

**RETAIL FOR LEASE**  
**College Parkway Crossing**

6550 Hampton Roads Pkwy, Suffolk, VA 26435



**Property Features**

- A signature Food Lion-anchored neighborhood center
- Located directly in the heart of the Harbourview submarket
- Small shop space from 1,800 SF to 2,800 SF available
- 1,800 SF outparcel endcap available
- New construction pad opportunities available
- 335+ parking spaces
- Easy access to I-664
- 28,000 VPD
- Great opportunity for retailers to strategically enter into the expansive and vibrant Harbourview submarket



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	13,646	52,059	86,578
AVG. HOUSEHOLD INCOME	\$78,474	\$81,042	\$82,597

For more information, contact:

**DEAN MARTIN**  
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 dean.martin@thalhimer.com

The Town Center of Virginia Beach  
 222 Central Park Ave., Suite 1820  
 Virginia Beach, VA 23462  
 www.thalhimer.com

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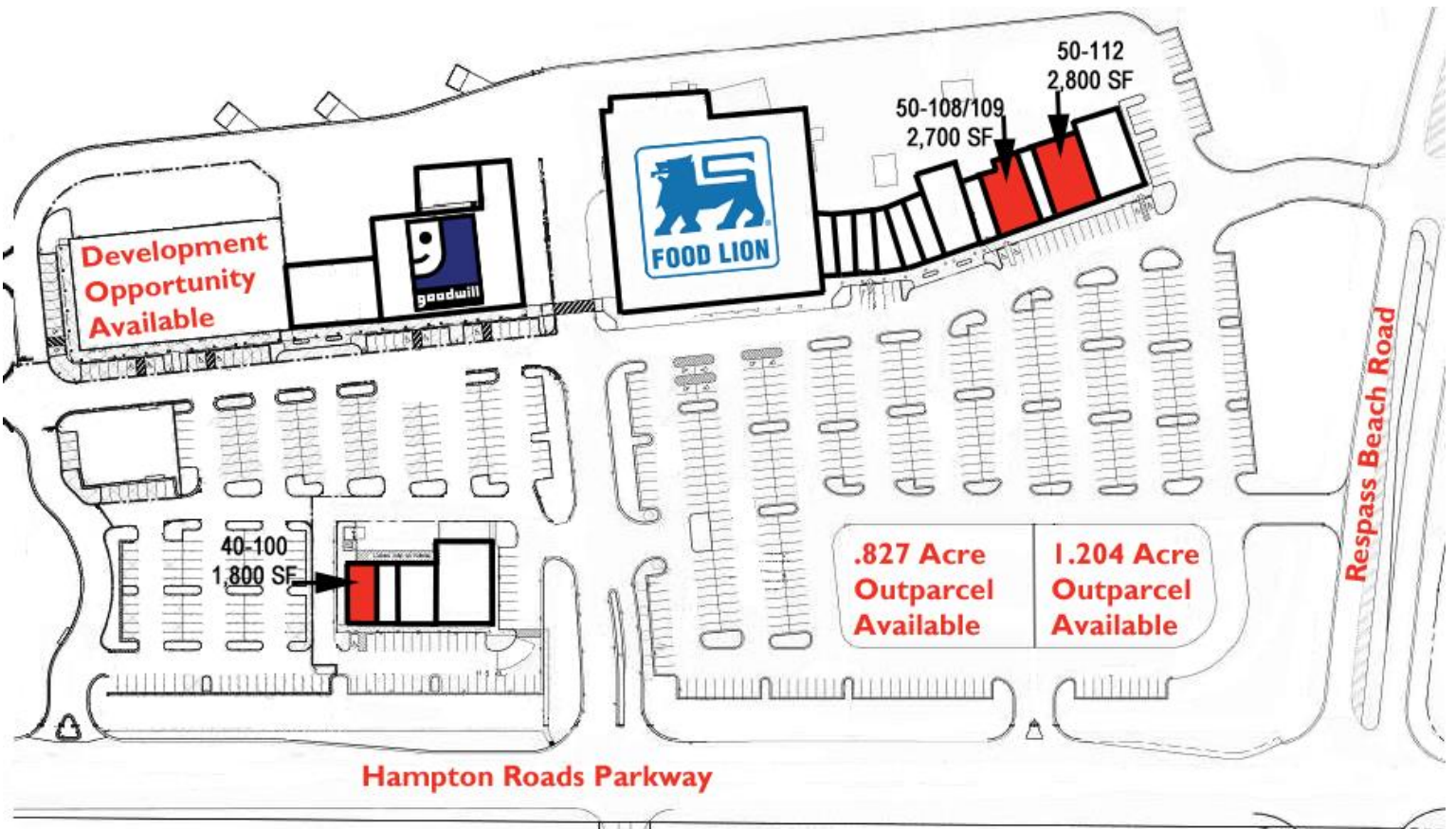
**VACANCIES**

40-100      1,800 SF      \$16/SF, NNN

**VACANCIES**

50-108/109      2,700 SF      \$14/SF, NNN

50-112      2,800 SF      \$14/SF, NNN



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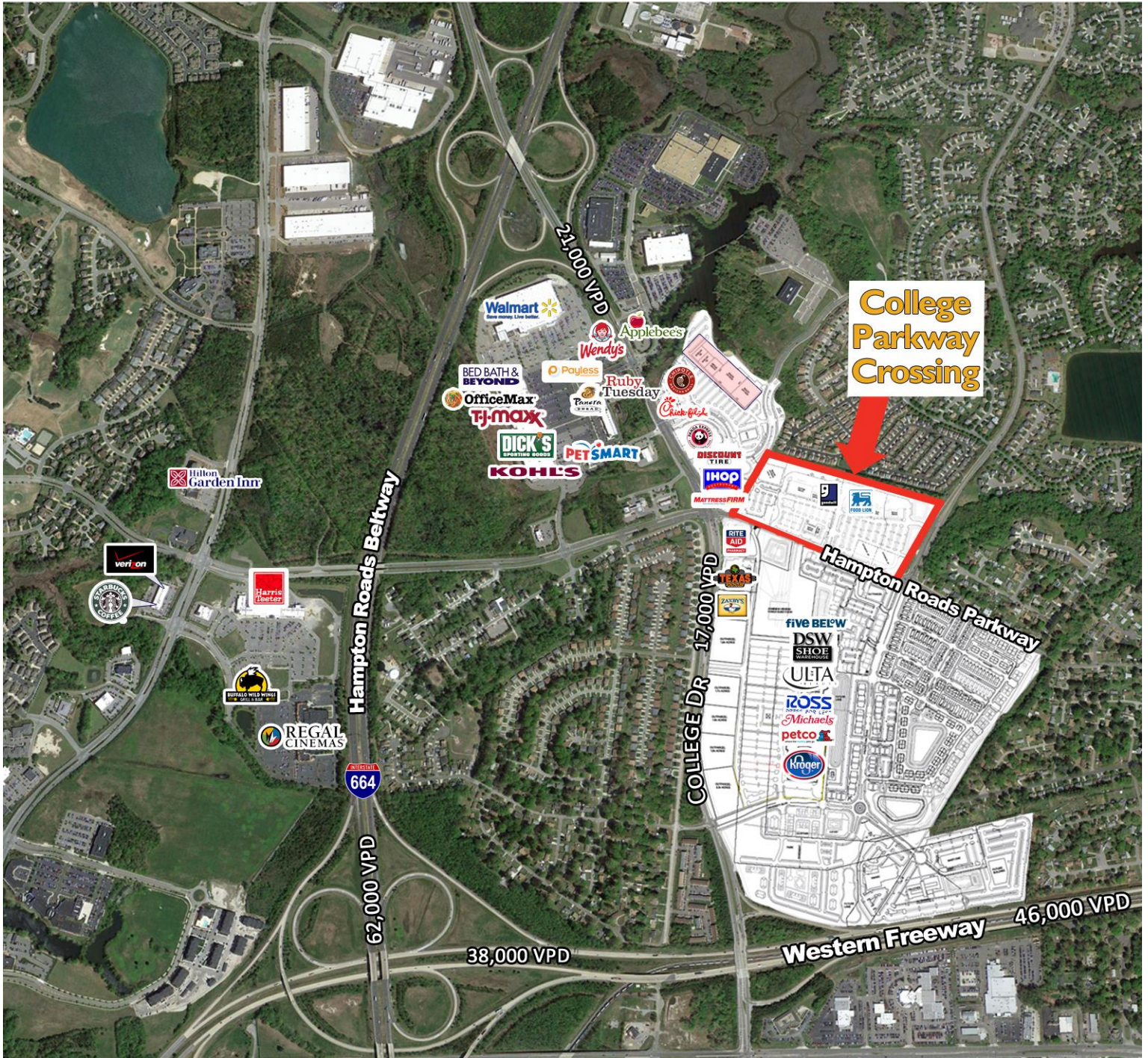
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