

3800 Block of Bridge Road, Suffolk, VA

36° 51' 44.9" N 76° 27' 29.4" W



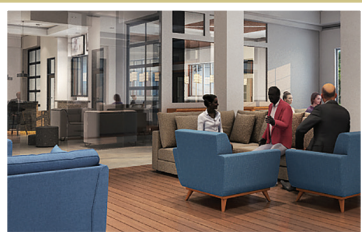
CENTERED AROUND YOU. Bridgeport is a walkable community in North Suffolk with boutique retail suites, unique dining options, Class A office space, upscale residences and an outdoor entertainment venue that embraces the local style and flavor of Coastal Virginia.



OFFERING SUMMARY



RETAIL
60,000 SF



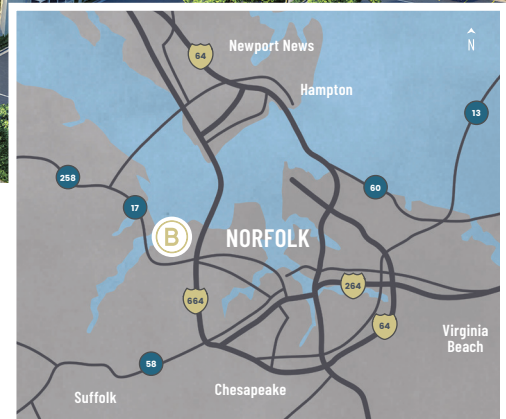
CLASS A OFFICE SPACE
10,000 SF



RESIDENTIAL
Current Plans Include
Over 700 Apartment Homes

PROPERTY HIGHLIGHTS

- Close proximity to Harbour View
- Out-parcel availability for sale/lease
- Drive thru and patio potential
- Adjacent to Sentara BelleHarbour and less than 2 miles from Bon Secours Health Center
- Signalized entry from Route 17/Bridge Road (37,000 VPD), less than 2 miles from I-664 at Bridge Road (56,000 VPD) and access from the James River Bridge (29,000 VPD)
- 3800 Acqua – 288 multifamily lifestyle apartments, awarded the National Green Building Standard's Bronze Certification (Coming Summer 2019)
- Royal Sail – 150 apartment homes for the 55+ community
- Additional apartments planned for Phase III



**CENTRALLY LOCATED
TO OVER 9,000 AREA
BUSINESSES WITH MORE
THAN 186,000 EMPLOYEES**

MARKET HIGHLIGHTS

- In 2016, the City of Suffolk achieved over \$96 million in total capital investments, impacting over 1 million in square footage.
- Suffolk is one of the fastest growing cities in Virginia with population projections anticipated to reach 114,615 by 2030.
- Located less than 15 miles from Norfolk and 20 miles from Virginia Beach.
- Bridgeport serves as a true social hub for residents, guests and the greater Suffolk Community offering the area's best dining, retail and entertainment options in a walkable setting with an unmatched mixed-use experience.

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SITE PLAN



PROJECTED PROPERTY DEMOGRAPHIC GROWTH 2022

33,788

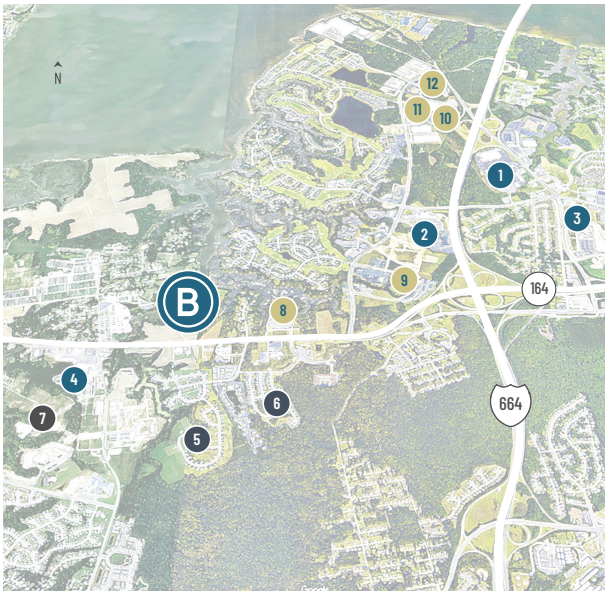
TOTAL HOUSEHOLDS

91,833

TOTAL POPULATION

\$98,844

AVERAGE HH INCOME



AREA MAP

- 1 Harbour View East
Walmart, PetSmart, Bed Bath & Beyond,
Panera, Dick's, Kohl's
- 2 Harbour View Marketplace
Harris Teeter,
Regal Entertainment Group
- 3 Hampton Roads Crossing
Kroger, Petco, Five Below, DSW,
Michaels, Ross, Ulta
- 4 Bennetts Creek Crossing
Harris Teeter, Dollar Tree,
Walgreens
- 5 Harbour Breeze Estates
- 6 Harbour Breeze Lifestyle Apartments
- 7 400 Apartments Proposed
- 8 Sentara BelleHarbour
- 9 Bon Secours Health Center
- 10 Sysco Foods
- 11 Lockheed Martin Center for Innovation
- 12 Northrop Grumman

■ AREA SHOPPING CENTERS ■ AREA MULTIFAMILY DEVELOPMENTS ■ MAJOR AREA EMPLOYERS

PROPERTY DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES
Total Households	2,273	14,966	32,148
Total Population	5,482	41,405	87,135
Average HH Income	\$96,891	\$90,035	\$88,547

*Based on 2017 demographic data.

For Leasing Information, Contact:

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