



# For Lease

## Cedar Point Land Bridge Road & Clubhouse Drive Suffolk, VA



- Approximately 7 acres of developable land
- Small Shops Coming Soon
- Build to Suit Available
- Vacant Land Available For Lease
- 19,318 VPD Along Bridge Road
- Located in front of Cedar Point Country Club
- Crittenden Road/Clubhouse Drive intersection improvements to start 2025

Future Lit Intersection



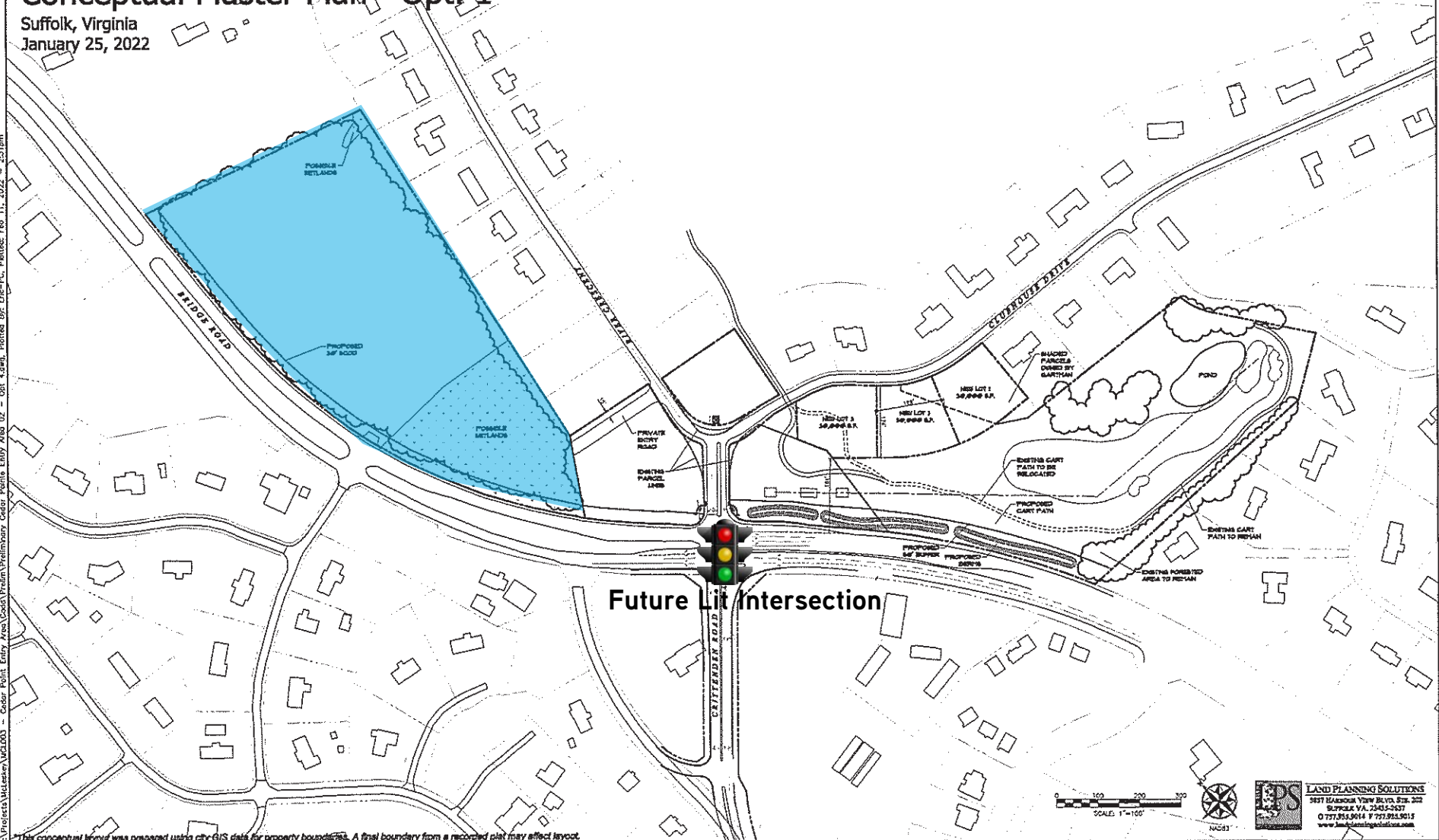
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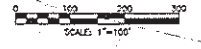
## Cedar Point Entry Area Conceptual Master Plan - Opt. 1

Suffolk, Virginia  
January 25, 2022

C:\Projects\McLester\Map000 - Cedar Point Entry Area\Doc\Thru\Preliminary Cedar Point Entry Area 02 - Opt. 1.dwg, Plotted By: EIC-PC, Plotdate: Feb 11, 2022 - 2:21pm



This conceptual layout was prepared using city GIS data for property boundaries. A final boundary from a recorded plat may affect layout.



**LAND PLANNING SOLUTIONS**  
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## Cedar Point Commercial Conceptual Site Plan - 4 outparcels

Suffolk, Virginia  
March 17, 2023

### SITE DATA:

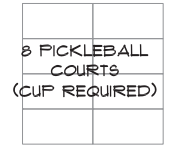
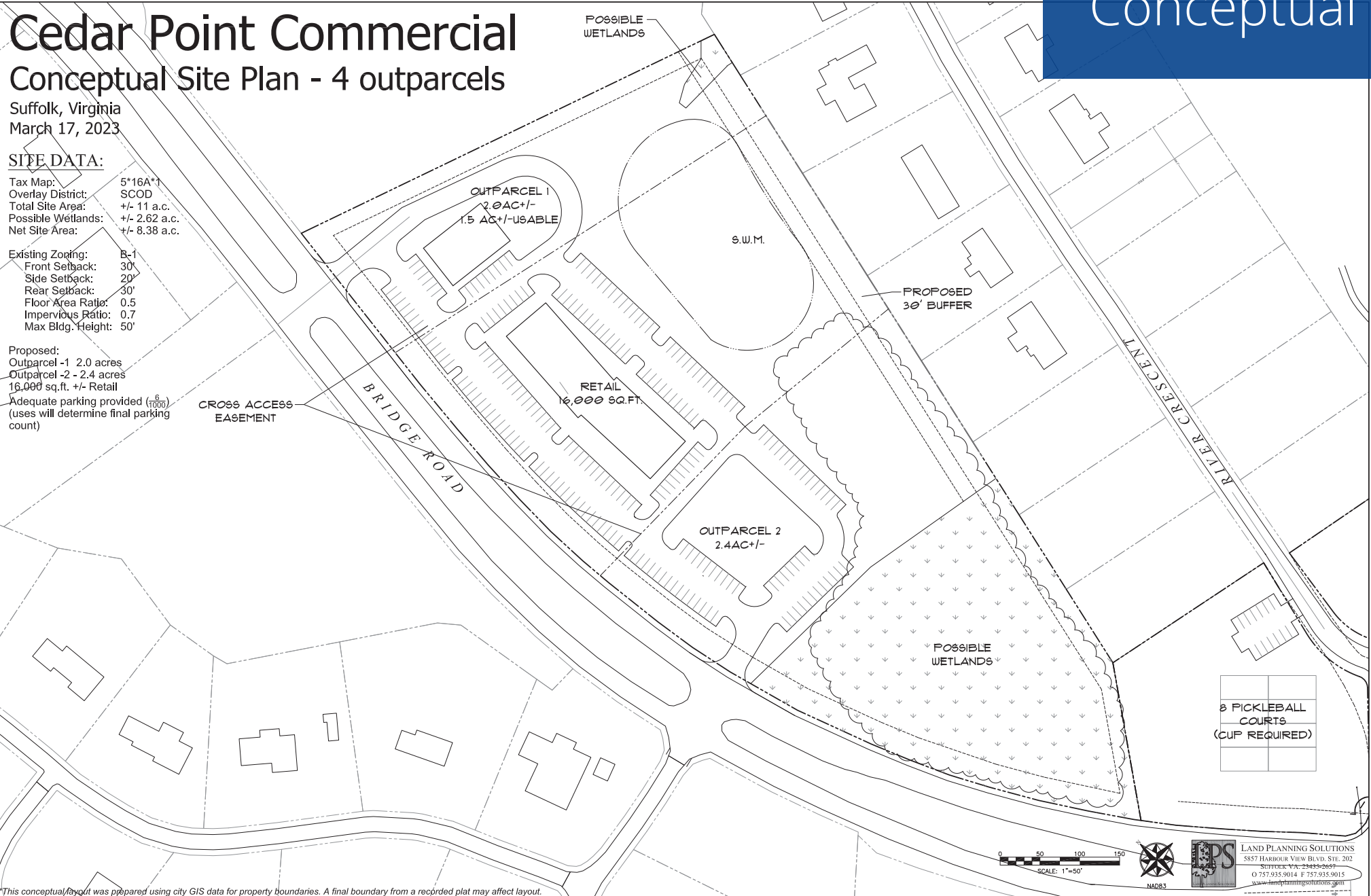
Tax Map: 5\*16A\*1  
Overlay District: SCOD  
Total Site Area: +/- 11 a.c.  
Possible Wetlands: +/- 2.62 a.c.  
Net Site Area: +/- 8.38 a.c.

Existing Zoning: B-1  
Front Setback: 30'  
Side Setback: 20'  
Rear Setback: 30'  
Floor Area Ratio: 0.5  
Impervious Ratio: 0.7  
Max Bldg. Height: 50'

Proposed:  
Outparcel -1 2.0 acres  
Outparcel -2 - 2.4 acres  
16,000 sq.ft. +/- Retail

Adequate parking provided ( $\frac{6}{1000}$ )  
(uses will determine final parking count)

CROSS ACCESS  
EASEMENT



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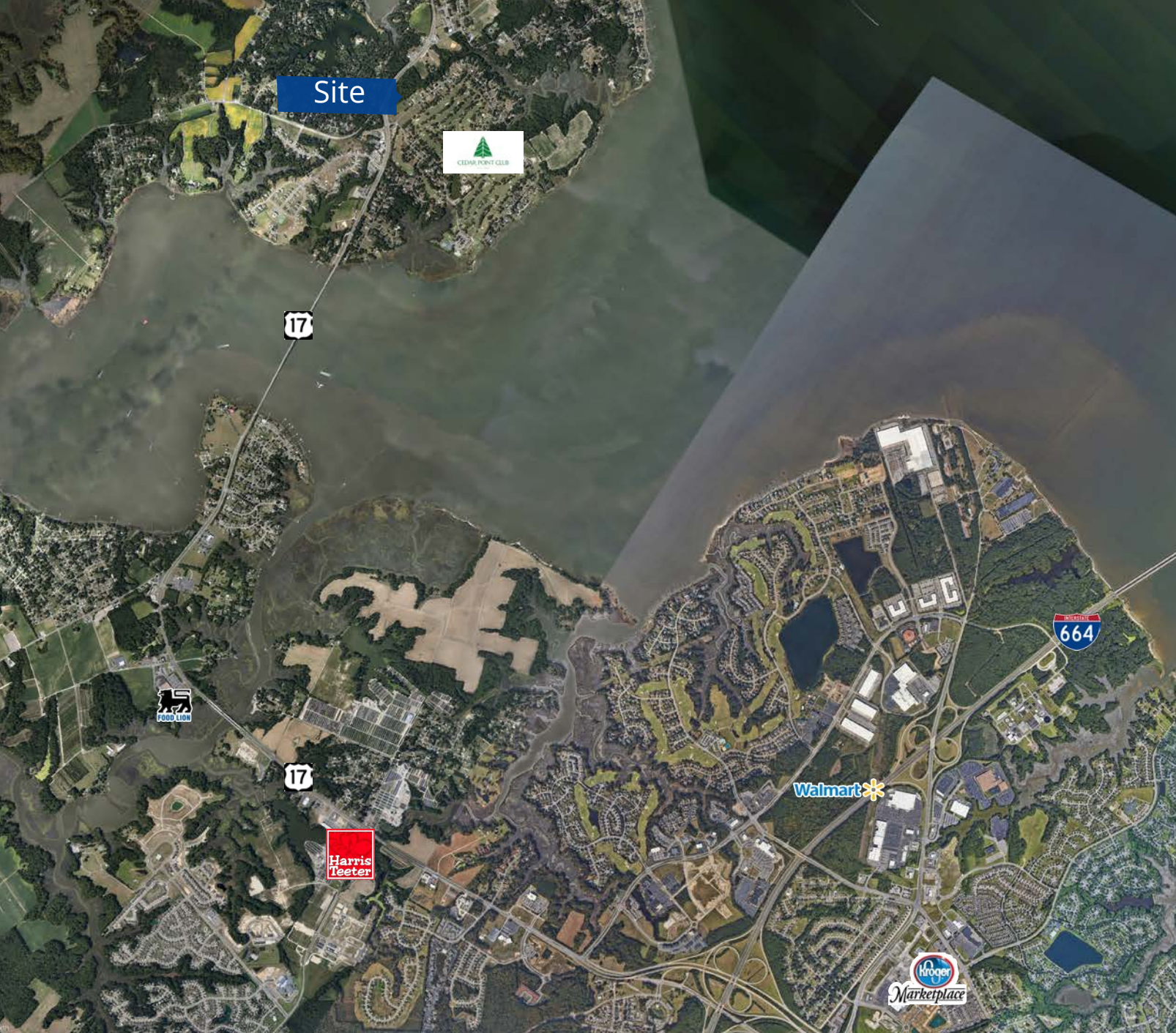


# Aerial View



Future Lit Intersection





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