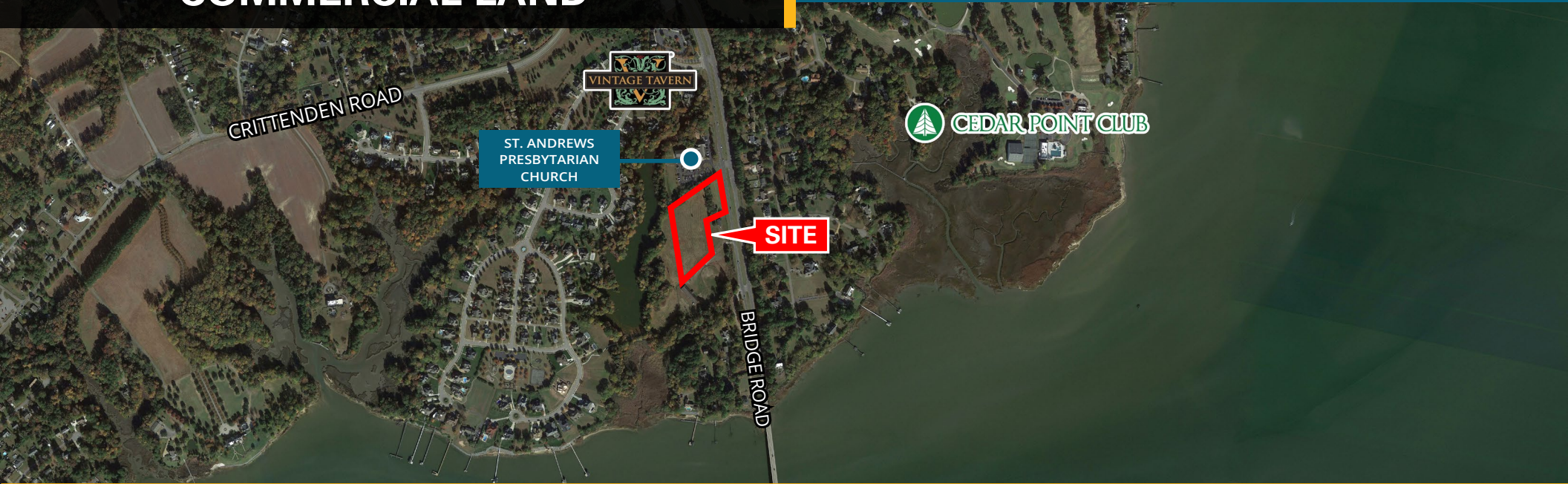


FOR SALE

COMMERCIAL LAND

1931 Bridge Road, Suffolk, VA 23433



ABOUT PROPERTY

- ➔ Strategic growth corridor in Hampton Roads
- ➔ +/- 4.43 Acres
- ➔ Current Zoning: Office Institutional (O-I)
- ➔ Designated for Commercial Development in 2045 Comprehensive Plan. Neighborhood support for B-1 Zoning.
- ➔ Traffic Count: Bridge Road - 21,123 VPD
- ➔ 300' of Frontage on Route 17 / Bridge Road
- ➔ Asking Price: \$1,000,000

2023 SUMMARY	1-Mile	3-Mile	5-Mile
Population	1,338	11,936	48,429
Households	509	4,699	18,450
Families	388	3,616	13,801
Average Household Size	2.63	2.52	2.61
2023 INCOME	1-Mile	3-Mile	5-Mile
Median HH Income	\$145,290	\$122,724	\$101,174
Average HH Income	\$193,136	\$174,423	\$134,790
2023 BUSINESSES	1-Mile	3-Mile	7-Mile
2023 Total Businesses	21	242	977
2023 Total Employees	131	2,590	14,594

FOR MORE INFORMATION:

PETER ABRAHAM, CCIM

757.640.8225

PeterAbraham@HarveyLindsay.com

RYAN KING

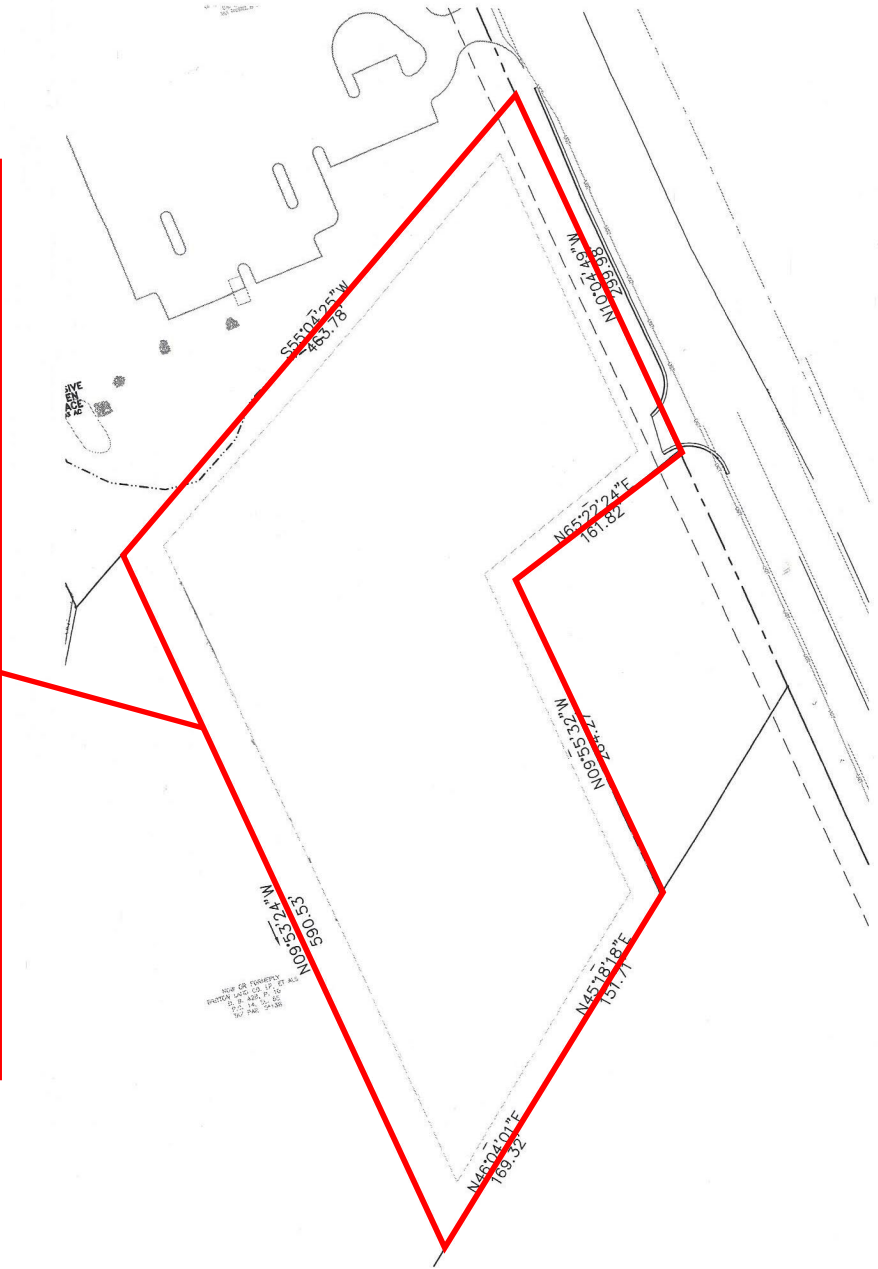
757.640.8210

RyanKing@HarveyLindsay.com

999 Waterside Drive • Suite 1400
 Norfolk, Virginia 23510
 757-640-8700
www.HarveyLindsay.com

HARVEY LINDSAY
 COMMERCIAL REAL ESTATE

SITE PLAN | 1931 Bridge Road, Suffolk, VA 23433



PETER ABRAHAM, CCIM
757.640.8226
PeterAbraham@HarveyLindsay.com

RYAN KING
757.952.8210
RyanKing@HarveyLindsay.com

HARVEY LINDSAY
COMMERCIAL REAL ESTATE

RETAIL AERIAL | 1931 Bridge Road, Suffolk, VA 23433

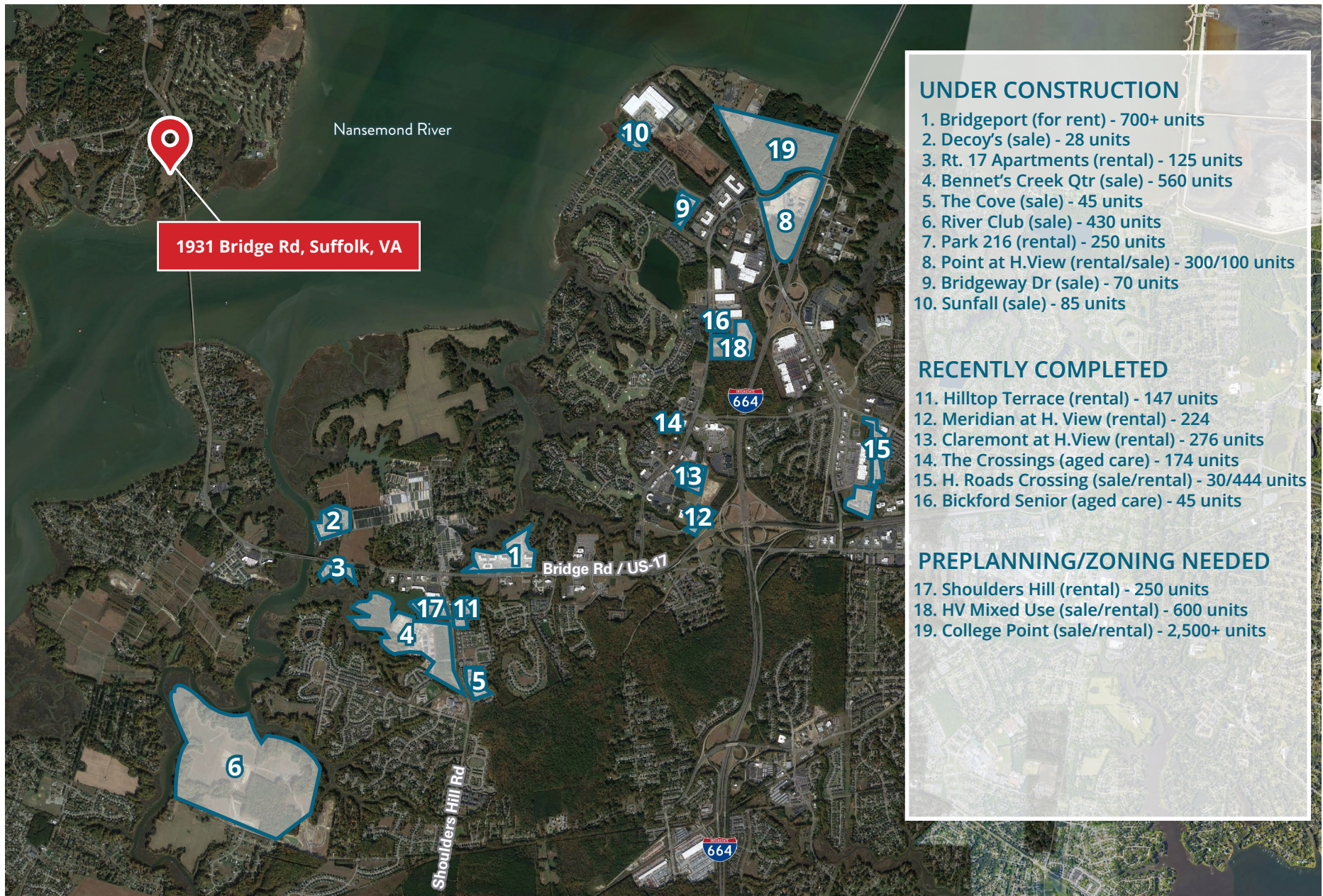


PETER ABRAHAM, CCIM
 757.640.8226
 PeterAbraham@HarveyLindsay.com

RYAN KING
 757.952.8210
 RyanKing@HarveyLindsay.com

HARVEY LINDSAY
 COMMERCIAL REAL ESTATE

NEW RESIDENTIAL DEVELOPMENTS | Suffolk / Harbour View Submarket



1931 Bridge Rd, Suffolk, VA

UNDER CONSTRUCTION

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

RECENTLY COMPLETED

- 11. Hilltop Terrace (rental) - 147 units
- 12. Meridian at H. View (rental) - 224
- 13. Claremont at H.View (rental) - 276 units
- 14. The Crossings (aged care) - 174 units
- 15. H. Roads Crossing (sale/rental) - 30/444 units
- 16. Bickford Senior (aged care) - 45 units

PREPLANNING/ZONING NEEDED

- 17. Shoulders Hill (rental) - 250 units
- 18. HV Mixed Use (sale/rental) - 600 units
- 19. College Point (sale/rental) - 2,500+ units

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RYAN KING
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 RyanKing@HarveyLindsay.com

HARVEY LINDSAY
 COMMERCIAL REAL ESTATE

NEW RESIDENTIAL & COMMERCIAL DEVELOPMENTS | Norfolk Suffolk / Wright of Isle County



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