

# retail/office/medical FOR LEASE

OFFICE/MEDICAL BUILDING

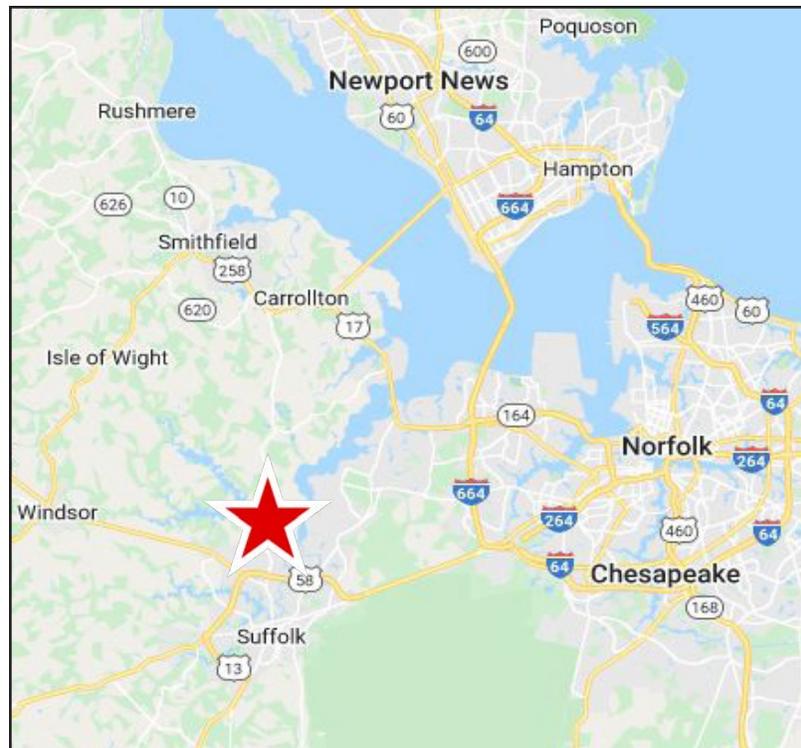


New Retail/Office/Medical Development | 3016 & 3024 Godwin Blvd. & 1001 Hillpoint Blvd., Suffolk, VA

## PROPERTY FEATURES:

- **Units available from ±1,200-18,000 SF! New retail/office/medical development** located on Godwin Boulevard!
- **Directly across the street from the Gallery at Godwin** (255+ apartment complex), as well as Port 58 @ Hillpoint (224+ apartments)
- **Over 3,000 new/under construction/permitted/proposed** single family homes, townhomes & apartments along this corridor.
- **Prime site for retail/office/medical uses**, located less than a mile from Sentara Obici Hospital (175 beds) and 1.5 miles from US-58 Bypass.
- **Signalized access at both Hillpoint Blvd. intersections; High visibility** with over 21,941 VPD along Goodwin Blvd.

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Est. Population	14,038	50,829	103,064
Avg. HH Income	\$112,778	\$92,371	\$108,078
Households	4,899	19,038	38,556



Jay Burnell  
 o: 757.222.0111 x 202  
 m: 757.617.3511  
 jay@parkerburnell.com

# RENDERINGS (RETAIL/OFFICE/MED BUILDING)



# RENDERINGS (RETAIL BUILDING)



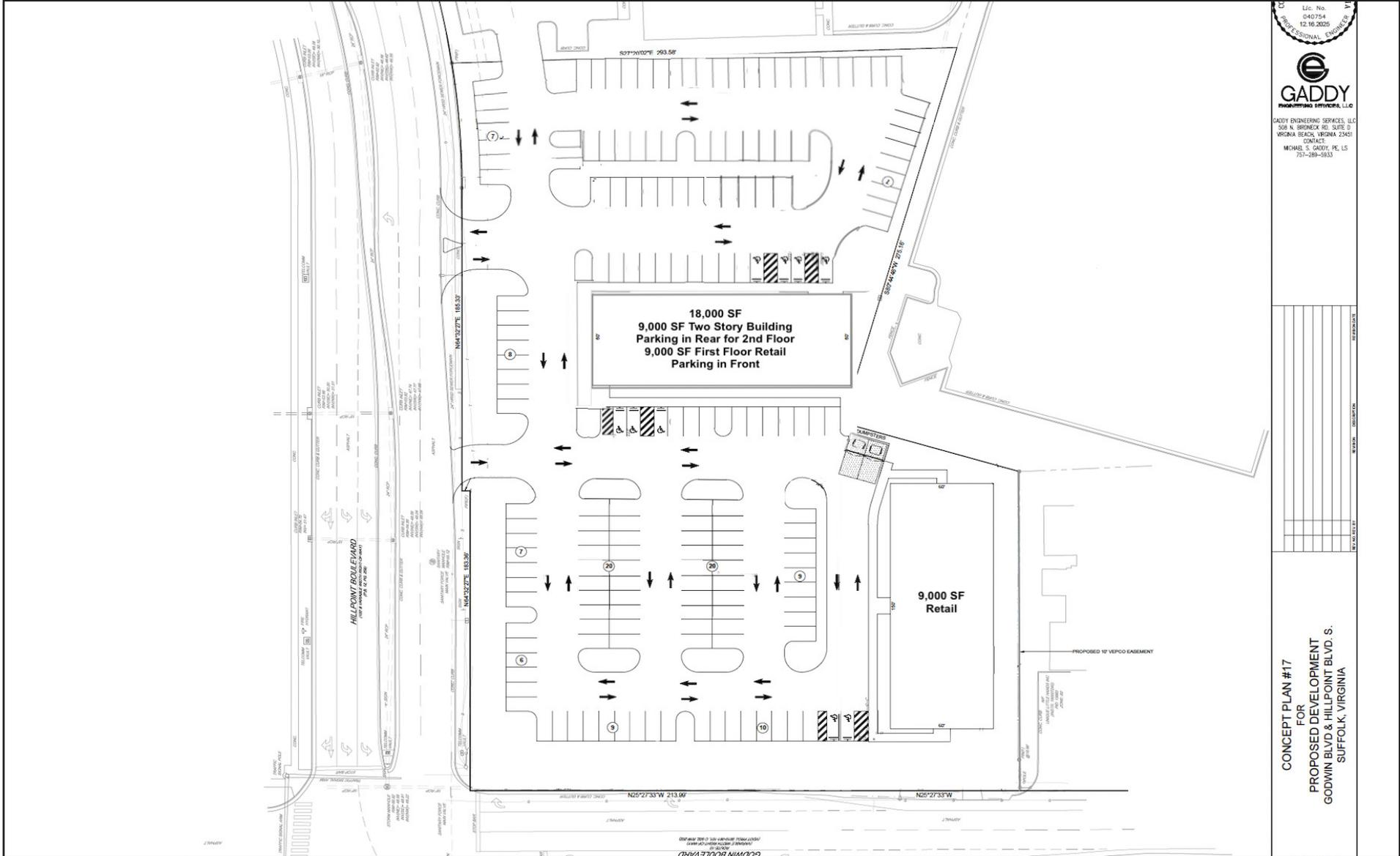
# SITE PLAN - OPTION I



PROFESSIONAL ENGINEER  
 LIC. No. 040754  
 12.18.2025  
**GADDY**  
 ENGINEERING SERVICES, LLC  
 GADDY ENGINEERING SERVICES, LLC  
 500 N. BROADWAY RD., SUITE D  
 VICTORIA BEACH, VIRGINIA 22440  
 CONTACT:  
 MICHAEL S. GADDY, P.E. L.S.  
 757-280-5833


CONCEPT PLAN #17  
 FOR  
 PROPOSED DEVELOPMENT  
 GODWIN BLVD & HILLPOINT BLVD. S.  
 SUFFOLK, VIRGINIA

# SITE PLAN - OPTION II



Lic. No.  
 040754  
 12.16.2025  
**GADDY**  
 PROFESSIONAL ENGINEER, P.E.  
 GADDY ENGINEERING SERVICES, LLC  
 1508 N. BRIDGECRACK RD. SUITE D  
 VIRGINIA BEACH, VIRGINIA 23451  
 CONTACT:  
 MICHAEL L. GADDY, P.E., L.S.  
 757-289-5933



