



Accelerating success.



For Sale

Bennett's Creek Shoppes
2897 Bridge Road
Suffolk, Virginia

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Sale Price: \$1,675,000

Property Overview

| | |
|----------------------|---|
| Description | Excellent owner-occupant, redevelopment, or investor site. |
| Address | 2897 Bridge Road, Suffolk, VA |
| Shopping Center Size | 7,545 SF / .95 acres |
| Price | \$1,675,000 |
| Retailers | Three current Tenants (Bon Secours, Integrated Audio/Video, Master Cleaner) Tenants on shorter term leases offering flexibility for owner occupant/ redevelopment) |
| Year Built | 1987 |
| Traffic Counts | Bridge Road - 28,000 ADT Bennetts Pasture Road - 9,800 AADT |

| Demographics | | 1-Mile | 3-Miles | 5-Miles |
|--------------|-------------------|-----------|-----------|-----------|
| | Population | 1,677 | 21,480 | 63,516 |
| | Total Employees | 422 | 4,232 | 20,448 |
| | Average HH Income | \$130,328 | \$147,317 | \$126,170 |

- 42 Parking Spaces
- Multiple Points of Access
- Great Visibility in the growing Bridge Road corridor
- Dedicated Turn Lane at a signalized intersection
- Zoned B-2
- Lease Potential for the right tenant

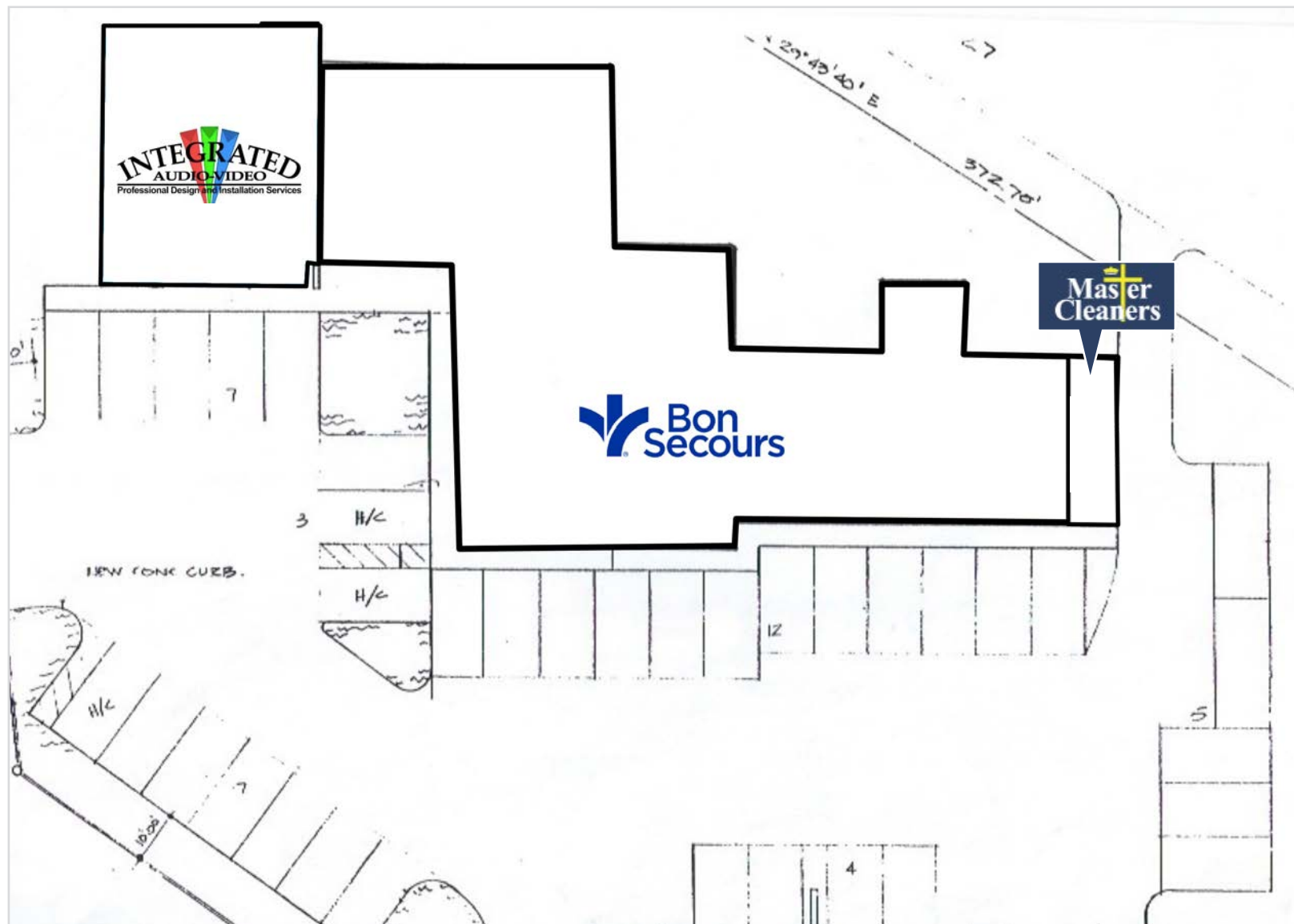
Property Features

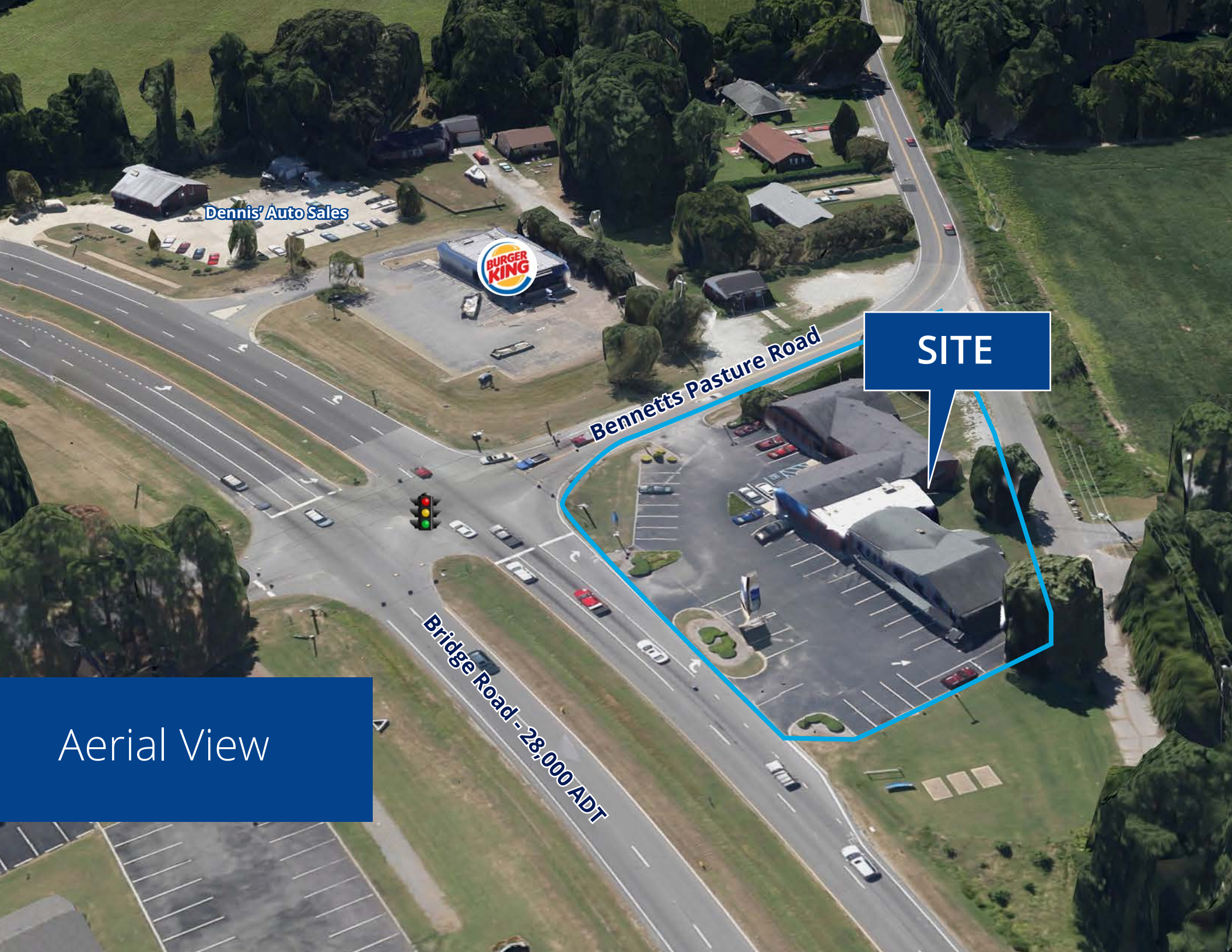
Convenient access to I-664 and located in close proximity to major daytime employers, including Bon Secours Medical Center, Sentara BelleHarbour Medical Center, Lakeview Technology Center, the Virginia Modeling, Analysis & Simulation Center, Lockheed Martin, Bridgeway Technology Center, and the mixed-use Bridgeport community.

Photo Gallery



Site Plan





Dennis' Auto Sales



Bennetts Pasture Road

SITE

Bridge Road - 28,000 ADT

Aerial View

Aerial View

SITE

Nansemond River Baptist Church

Arbor Meadows

TRUIST

17

Bridge Road - 28,000 ADT

Bridge 17 Apartments

Shoulders Hill Road

Bennett's Creek Shopping Center



STIHL



Bennett's Creek Crossing





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