

# Development Opportunity

BECO Commercial Real Estate



Northgate Commerce Park - Land Parcel  
110 Maya Way, Suffolk, VA - Hampton Roads

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BECO Commercial Real Estate

609 Independence Pkwy

Suite 115

Chesapeake, VA 23320

[View LoopNet Listing](#)

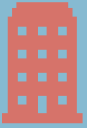
# ABSTRACT



110 Maya Way  
Suffolk, VA 23435



4.09 Acres



Zoned B-2



Ground Lease



Build to Suit



## The Opportunity

**Lease Term:** Negotiable, 15-Year Minimum

**Land Parcel:** Pad Ready

**Location:** Northgate Commerce Pkwy & Nansemond Pkwy Signalized Intersection  
Entrance of Amazon Robotic Fulfillment Center  
Adjacent to Tractor Supply Co.

**Site Plan:** One Access from Nansemond Pkwy & Two from Northgate Commerce Pkwy w/ Turn Lane  
City Approved for Two Buildings | 4,650 SF C-store w/Gas and 4,432 SF Drive-thru Restaurant

**Utilities:** Brought to Site

**Option:** Can be subdivided to preferred parcel size

## The Market

Traffic Counts:

13,000 AAWDT\* - Nansemond Pkwy  
8,000 AAWDT\* - Shoulders Hill Rd

Demographics:

**Total Population:**

1 Mile	1.5 Mile	2 Mile
1,103	2,778	7,782

**Median HH Income:**

1 Mile	1.5 Mile	2 Mile
\$120,172	\$123,693	\$114,520

Average Annual Weekday Traffic\* | Source: VDOT 2020 Traffic Volume Study  
Source: esri 2023 Market Profile Report for Northgate Commerce Park

## Population Stats

	1 Mile	1.5 Mile	2 Mile
Total Daytime Population:	620	1,903	5,872
Daytime Workers:	703	1,607	2,874
Daytime Residents:	417	1,247	3,625
Food Away from Home Avg.	\$3,566	\$3,561	\$3,532
Vehicle Maint. & Repairs Avg.	\$1,161	\$1,141	\$1,117

Source: esri 2023 Market Profile Report for Northgate Commerce Park