

retail/office/medical FOR LEASE

OFFICE/MEDICAL BUILDING



PRIME GRILL

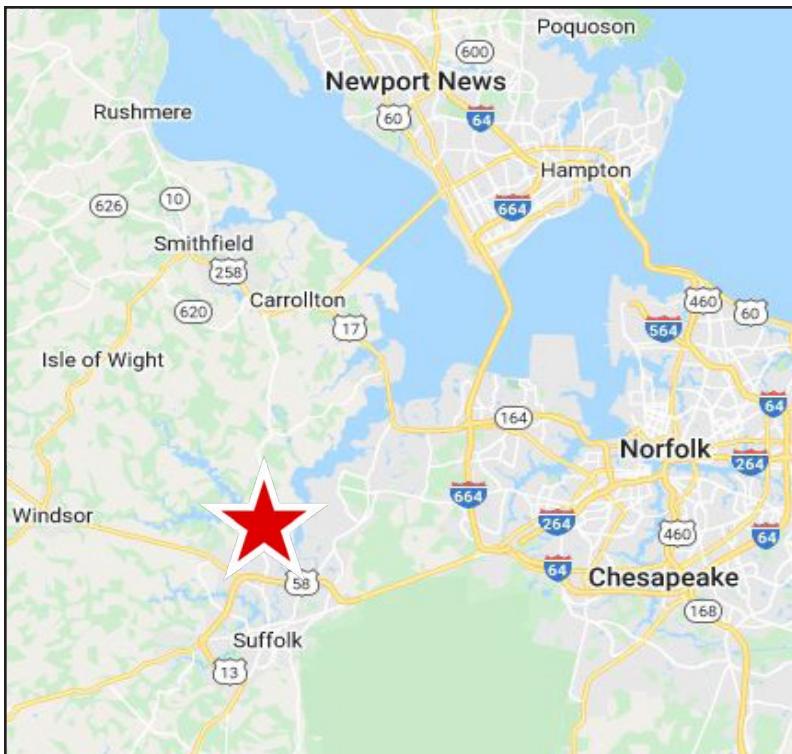


New Retail/Office/Medical Development | 3016 & 3024 Godwin Blvd. & 1001 Hillpoint Blvd., Suffolk, VA

PROPERTY FEATURES:

- Units available from **±1,250-7,800 SF!** New retail/office/medical development located on Godwin Boulevard!
- Directly across the street from the **Gallery at Godwin** (255+ apartment complex), as well as Port 58 @ Hillpoint (224+ apartments)
- Over 3,000 new/under construction/permited/proposed single family homes, townhomes & apartments along this corridor.
- Prime site for retail/office/medical uses, located less than a mile from Sentara Obici Hospital (175 beds) and 1.5 miles from US-58 Bypass.
- Signalized access at both Hillpoint Blvd.intersections; High visibility with over 21,941 VPD along Goodwin Blvd.

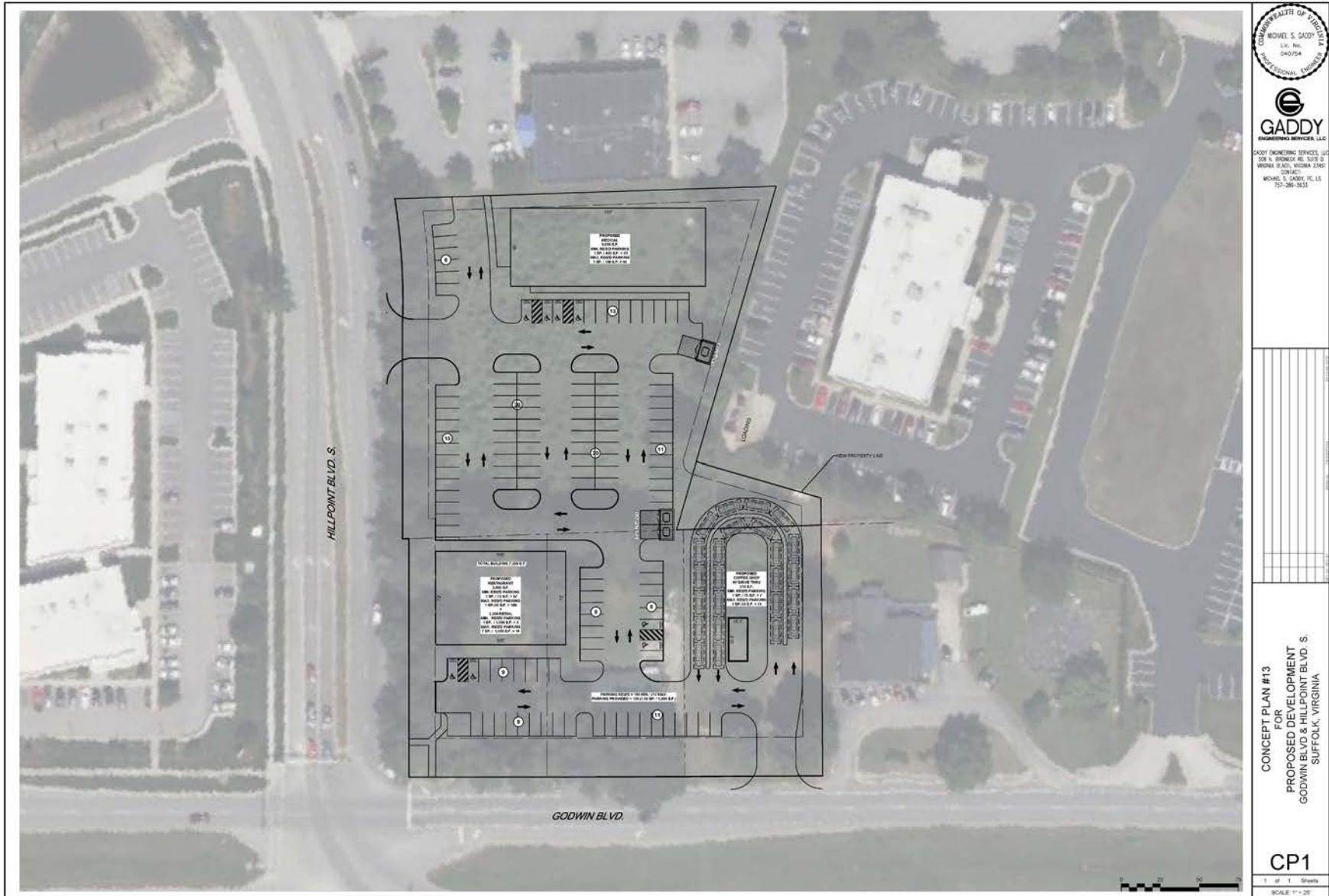
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Est. Population	14,038	50,829	103,064
Avg. HH Income	\$112,778	\$92,371	\$108,078
Households	4,899	19,038	38,556



RENDERINGS



SITE PLAN



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