

RETAIL & OFFICE SPACE AVAILABLE; OUTPARCELS AVAILABLE

FOR LEASE/SALE



RETAIL • HOTEL • OFFICE
GEE'S GROUP PARTNERS
SUFFOLK, VA



RESTAURANTS
GEE'S GROUP PARTNERS
SUFFOLK, VA



TOWNHOMES • APARTMENTS
GEE'S GROUP PARTNERS
SUFFOLK, VA

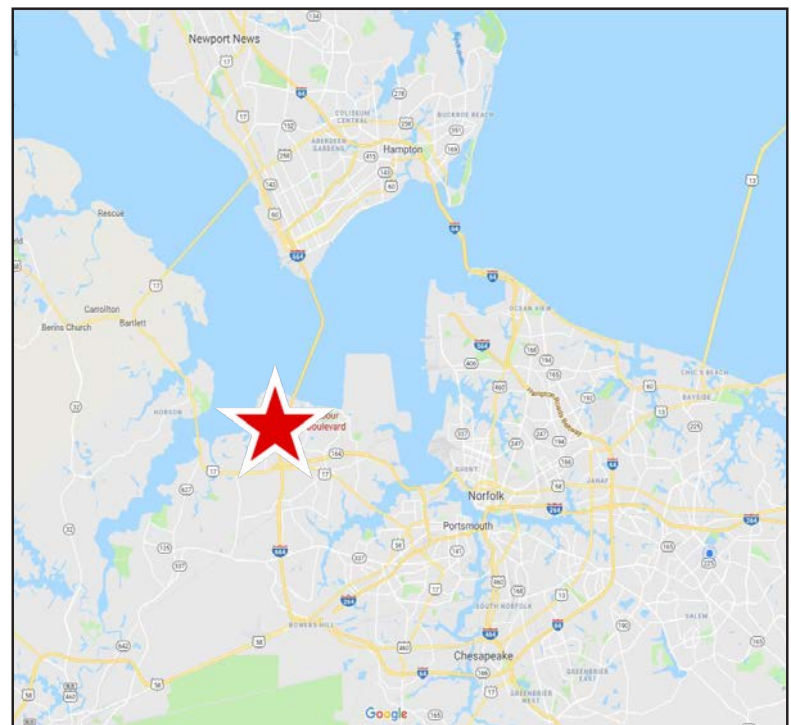


THE POINT AT HARBOUR VIEW | College Drive & Harbour View Boulevard, Suffolk, Virginia

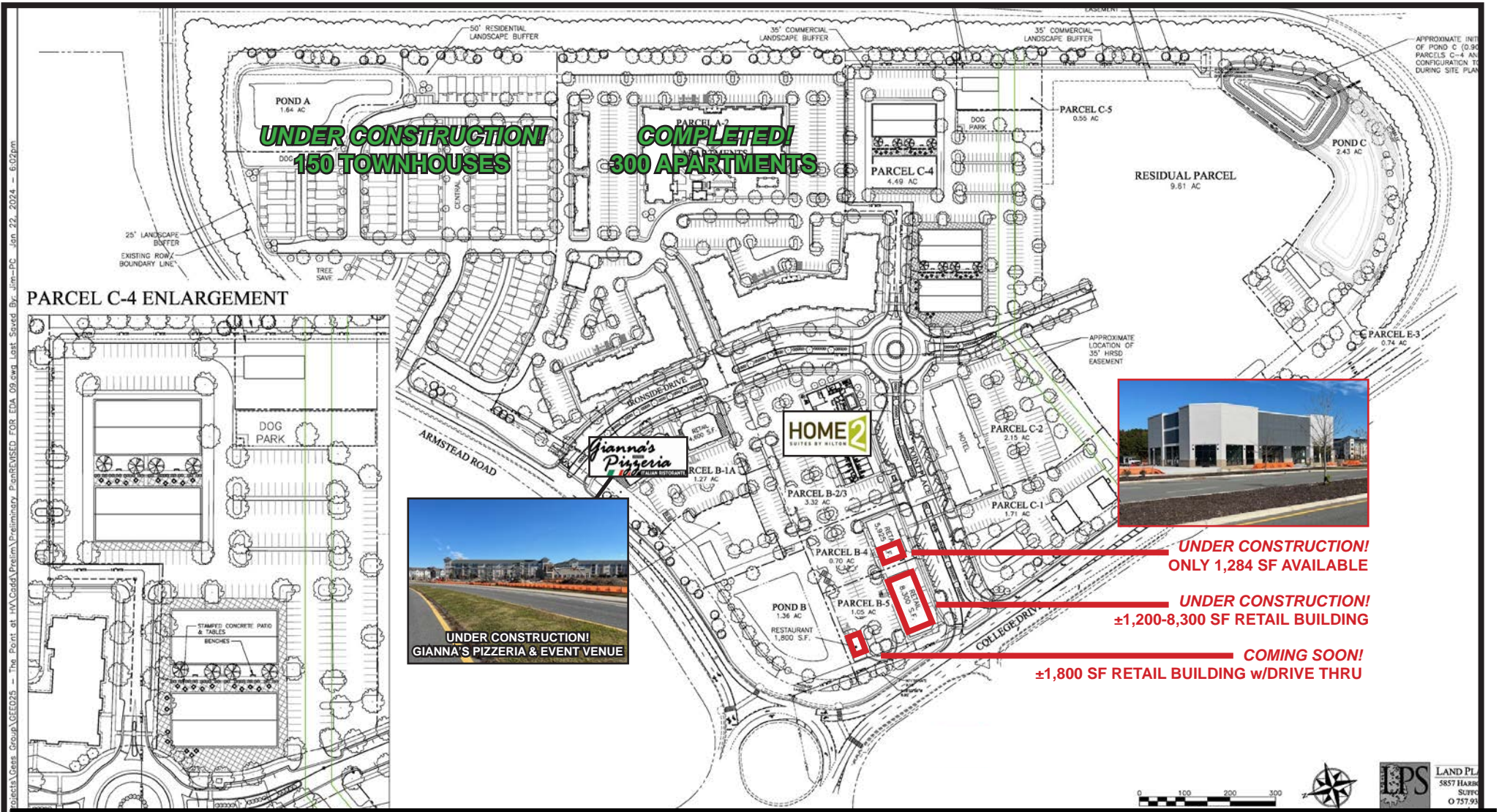
PROPERTY FEATURES:

- **UNDER CONSTRUCTION!** Two (2) buildings - ±1,200-8,300 SF of Retail Space! **COMING SOON!** ±1,800 SF building with drive-thru!
- **The Point is a 55 acre mixed-use development** located in the heart of Harbour View in Suffolk. The development is designed to accommodate up to ±212,000 sf of multi-use space, including outparcels. The Point also features a first-class residential component containing 100 townhomes and 300 apartments within walking distance.
- **±1,200 - 100,000 SF of contiguous space** (retail or office); **Build to suit opportunities available**
- **Parcels can be subdivided** to accommodate various requirements
- **Bon Secours has just broken ground** on a 98,000 SF, three-story hospital set to open in 2025!
- **Over 62,000 VPD on I-664**; interstate signage available
- **Neighborhood Employers include:** DOD (1,700 employees); US Navy (1,500 employees); and Sysco Foods (500 employees)

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-----------------|----------|----------|----------|
| Est. Population | 38,579 | 95,920 | 291,406 |
| Avg HH Income | \$66,756 | \$72,505 | \$74,896 |
| Households | 15,131 | 39,431 | 119,269 |



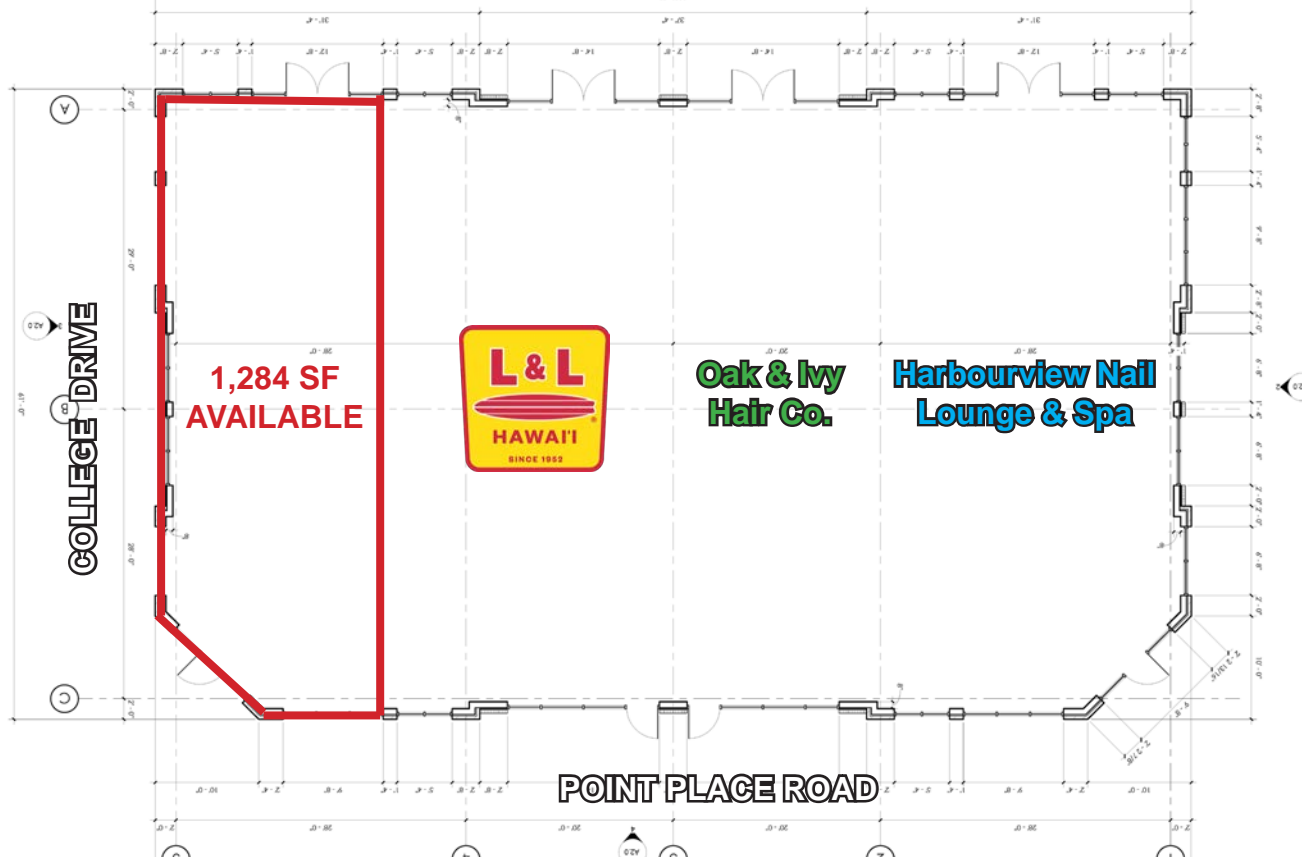
SITE PLAN



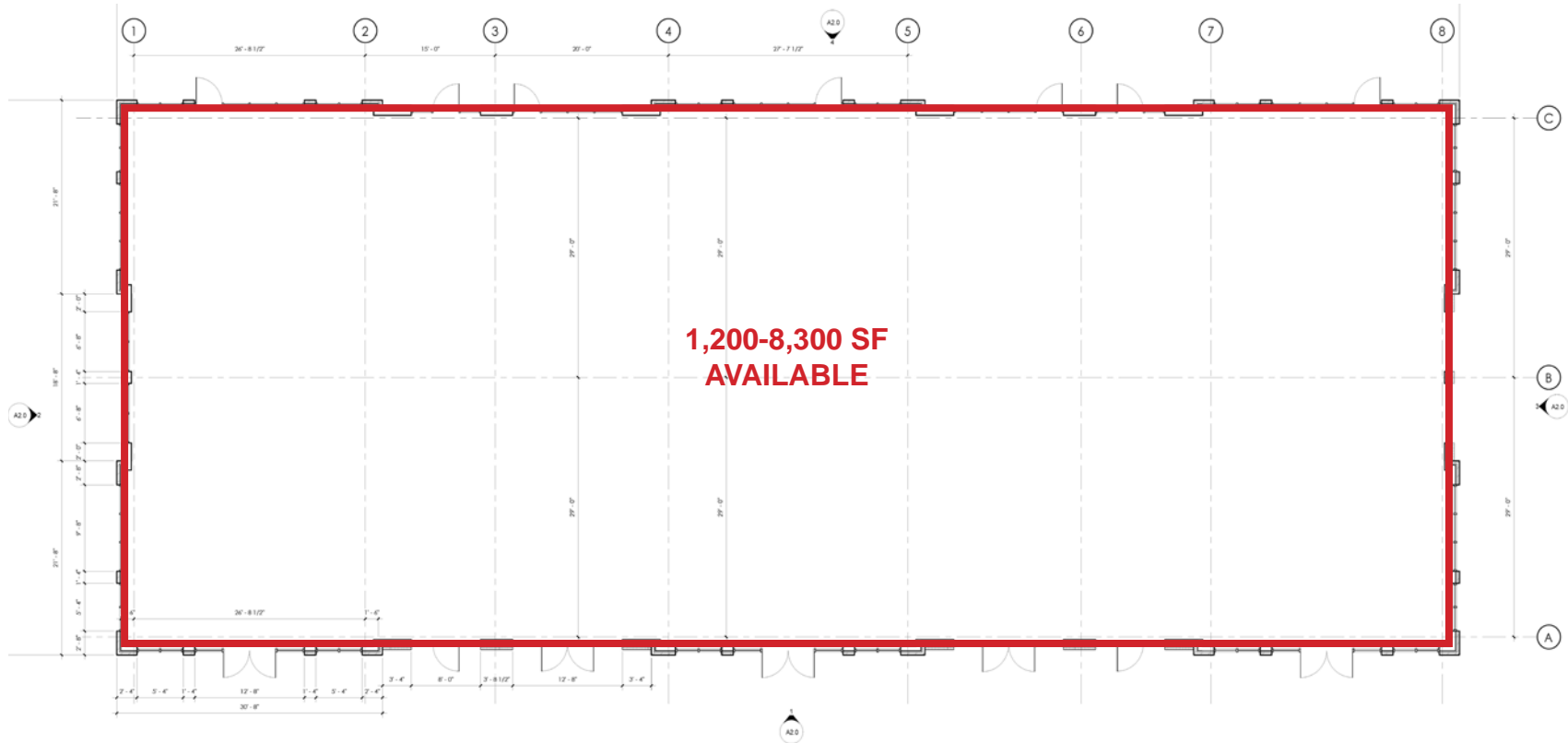
Project: Chesapeake/GE0223 - The Point at Harbourview Preliminary Plan/REVISED FOR EDA 09-Sept-2024 - 6:03pm

| | | | | | | |
|--|---|--|---|--|--|--|
| | RETAIL • HOTEL • OFFICE GEE'S GROUP PARTNERS SUFFOLK EDA | | RESTAURANTS GEE'S GROUP PARTNERS SUFFOLK EDA | | TOWNHOMES • APARTMENTS GEE'S GROUP PARTNERS SUFFOLK EDA | |
|--|---|--|---|--|--|--|

BUILDING PLAN



BUILDING PLAN



RENDERINGS



New Residential - Harbour View 7-24-20

Recently Completed

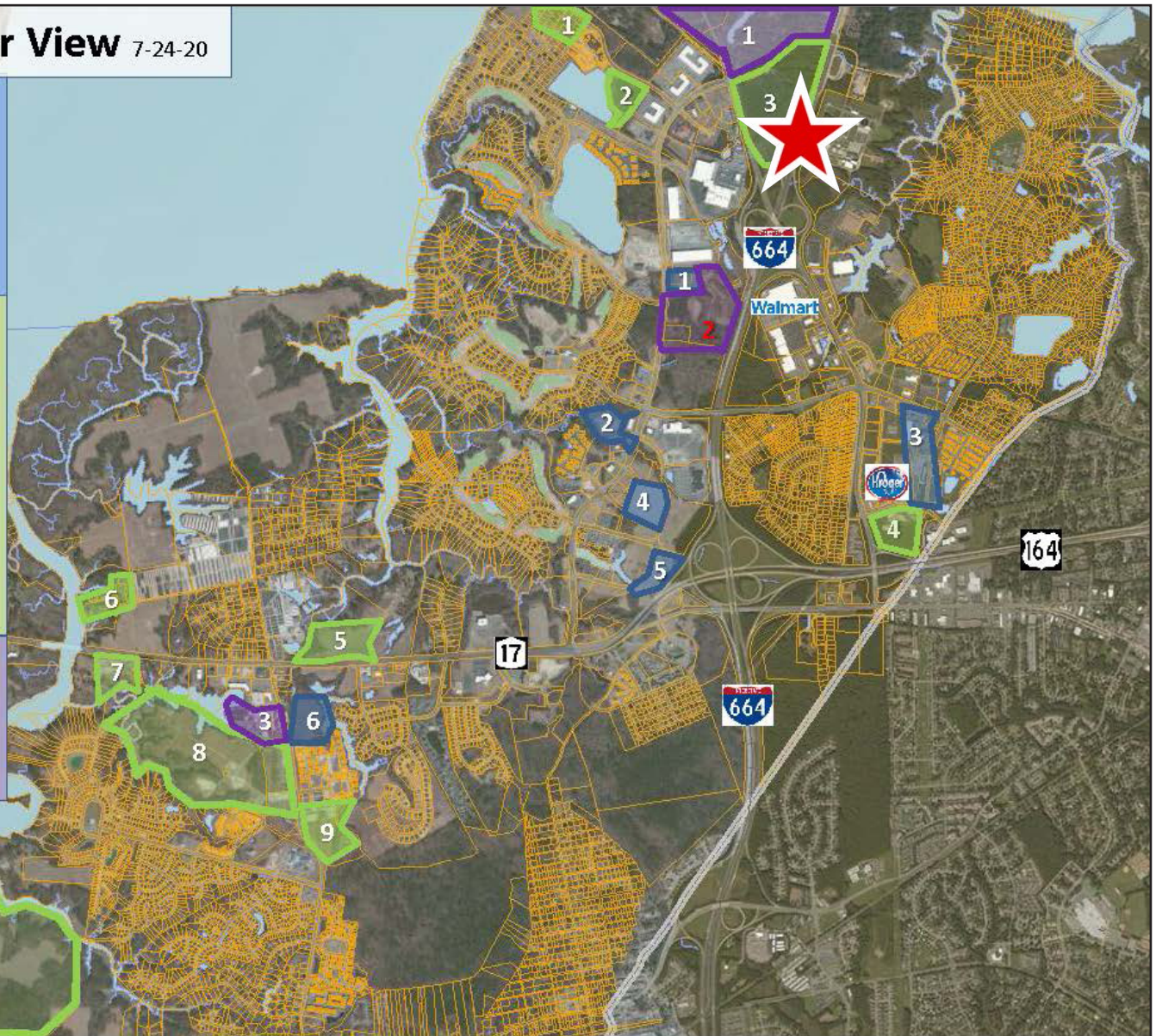
- 1- Bickford Senior (aged care) - 45 units
- 2- The Crossings (aged care) - 174 units
- 3- H. Roads Crossing (sale/rental) - 30/444 units
- 4- Claremont at H.View (rental) - 276 units
- 5- Meridian at H.View (rental) - 224 units
- 6- Hilltop Terrace (rental) - 147 units

Under Construction

- 1- Sunfall (sale) - 85 units
- 2- Bridgeway Dr. (sale) - 70 units
- 3- Point at H.View (rental/sale) - 300/100 units
- 4- Park 216 (rental) - 250 units
- 5- 3800 Aqua/Royal Sail (for rent) - **700+** units
- 6- Decoy's (sale) - 28 units
- 7- Rt 17 Apartments (rental) - 125 units
- 8- Bennett's Creek Qtr (sale) - 560 units
- 9- The Cove (sale) - 45 units
- 10- River Club (sale) - 430 units

Preplanning (zoning needed)

- 1- College Point (sale/rental) - **2,500+** units
- 2- HV Blvd Mixed Use (sale/rental) - 600 units
REZONED 7/20
- 3- Shoulders Hill (rental) - 250 units



Harbour View Market Profile, 2018 – 2023

Population:

2018 5 miles: 96,632 10 miles: 348,604 15 miles: 869,560
 2023 5 miles: 101,022 10 miles: 357,561 15 miles: 892,860

Source: esri

Households:

2018 5 miles: 35,917 10 miles: 122,800 15 miles: 324,849
 2023 5 miles: 37,404 10 miles: 125,974 15 miles: 333,338

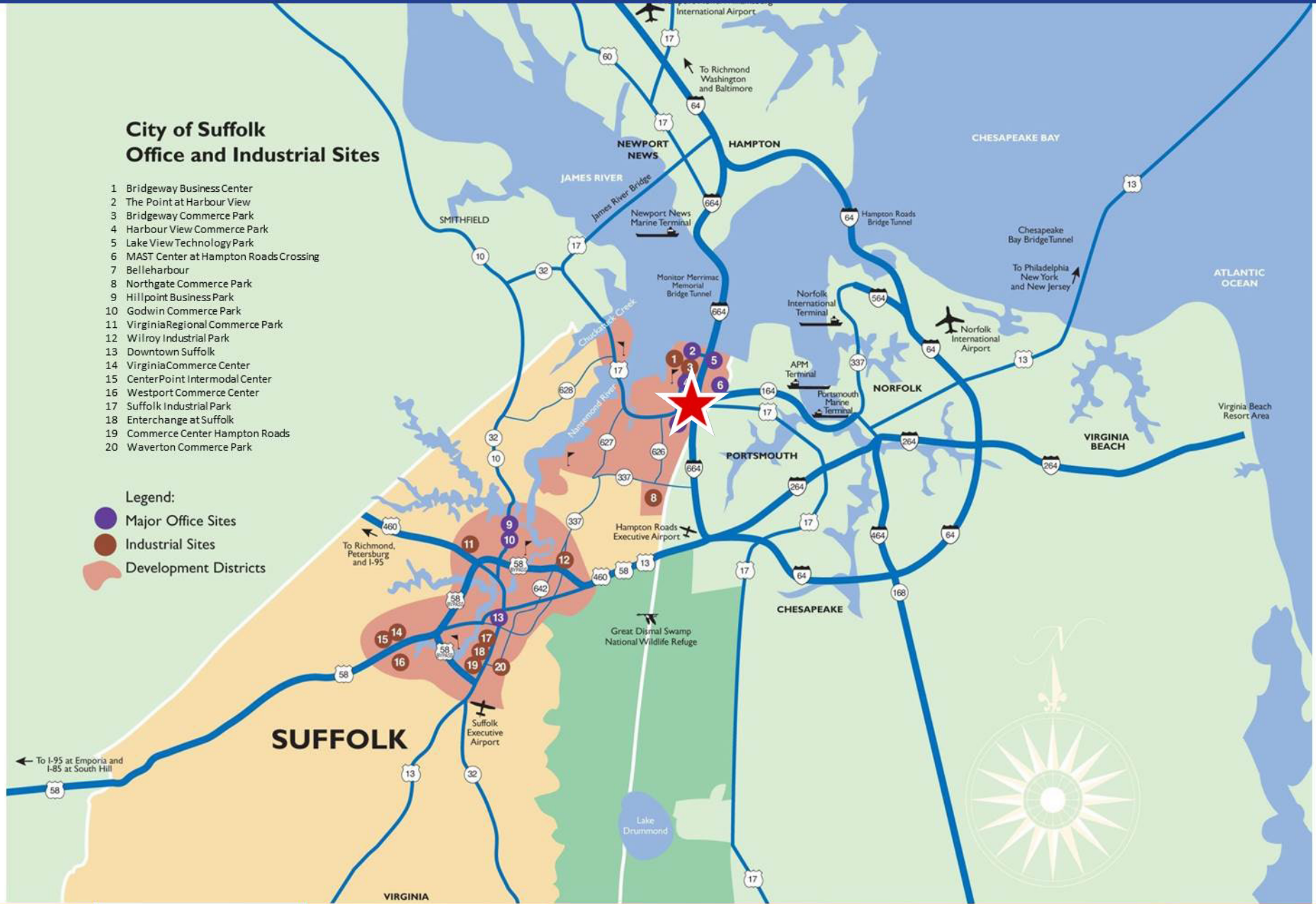
Source: esri

City of Suffolk Office and Industrial Sites

- 1 Bridgeway Business Center
- 2 The Point at Harbour View
- 3 Bridgeway Commerce Park
- 4 Harbour View Commerce Park
- 5 Lake View Technology Park
- 6 MAST Center at Hampton Roads Crossing
- 7 Belleharbour
- 8 Northgate Commerce Park
- 9 Hillpoint Business Park
- 10 Godwin Commerce Park
- 11 Virginia Regional Commerce Park
- 12 Wilroy Industrial Park
- 13 Downtown Suffolk
- 14 Virginia Commerce Center
- 15 CenterPoint Intermodal Center
- 16 Westport Commerce Center
- 17 Suffolk Industrial Park
- 18 Entercchange at Suffolk
- 19 Commerce Center Hampton Roads
- 20 Waverton Commerce Park

Legend:

-  Major Office Sites
-  Industrial Sites
-  Development Districts



Suffolk Virginia

