



Retail For Lease

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Gallery at Godwin

3061 Godwin Blvd | Suffolk, Virginia

Property Overview

Description: Located at the signalized intersection of Godwin Boulevard and Hillpoint Boulevard just down the street from Sentara Obici Hospital and across from King's Fork High School and King's Fork Middle School in Suffolk, VA. The property has excellent visibility and accessibility, and has road access to Route 58 via the interchange at Godwin Boulevard. This mixed-use development features 255 apartment homes (95% Occupancy Rate) with covered parking and one-, two- and three-bedroom homes.

Address: 3061 Godwin Boulevard, Suffolk, Virginia 23434

Space: +/- 16,141 sf of small shop space available

Access: Signalized access to Godwin Blvd at Hillpoint Blvd

Asking Rent: Contact Agent

Additional Charges: Contact Agent

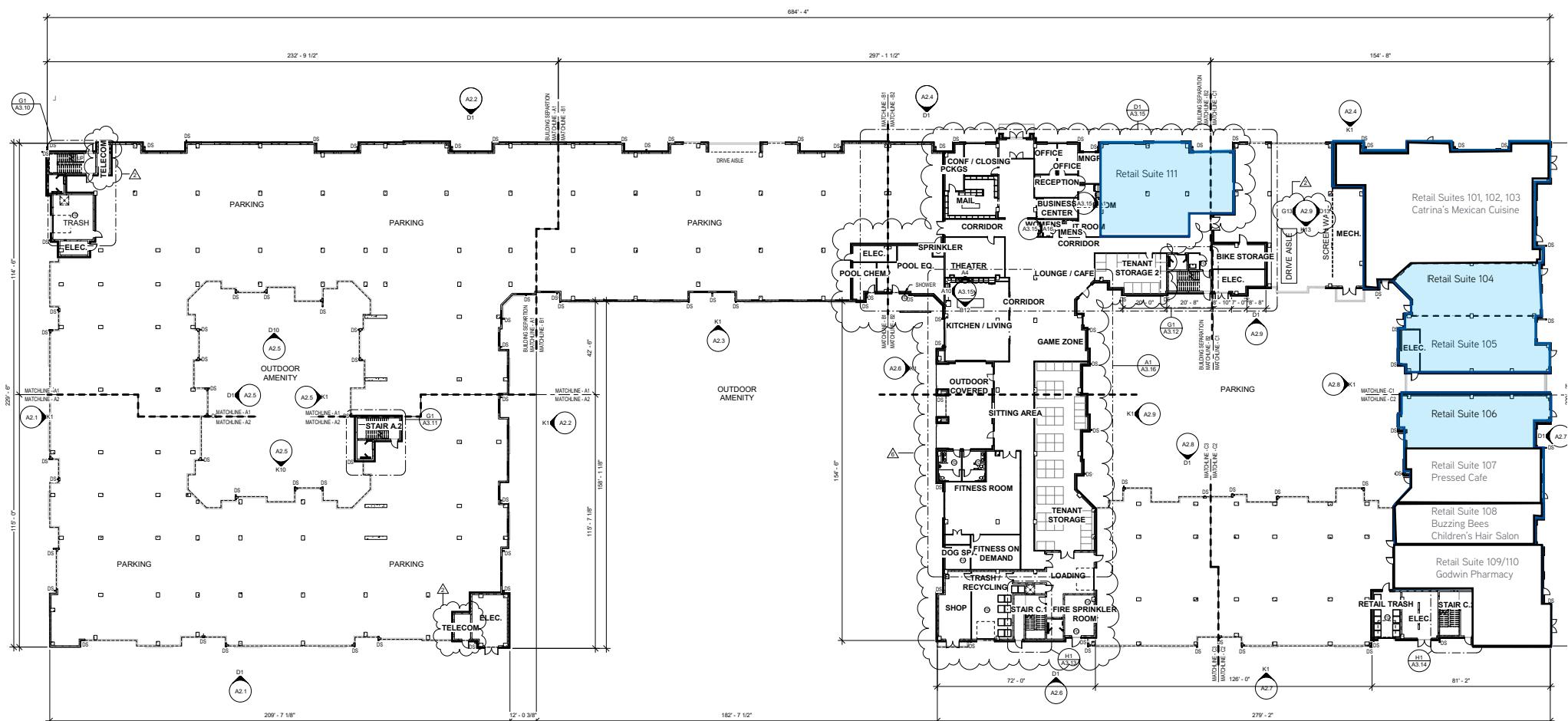
Surrounding Commercial: Publix, Obici Hospital, Food Lion, Ruby Tuesday, Goodwill, Wawa, Walgreens and more.

Traffic Counts: 22,000 VPD on Godwin Blvd (Near US 58 Suffolk Bypass)

Demographics:

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	6,009	18,013	46,355
Daytime Population	6,293	19,286	44,591
Average HH Income	\$102,500	\$111,547	\$85,422

Site Plan



Tenant	Suite	SF
Catrina's Mexican Cuisine	101-103	4,571
Available	104	1,451
Available	105	1,444
Available	106	1,600

Tenant	Suite	SF
Pressed Cafe	107	1,439
Buzzing Bees Children's Hair Salon	108	1,321
Godwin Pharmacy	109/110	2,087
Available	111	2,229

Photos



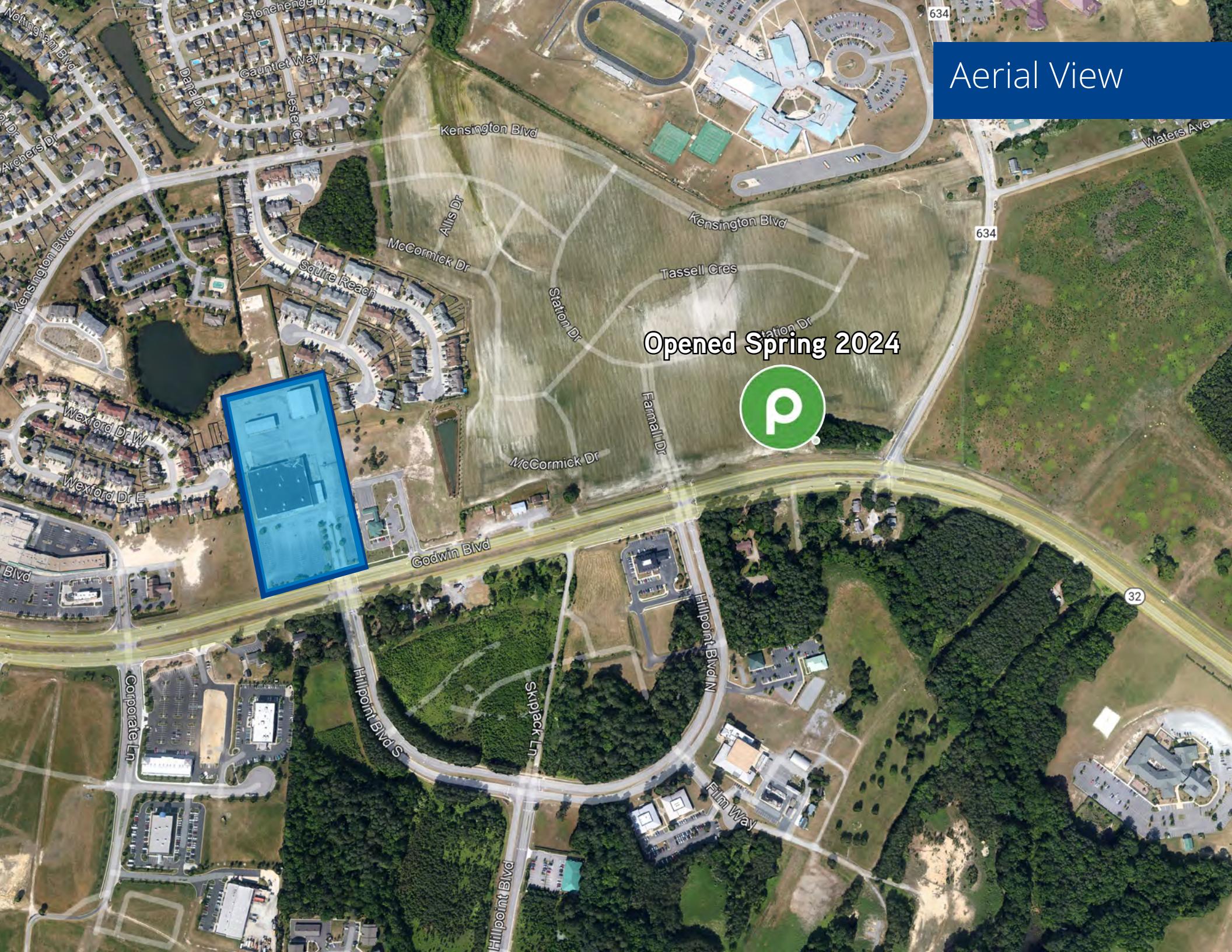
Vanilla Shell
Progress Photos



Aerial View



Aerial View





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