

retail FOR LEASE

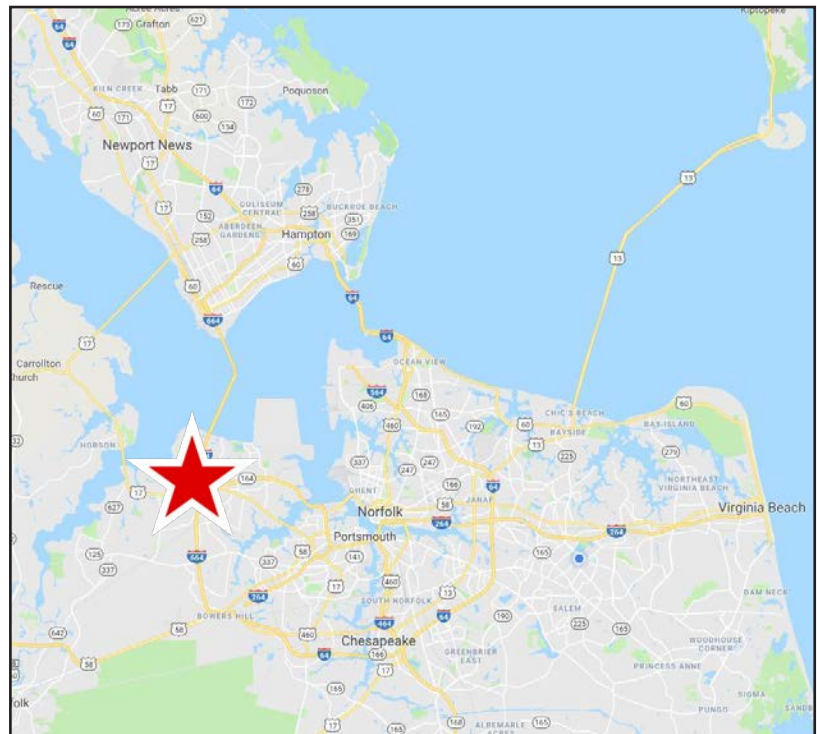


Harbour View Shops | 5836 -5840 Harbour View Blvd., Suffolk, Virginia

PROPERTY FEATURES:

- **±1,402 SF available!** Turn-key cafe in a fully leased shopping center in the heart of Harbour View!
- **Current tenants include:** CHKD, Chartway, First Watch, Club Pilates, Nothing Bundt Cakes, European Wax Center, Stretch Lab, Sakari Sushi & more!
- **Monument signage** with excellent visibility along Harbour View Blvd.
- **Adjacent to Bon Secours Health Center, Lidl and 500+ luxury apartment units** currently under construction
- **Conveniently located off of I-664**, just South of the Monitor Merrimac Memorial Bridge Tunnel

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	6,848	49,098	85,870
Avg HH Income	\$72,629	\$67,929	\$72,060
Households	2,445	17,907	31,970



parker|burnell

real estate group

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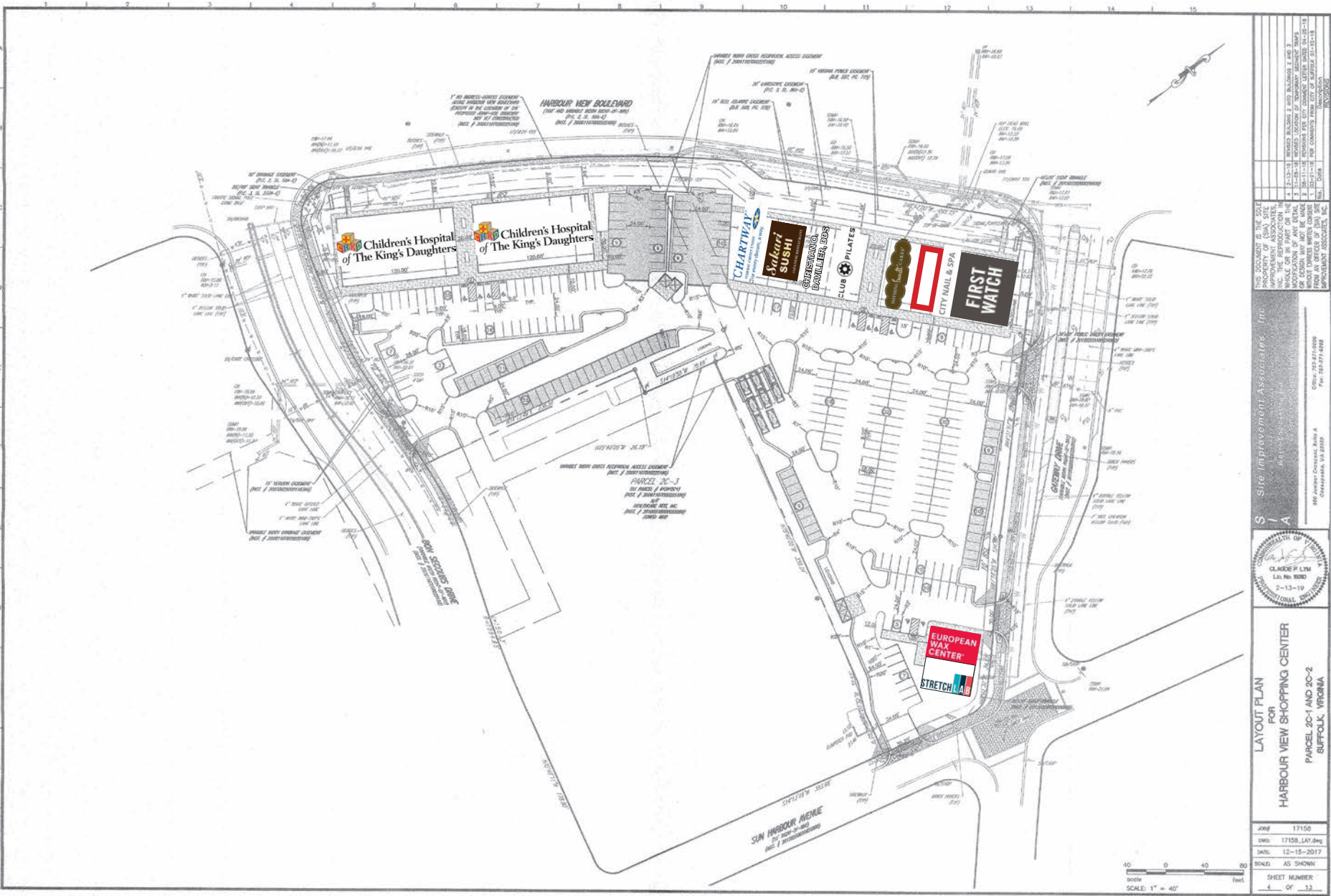
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SITE PLAN



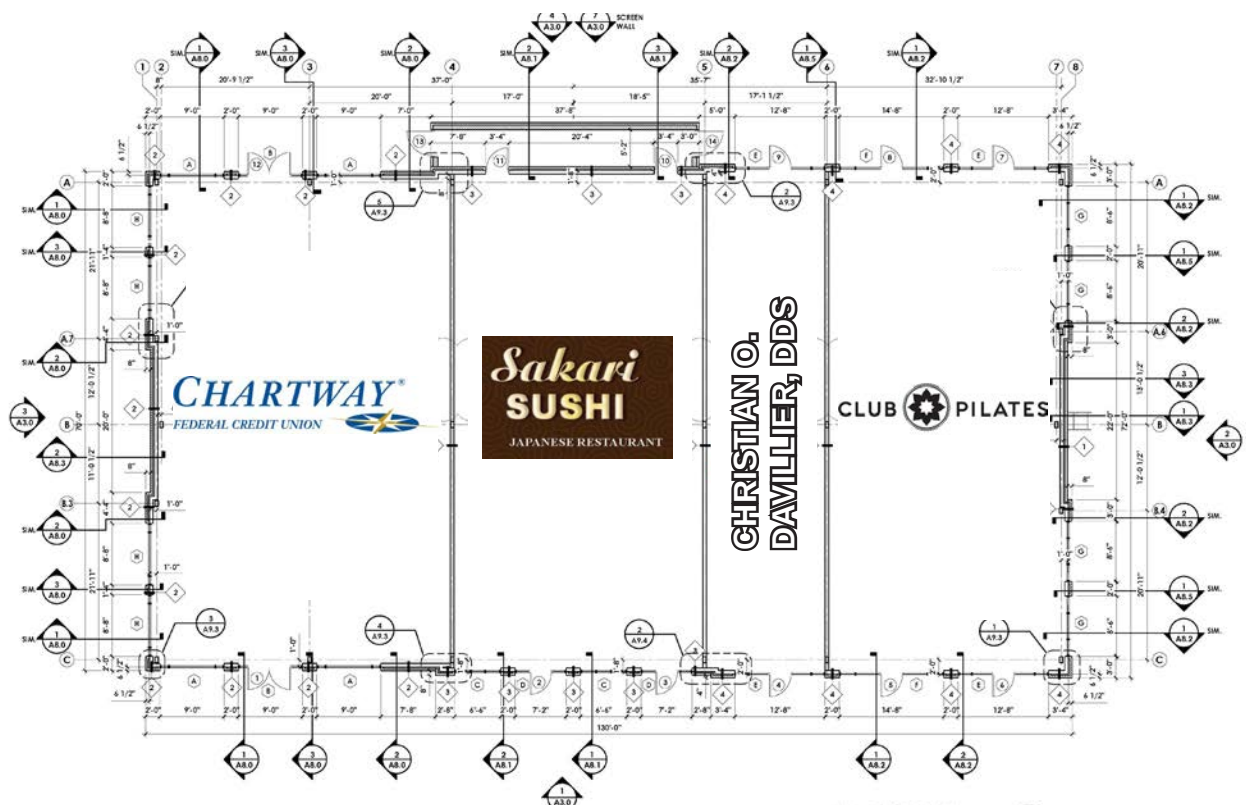
BUILDING 1A: FULLY LEASED



BUILDING 1B: FULLY LEASED



BUILDING 2: FULLY LEASED



A photograph of a modern commercial building with a two-story design. The building has a mix of brown brick, white siding, and large glass windows. On the left, a storefront for 'NOTHING BUT CAKES' is visible. In the center, a sign for 'CITY SPA' is mounted above a glass entrance. To the right, a larger two-story section features a sign for 'FIRST WATCH THE DAYTIME CAFE'. A black lamppost stands in the foreground on a grassy area. A parking lot with several cars is in front of the building. The sky is overcast.



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OUTPARCEL: FULLY LEASED

