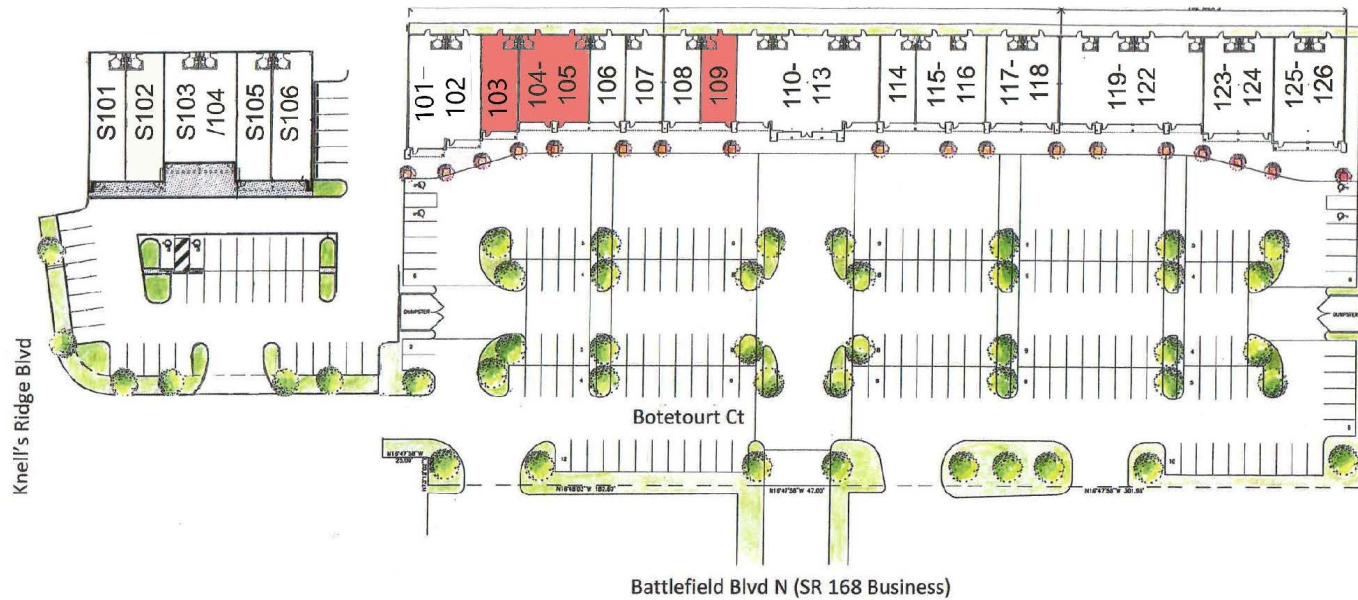
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## KNELL'S RIDGE

### Knell's Ridge Shoppes

S101	Four Seasons Pizzeria
S102	Wings - Go
S103/104	CPS Heartbeats Wellness
S105	Oishi Sushi
S106	Vitale Family Health

UPDATED 5/20/2026

### Knell's Ridge Square

101/102	La Oficina Steakhouse	110/113	Tidewater Eye Center
<b>103</b>	<b>AVAILABLE (±1,200 SF)</b>	114	Pete's Barbershop
<b>104/105</b>	<b>AVAILABLE (±2,200 SF)</b>	115/116	Shining Stars Dance Academy
106	Sweet Kream Bakery	117/118	Royal Thai Cuisine
107	Maymar Chesapeake	119/122	Once Upon a Child
108	Hello Baby!	123/124	Grade Power Learning
<b>109</b>	<b>AVAILABLE 9/1/2026</b>		

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