

RETAIL SHOP SPACE
FOR LEASE



BLUE POINT AT THE RIVERFRONT

5941 HARBOUR VIEW BLVD
SUFFOLK, VA 23435



BLUE POINT SHOPS

5941 HARBOUR VIEW BOULEVARD, SUFFOLK, VA 23435

PROJECT OVERVIEW



OFFERING SUMMARY

Available SF:	1,600 - 6,290 SF
Lease Rate:	Negotiable
Year Built:	2024
Building Size:	12,340 SF
Zoning:	B-2
Traffic Count:	19,626

AVAILABLE SPACES

SF

New Retail Shop Space	1,600 - 6,290 SF
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PROPERTY OVERVIEW

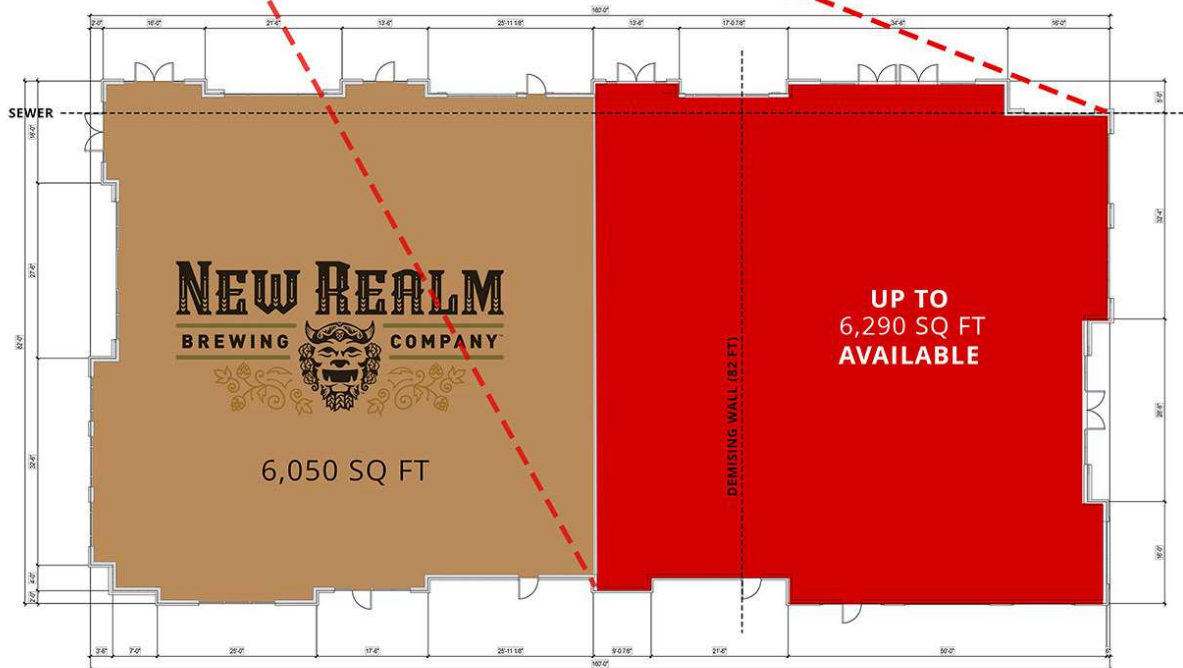
Join New Realm Brewery in this new 12,340 SF building on Harbour View Boulevard within the Blue Point at The Riverfront development. Adjacent to New Realm Brewery is an additional 6,290 SF of adjacent space available for lease to other tenants. Once fully developed, Blue Point at The Riverfront will be a 15-acre mixed use development in the heart of the Harbour View section of Suffolk.

PROPERTY HIGHLIGHTS

- Northern Suffolk is the fastest growing submarket in the fastest growing city in Hampton Roads
- Convenient access to I-664 via College Drive and Bridger Road.
- Excellent demographics and traffic counts with strong residential and commercial growth
- New Realm Brewery is now open

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dre **DIVARIS**
REAL ESTATE, INC.



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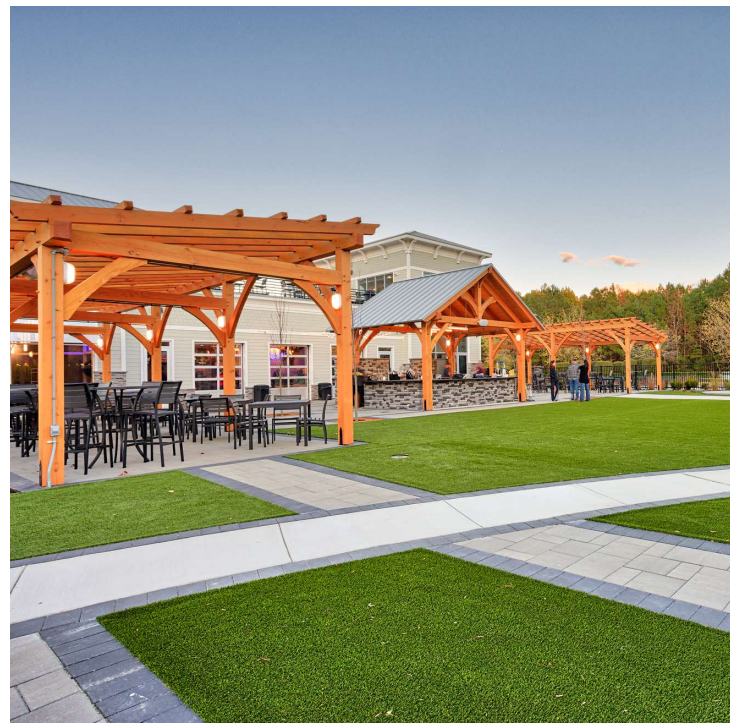
RETAIL TRADE AREA



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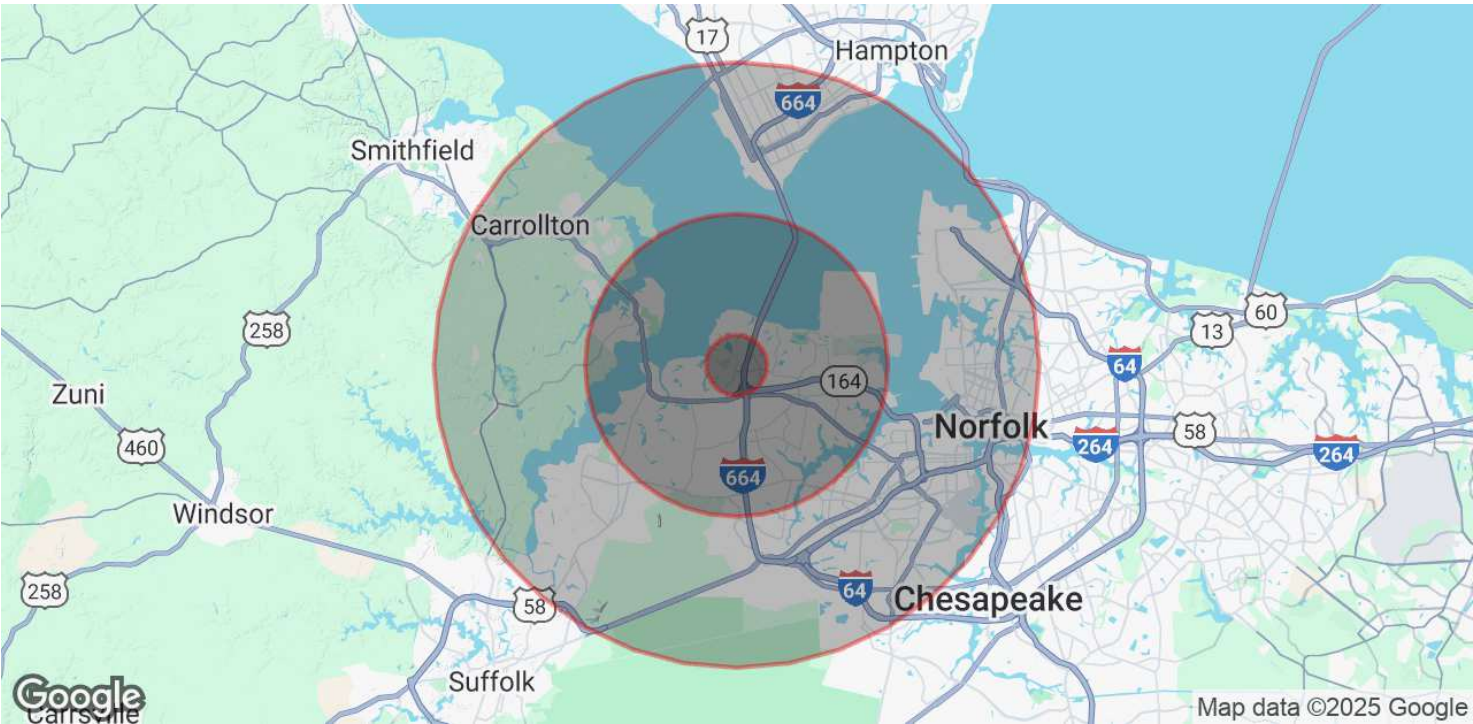
RENDERINGS



BLUE POINT SHOPS

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,348	90,309	421,946
Average age	40	40	38
Average age (Male)	39	39	37
Average age (Female)	41	41	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,995	34,995	165,241
# of persons per HH	2.5	2.6	2.6
Average HH income	\$139,749	\$120,266	\$92,948
Average house value	\$516,696	\$381,728	\$342,121

TRAFFIC COUNTS

Harbour View Boulevard 19,626/day

** Demographic data derived from 2020 ACS - US Census*



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