

**Kevin O'Keefe** 

Senior Vice President +1 757 217 1885 kevin.okeefe@colliers.com **Natalie Hucke** 

Senior Vice President +1 757 217 1882 natalie.hucke@colliers.com 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



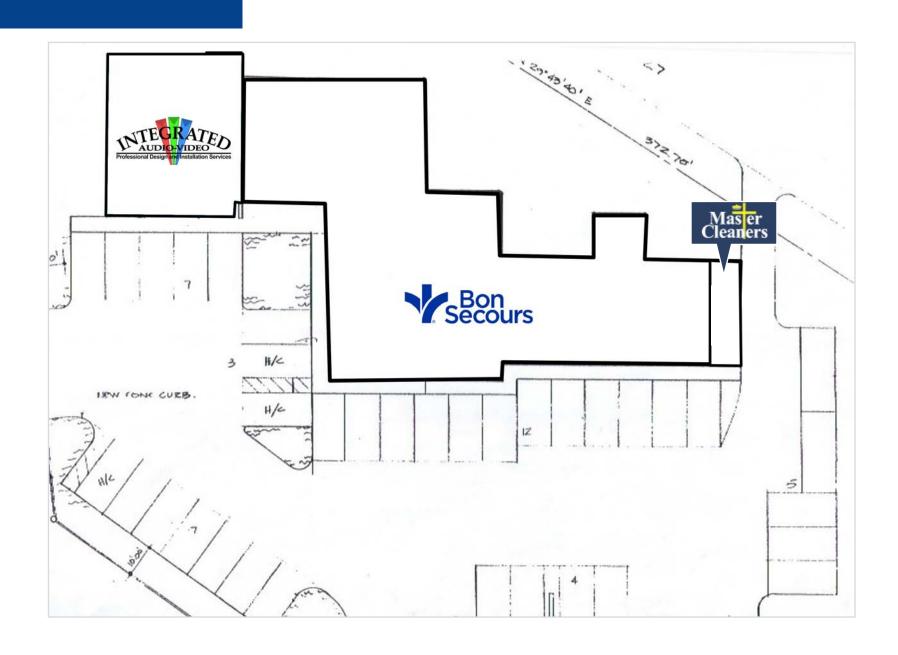


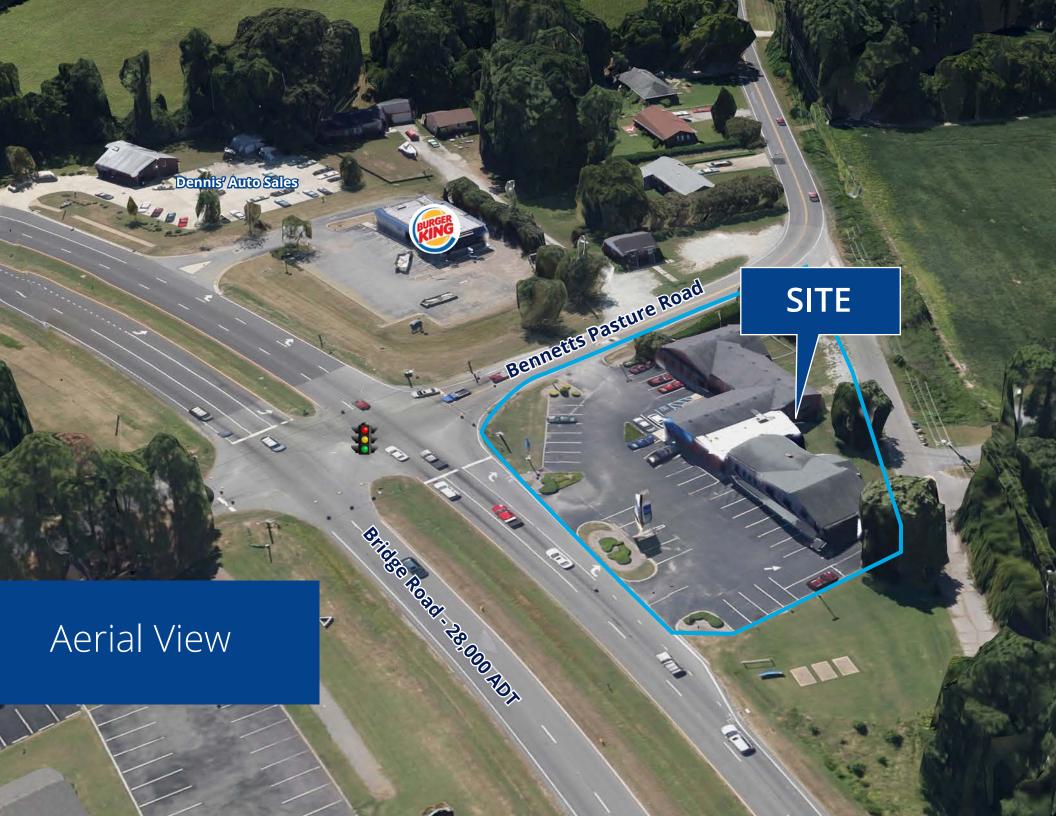






## Site Plan











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