

AVAILABLE FOR SALE OR LEASE

6150 COLLEGE DRIVE, SUFFOLK, VA 23434

FOR SALE & LEASE

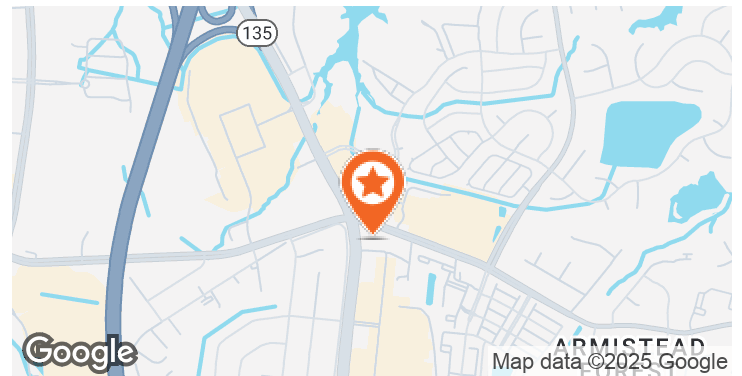



LOCATION DESCRIPTION

Located in the heart of the Harbour View retail market in northern Suffolk. The site is surrounded by exceptional retailers such as Kroger Marketplace, Walmart, HomeGoods, TJ Maxx, Kohl's, Dick's Sporting Goods, Ulta, and Michaels to name a few. This site has convenient access to and from I-664 as well as VA-164 Western Freeway.

PROPERTY HIGHLIGHTS

- 11,137 SF freestanding building with drive through
- Situated at the fully signalized intersection of College Drive and Hampton Roads Parkway
- Multiple points of ingress and egress
- B2 zoning
- Dedicated monument sign
- Excellent visibility
- Over 80,000 daytime population within a 5-mile radius



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,447	58,720	97,810
Total Households	5,006	23,052	38,785
Median HH Income	\$72,684	\$83,437	\$91,238
Average HH Income	\$84,418	\$110,230	\$114,892



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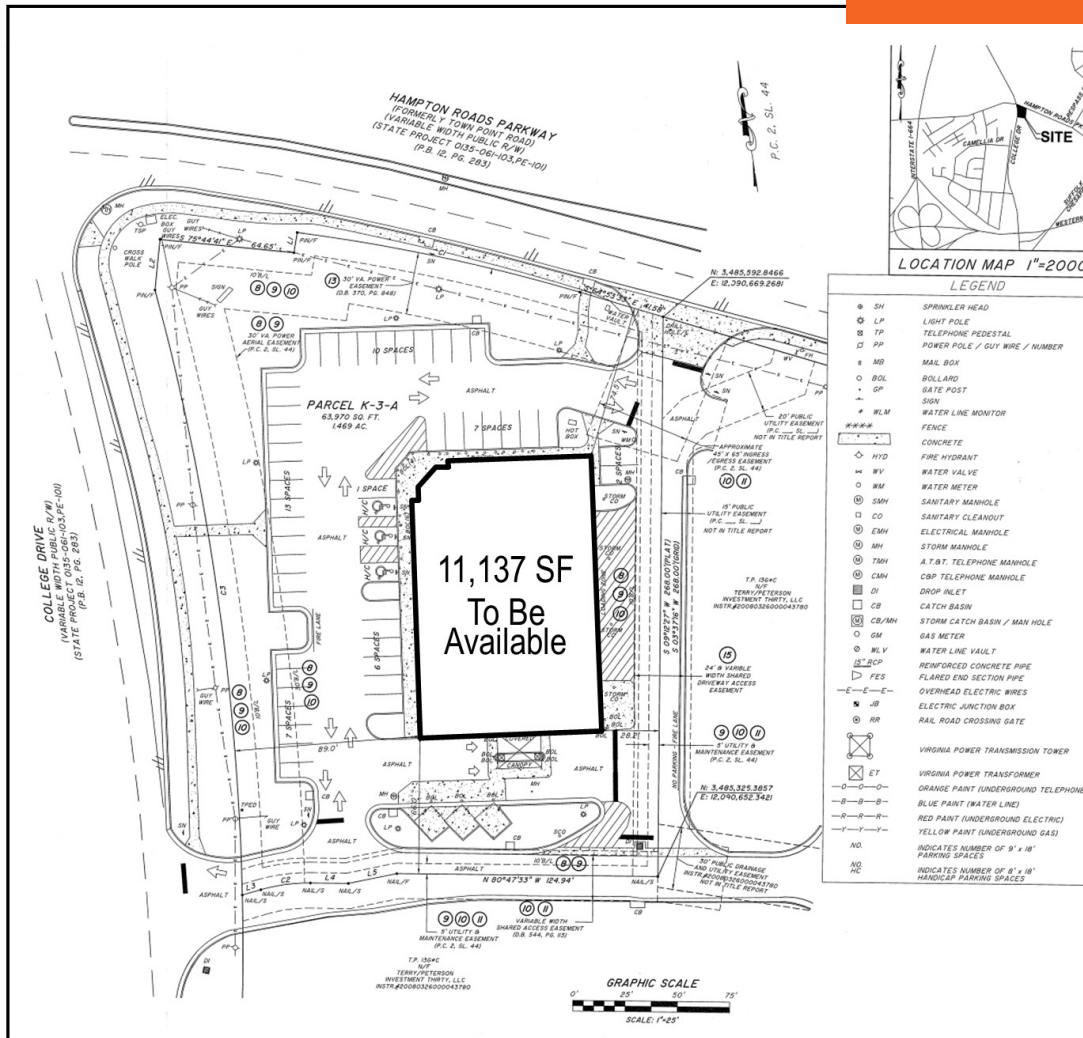
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SUITE

To Be Available

SPACE SIZE

11,137 SF



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