



S.L. NUSBAUM
REALTY CO.

FOR SALE OR LEASE

0.67 ACRE OUTPARCEL



3231 BRIDGE ROAD
SUFFOLK, VA 23435

PIERCE JACOBSON
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PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

3231 BRIDGE ROAD
SUFFOLK, VA 23435



PROPERTY DESCRIPTION

0.67 acre outparcel available for sale or lease. Creekside Village tenants include: Taylor's Do It Center, Domino's, North Suffolk Family Medicine, Nail Time, and Folk City Tattoo. Off-site BMP and cross parking.

OFFERING SUMMARY

Lot Size:	0.67 Acres
Sale Price:	\$699,000.00
Lease Rate:	Contact Agent

TRAFFIC COUNTS AT BRIDGE ROAD

	VPD (VDOT 2024)
Knots Neck Rd/Shoulders Hill Rd To Bennetts Pasture Rd	28,000



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OUTPARCEL BOUNDARY

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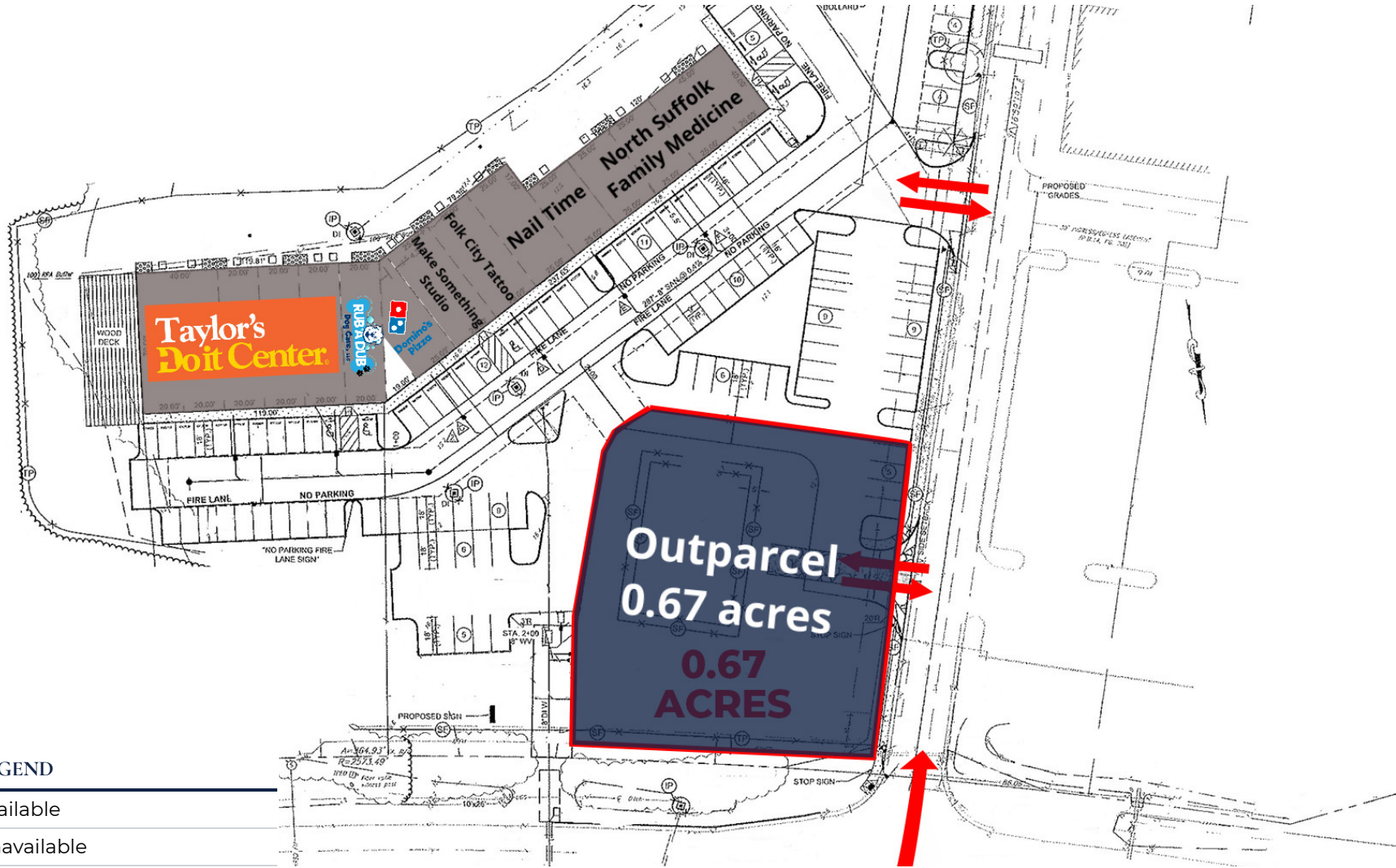
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SITE PLAN

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LEGEND

- Available
- Unavailable

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AREA RETAIL

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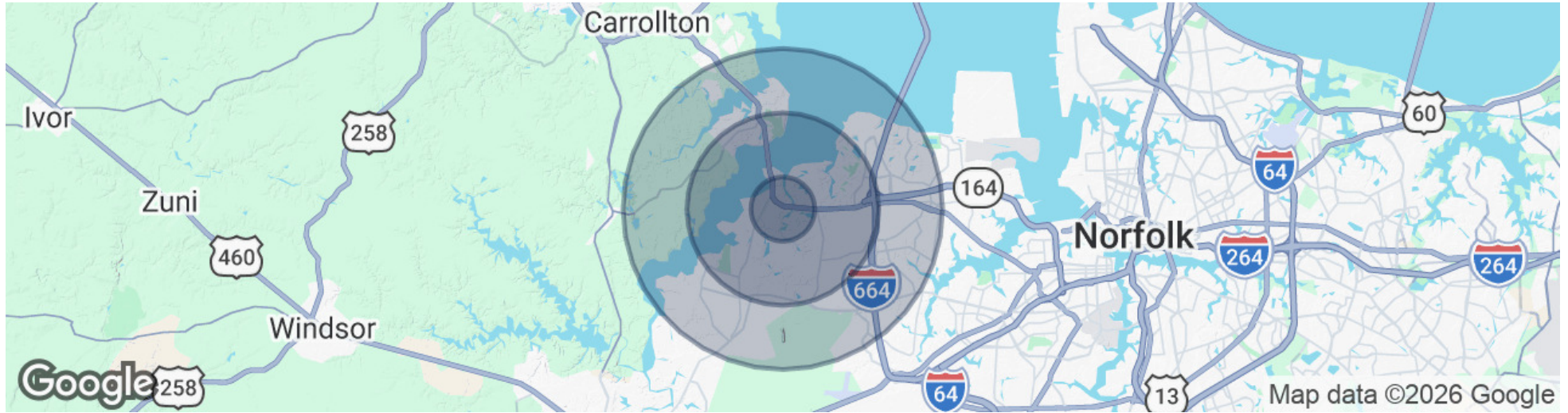




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DEMOGRAPHICS MAP & REPORT

3231 BRIDGE ROAD
SUFFOLK, VA 23435



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,478	15,540	43,214
Average Age	37.7	37.7	36.6
Average Age (Male)	38.5	36.8	35.3
Average Age (Female)	36.8	38.7	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	848	5,378	15,369
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$109,972	\$99,551	\$86,338
Average House Value	\$340,402	\$326,212	\$308,200

* Demographic data derived from 2020 ACS - US Census

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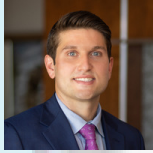
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CONTACT US



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