

OUTPARCEL AVAILABLE FOR DEVELOPMENT

Harbour View Area of Suffolk @ Bridgeport | A Premier Mixed-Use Development
1701 BRIDGEPORT WAY, SUFFOLK VA 23435



.55 ACRE RAW LAND | GROUND LEASE | BUILD TO SUIT | ZONED B-2 PROPERTY

- City approved for 2,211 SF building w/ drive thru
- Parcel can accommodate up to 4,200 SF building
- Ample parking
- Located at center of Suffolk's first mixed-use development; Bridgeport
- Project includes 720 luxury apartments providing a strong on-site customer base of over 1,400 people
- Over 150,000 SF of first floor rentable commercial space
- Four-way signalized traffic intersection at entrance of project with two additional access points on both east and west ends
- 40,000 VPD on Bridge Road
- 56,000 VPD on I-664 half a mile west

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|-----------|-----------|----------|
| Total Households | 2,578 | 15,731 | 33,077 |
| Total Population | 6,197 | 43,183 | 89,281 |
| Avg HH Income | \$110,773 | \$102,842 | \$99,889 |

MARKET FACTS

- Suffolk is the fastest growing of the 7 cities in Hampton Roads
- 2021 Bridge Rd expansion approved to double from 2 to 4 lanes at Shoulders Hill Rd to accommodate escalating traffic volume and population surge
- Amazon Fulfillment & Processing Centers located 4 miles south; providing 3,000 new jobs to the market
- Significant residential growth within a 3 mile radius: 1,313 units completed in 2020; 2,693 to be delivered by Q4 2021; 3,350 submitted for approval process
- Located adjacent to Sentara BelleHarbour Hospital

CO-TENANTS

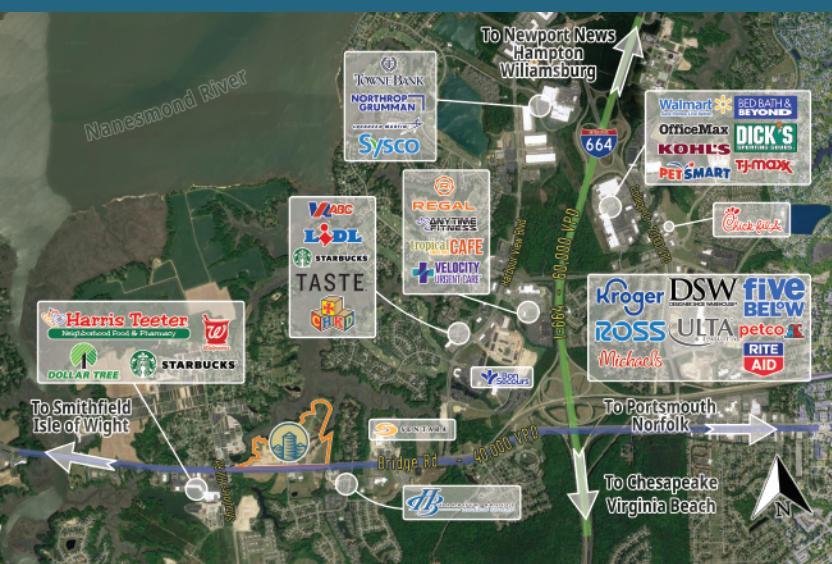
7-Eleven, Orangetheory Fitness, Edward Jones, Fin & Tonic Tapas & Speakeasy, La Parrilla Mexican Grill, Breeze Dental, Virginia's Daughter Bridal Boutique, Salon on Pointe, Knotts Coffee Company, Amedeo's Italian Restaurant/Bakery, The Nail Box Nail Salon, The Velveteen Rabbit Children's Boutique, LM Tinting, and Blue Hippo Car Wash

FOR FURTHER INFORMATION, PLEASE CONTACT:

JEFF STONE, jstone@becoasset.com, 757.582.9417
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