



## PROPERTY OVERVIEW

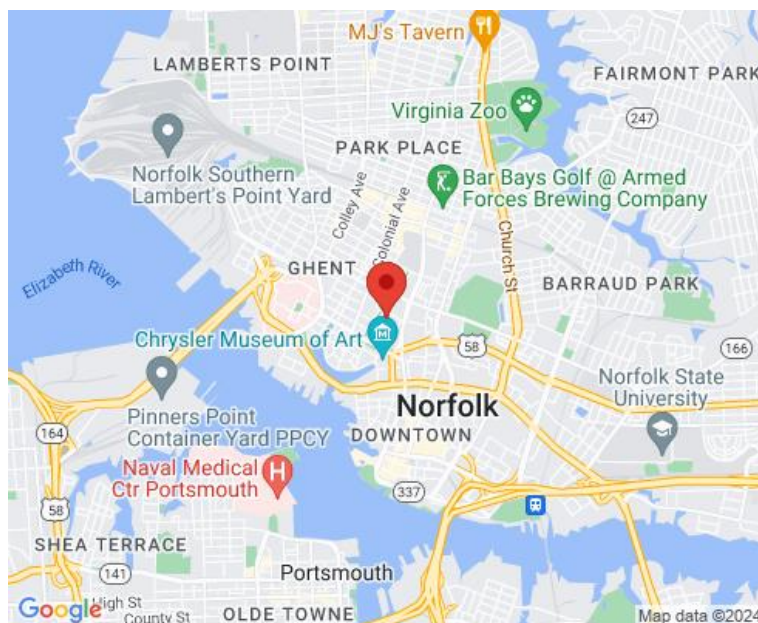
## AREA MAP

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
- **Fully Leased - Former Dental office available at adjacent Knell's Ridge Square**

## DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	9,774	66,786	176,129
Average HH Income:	\$71,950	\$81,716	\$86,294
Traffic Count:	±43,615		



FOR MORE INFORMATION, PLEASE CONTACT:

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817 N. Botetourt

± 0 SF AVAILABLE



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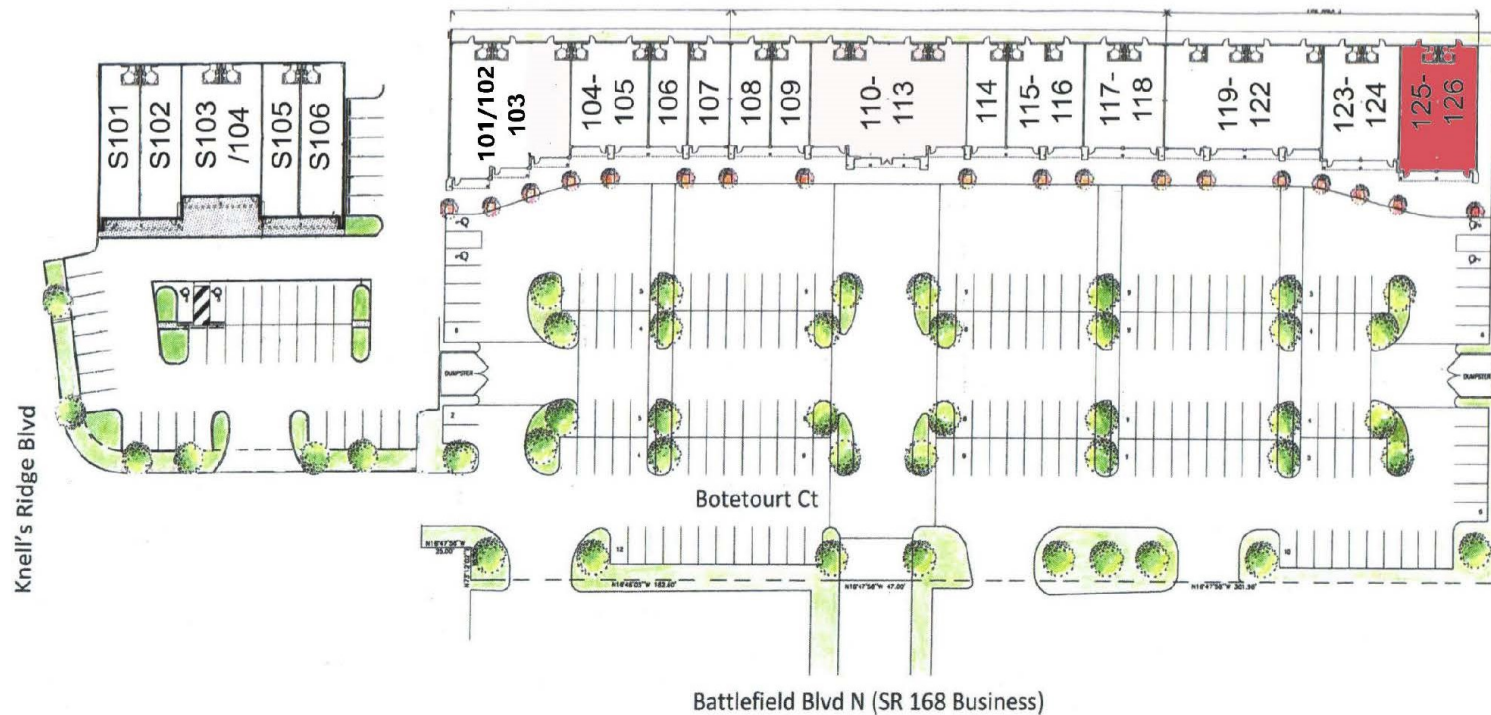
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## KNELL'S RIDGE

### Knell's Ridge Shoppes

S101	Four Seasons Pizzeria
S102	Seafood Kitchen
S103/104	CPS Heartbeats Wellness
S105	Oishi Sushi
S106	City of Chesapeake

UPDATED 3.13.24

### Knell's Ridge Square

101-103	Fat Boyz Fire Pit	114	Hair First
104/105	TH Nails & Day Spa	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	Prenatal Imaging	123/124	Grade Power Learning
109	Shining Stars Dance	<b>125/126</b>	<b>AVAILABLE - ±2,709SF</b>
110/113	Tidewater Eye Center		

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