



SUMMIT POINTE RETAIL LEASING

SIGNATURE PROPERTIES

*Be Part of the Premiere
Coastal Virginia Destination*



Leasing Team Contacts

CHRIS READ

Senior Vice President
+1 757 228-1803
chris.read@colliers.com

JEFF PARKER, CCIM®

Senior Vice President
+1 757 213-8121
jeff.parker@colliers.com

COLLIERS INTERNATIONAL

www.Colliers.com

SUMMIT POINTE

www.SummitPointeVA.com





SUMMIT POINTE | DEVELOPMENT INFORMATION

Summit Pointe is a \$300M urban mixed-use community that includes the headquarters of Dollar Tree, Inc., a Fortune 200 Company. The development will feature **unparalleled residential, office, and retail offerings** to include unique and best-of-class restaurants and stores. Summit Pointe is located in Coastal Virginia in **the heart of the dominant Greenbrier retail submarket**. The site is surrounded by unmatched retail offerings as well as an abundance of class "A" office space and regional corporate headquarters. Additionally, the project enjoys **tremendous interstate access traffic via two nearby I-64 interchanges**.

ADDRESS:

500 Volvo Parkway
Chesapeake, VA 23320

PARKING:

1,500-car structured parking;
on-street parking

ACCESS:

Project visibility from I-64. Interstate access via Battlefield Boulevard and Greenbrier Parkway interchanges. Signalized access to Volvo Parkway.

PROJECT SIZE:

69 acres

TRADE AREA:

Over one million people and 375,000 households in the primary trade area

DELIVERY:

PHASE I: Dollar Tree, Inc. (Fortune 200 Company) headquarters and a 1,500-car garage (with free public parking) have been completed.

PHASE II: Retail, residential and office spaces will be completed early 2020.

PHASE III: Expand the retail and living opportunities along Belaire Avenue while also adding green space, a high-end, full-service hotel and a second high-rise office tower.





SUMMIT POINTE | DEVELOPMENT INFORMATION



Zoning for **500,000 SF OF RETAIL SPACE**. Currently leasing street-front retail and restaurant space as well as anchor locations. Opportunities for entertainment and experiential uses.

Zoning for **1,000,000 SF OF OFFICE SPACE**. Anchored by 510,000 SF headquarters for Dollar Tree, Inc. Now leasing 150,000 SF of class "A" office space and ground floor retail space.

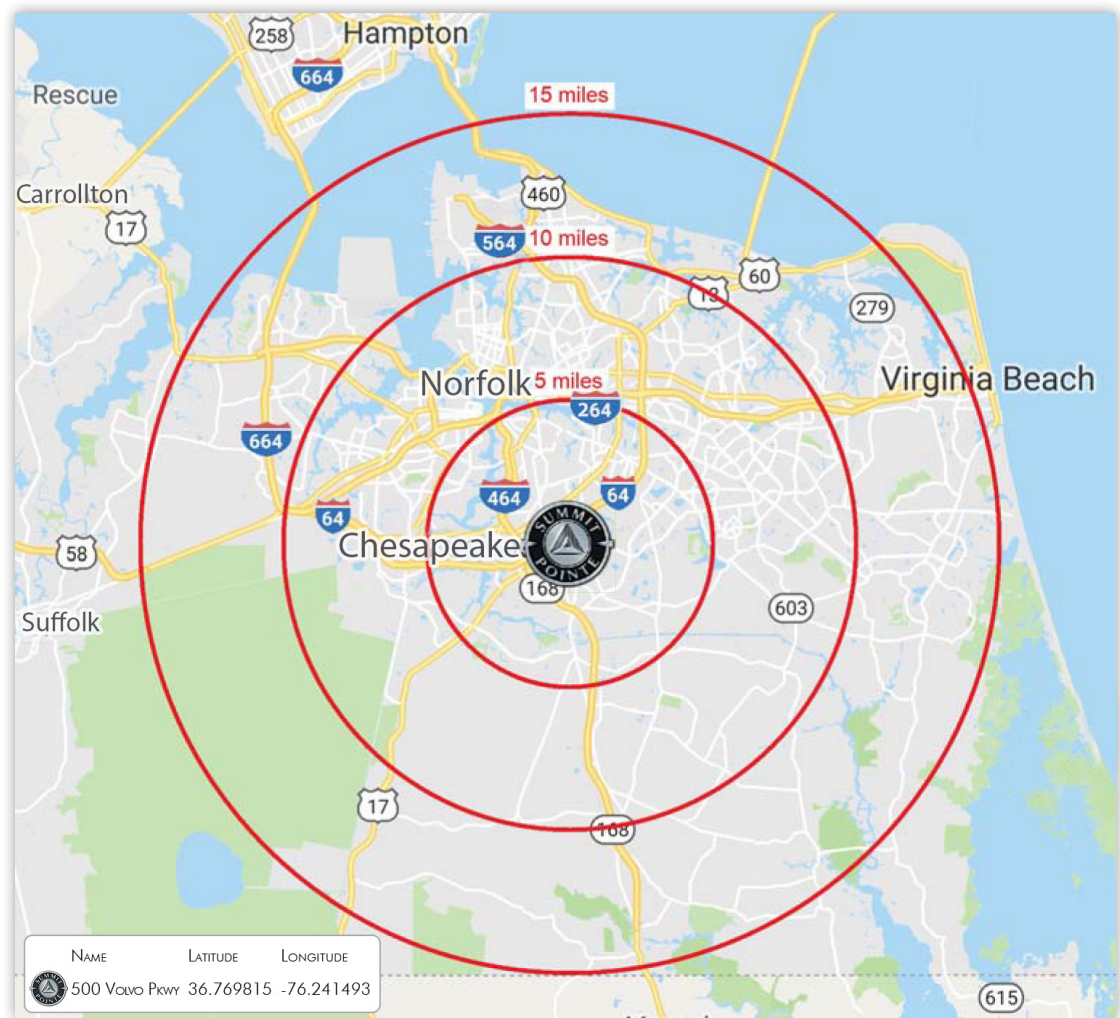
Zoning for over **1,400 RESIDENTIAL UNITS**. Initial phases will contain approximately 250 multi-family units, with first units being delivered early 2020.





SUMMIT POINTE IS A COMPLETE URBAN COMMUNITY FEATURING ONE-OF-A-KIND BUSINESSES.

Contact Colliers International today and take your business to the next level and claim your spot within a coveted retail community.





SUMMIT POINTE | SUBMARKET AERIAL



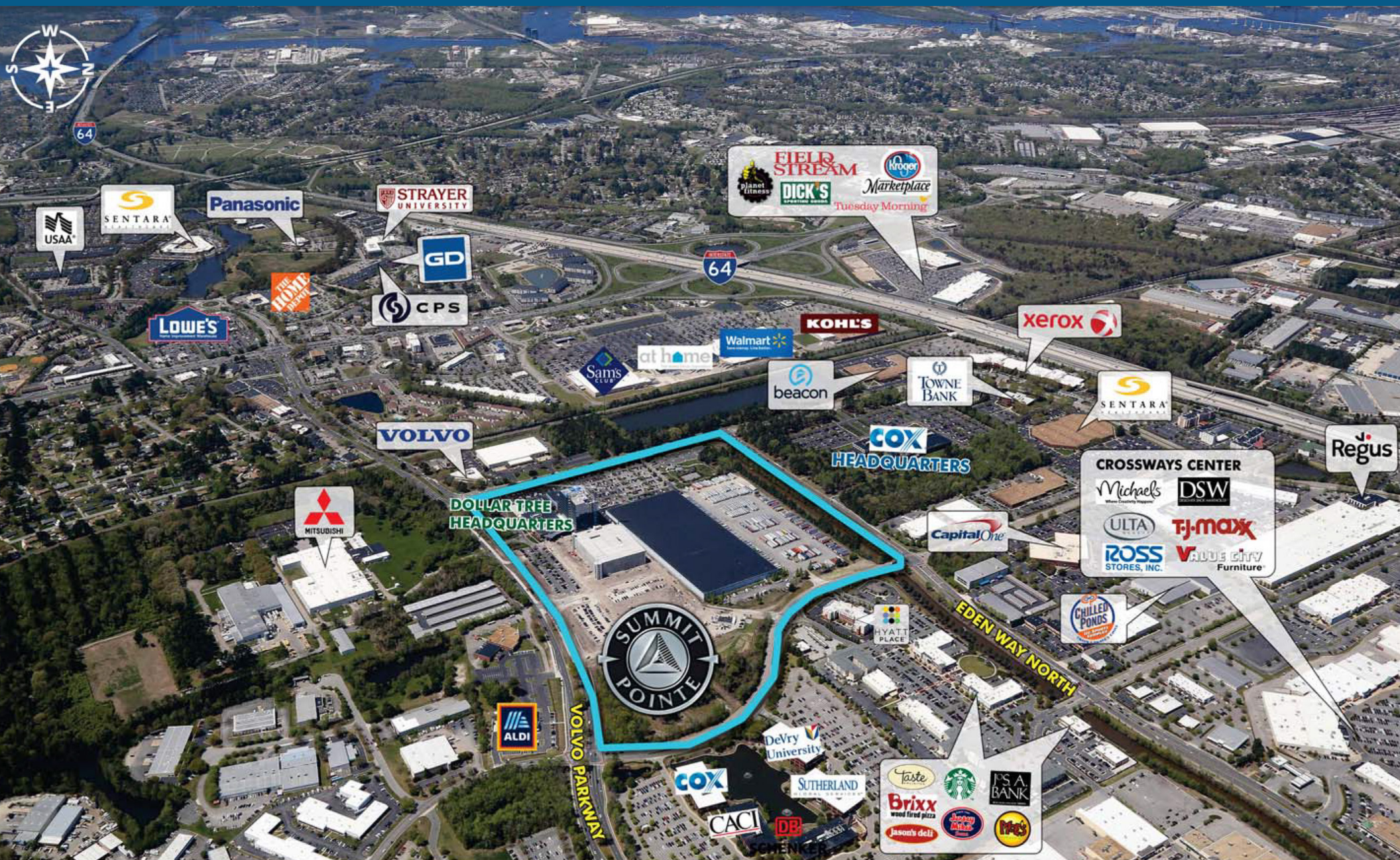


SUMMIT POINTE | EAST VIEW AERIAL



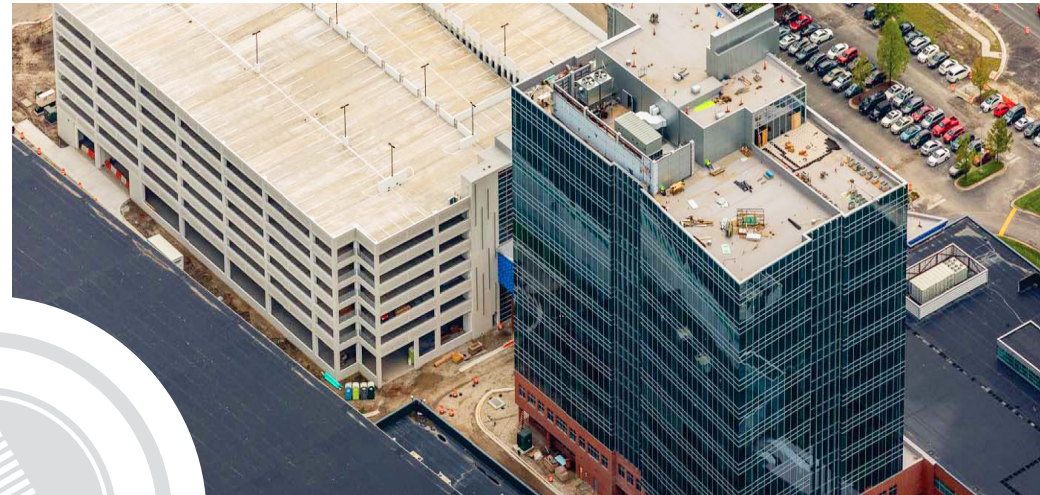


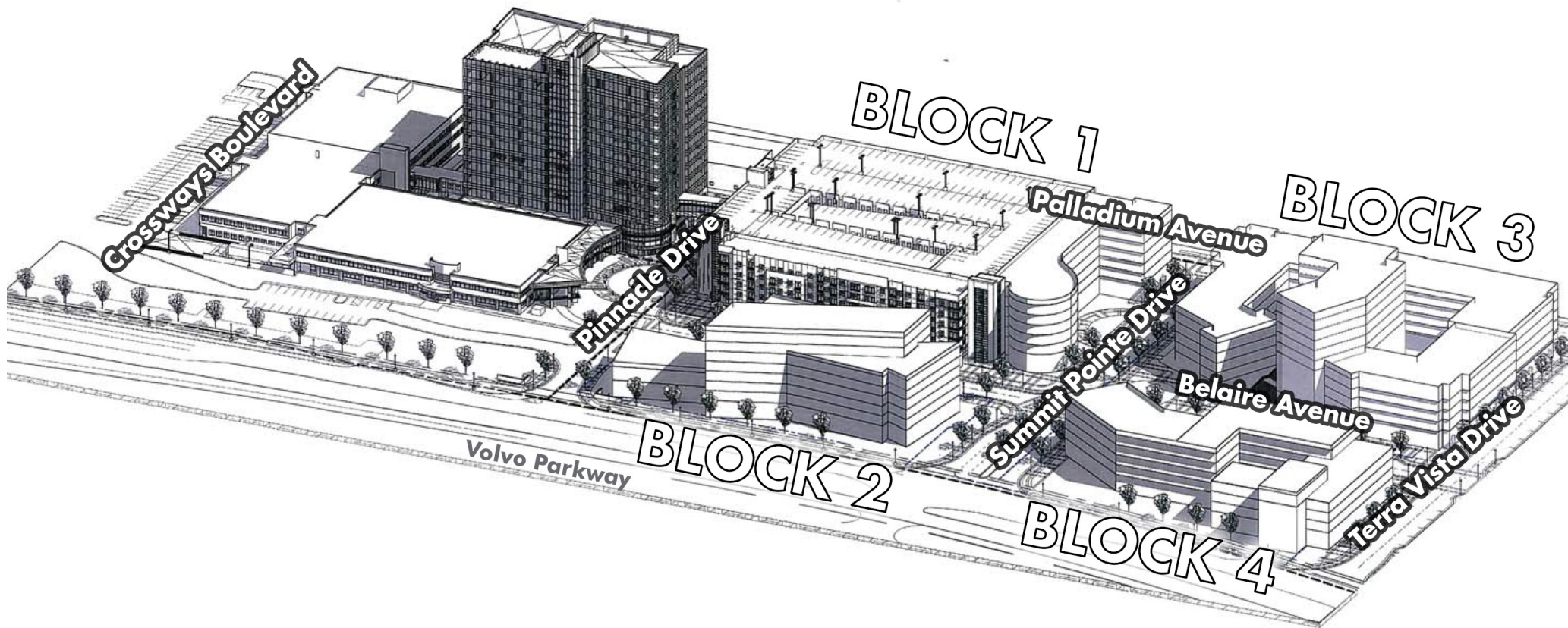
SUMMIT POINTE | WEST VIEW AERIAL





SUMMIT POINTE | PROGRESS AERIALS - AUGUST 2018





EXPERIENCE THE DIFFERENCE THAT **SUMMIT POINTE** CAN MAKE FOR
YOUR RETAIL LOCATION'S SUCCESS



SUMMIT POINTE | CONCEPT SITE PLAN





SUMMIT POINTE | MASTER LEASING SITE PLAN

BLOCK 1

Commercial	10,396 SF
Restaurant	8,328 SF
Amenities	6,892 SF

BLOCK 2

Commercial	18,205 SF
Restaurant	4,309 SF
Retail	5,686 SF
Office	4,604 SF

BLOCK 3

Restaurant	5,532 SF
Retail	30,964 SF
Amenities	5,413 SF

BLOCK 4

Restaurant	10,022 SF
Retail	18,645 SF
Amenities	3,340 SF



**TOTAL
AREA**

COMMERCIAL
28,600 SF

RESTAURANT
28,191 SF

RETAIL
55,295 SF

OFFICE
4,604 SF

AMENITIES
15,645 SF



SUMMIT POINTE | BELAIRE AVE - BLOCK 1 APARTMENTS/RETAIL/RESTAURANT



 **BLOCK 1 - RETAIL AND RESTAURANT SPACE**



SUMMIT POINTE | 15-MILE RADIUS POPULATION DEMOGRAPHICS



POPULATION

Current Estimate	1,051,037
5-Year Projection	1,090,694
Daytime Residents	516,671

HOUSEHOLD

Average Household Size	2.6
Number of Households	387,316
Average Household Income	\$77,416

AGE

Age 25-34	165,893
Median Age	35.1





SUMMIT POINTE | 15-MILE RADIUS BUSINESS DEMOGRAPHICS



BUSINESS

Total Businesses 33,394

EMPLOYEES

Total Employees 509,337
White Collar 62.6%
Blue Collar 20.3%
Services 17.1%
Unemployment Rate 5.2%
Daytime Workers 562,250





SUMMIT POINTE | 15-MILE RADIUS EDUCATION DEMOGRAPHICS



HIGH SCHOOL

Less than 9th Grade	2.4%
No High School Diploma	6.2%
High School Diploma	19.7%
GED or Alternative Credential	4.2%

COLLEGE

Some College - No Degree	25.4%
Associate's Degree	10%
Bachelor's Degree	20.3%

GRADUATE

Graduate or Professional Degree	11.7%
---------------------------------	-------





SUMMIT POINTE | LEASE NOW



**CONTACT COLLIERS
INTERNATIONAL NOW.**

CHRIS READ

Senior Vice President
+1 757 228 1803
chris.read@colliers.com

JEFF PARKER, CCIM®

Senior Vice President
+1 757 213 8121
jeff.parker@colliers.com



JOIN THE SUCCESS

We invite you to be among the first to join the **DYNAMIC AND GROWING RETAIL LANDSCAPE** at Coastal Virginia's newest urban lifestyle community, Summit Pointe.

The Colliers International team is now leasing dynamic ground-floor retail and restaurant space, with the first spaces scheduled for completion in early 2020 along Summit Pointe's coveted Belaire Avenue.

Summit Pointe is already home to the headquarters tower of the **FORTUNE 200 COMPANY, DOLLAR TREE, INC. (NASDAQ: DLTR)**. With the consolidation of their employees to Coastal Virginia in June 2019, the Dollar Tree campus will reach capacity, serving **2,300 EMPLOYEES** in Summit Pointe. A second, 6-story 150,000 square-foot office building is scheduled for completion in early 2020, creating **ONE OF THE LARGEST, UNTAPPED RETAIL MARKETS IN COASTAL VIRGINIA**.

With the growing community attracting companies, residents and visitors, the retail opportunities within Coastal Virginia's newest, bustling urban lifestyle community are endless.

NOW IS YOUR CHANCE to establish yourself among Coastal Virginia's top retailers at Summit Pointe.

