

FOR GROUND LEASE

SECOND GENERATION RESTAURANT OUTPARCEL

1210 N Main St. | Suffolk, VA 23434



S.L. NUSBAUM
REALTY CO.



CHRIS HUCKE

Senior Vice President

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

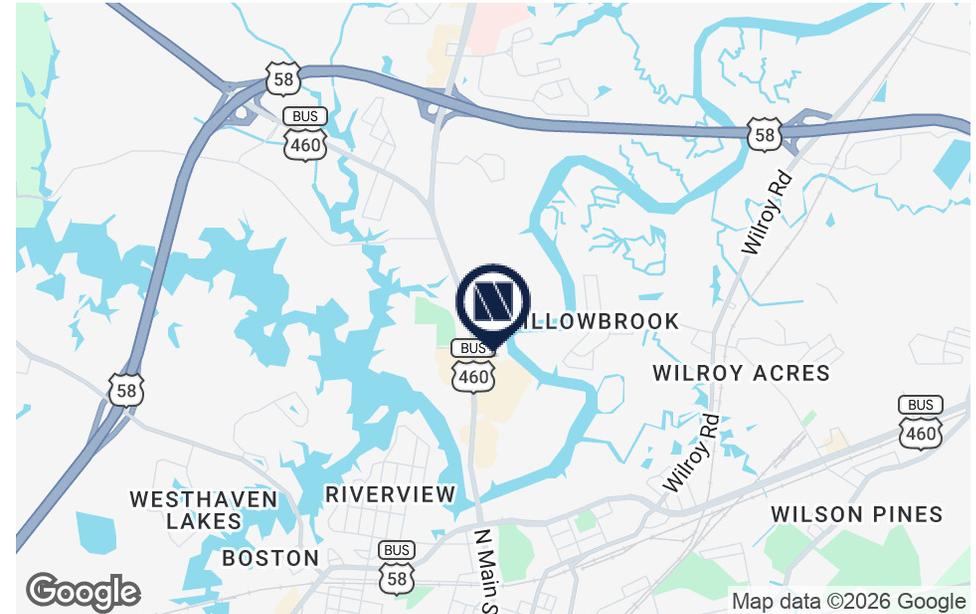
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF Building:	4,042± SF
Lot Size:	0.956 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,173	13,494	17,007
Total Population	3,311	36,880	46,523
Average HH Income	\$86,524	\$71,862	\$76,252

TRAFFIC COUNTS AT NORTH MAIN STREET VPD (2024)

Bus US 58/Bus US 460 To Old NCL Of Suffolk	30,000
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PROPERTY HIGHLIGHTS

- Second generation restaurant with hood system, walk-in cooler/freezer, dining area with seating, and restrooms
- Adjacent to national retailers including Lowe's, Starbucks, and Walmart Supercenter. This location offers excellent exposure, strong traffic counts, and a vibrant retail atmosphere.
- Located at the signalized main entrance for Lowe's and Suffolk Village Shopping Center
- Other nearby retailers include: Belk, Kroger, Verizon, Zales, Panera Bread, and Mattress Firm
- Monument signage
- Abundant parking

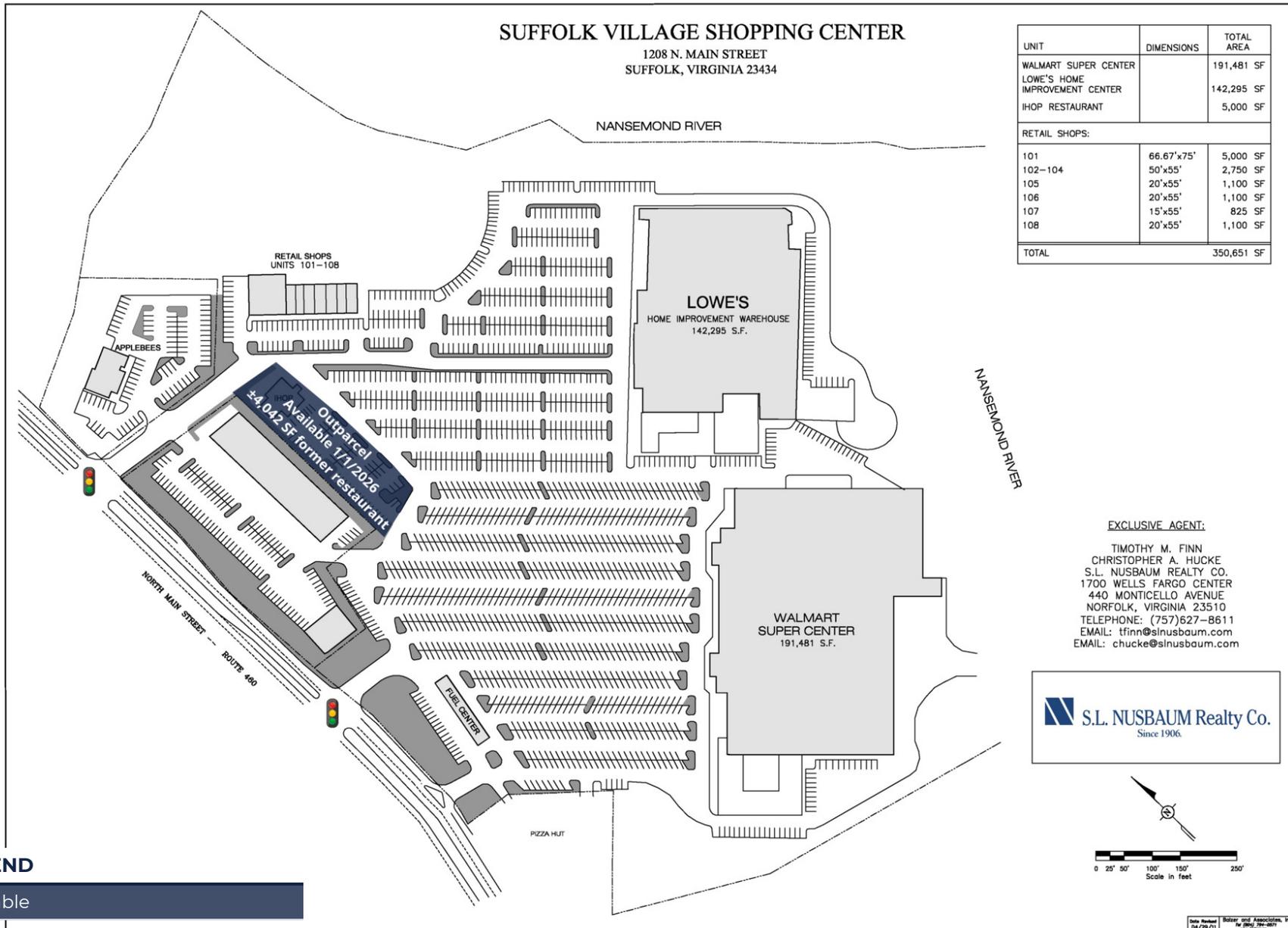
SITE PLAN

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LEGEND

Available

AREA RETAIL

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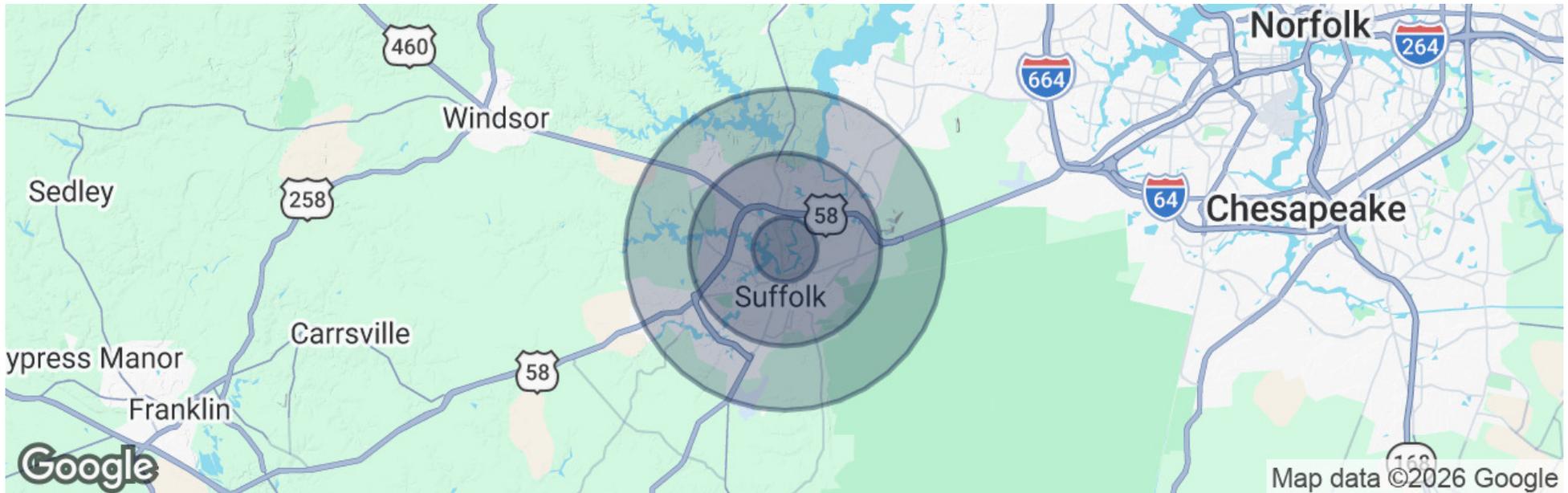
DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,311	36,880	46,523
Average Age	42.0	37.1	37.8
Average Age (Male)			
Average Age (Female)			

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,173	13,494	17,007
# Of Persons Per HH	2.4	2.7	2.7
Average HH Income	\$86,524	\$71,862	\$76,252
Average House Value	\$233,061	\$204,691	\$227,691

2020 American Community Survey (ACS)

CONTACT INFORMATION

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