

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

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

### AVAILABLE SPACES

**SF**

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

### PROPERTY OVERVIEW

New retail shop space under construction. This new 12,340 SF building on Harbour View Boulevard within the Blue Point at The Riverfront development will be anchored by New Realm Brewery with an additional 6,290 SF of adjacent space available for lease to other tenants. Once complete 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
- Delivery of retail space anticipated to be fall of 2024.
- New Realm Brewery is expected to open in November of 2024.



# BLUE POINT SHOPS

5941 HARBOUR VIEW BOULEVARD, SUFFOLK, VA 23435

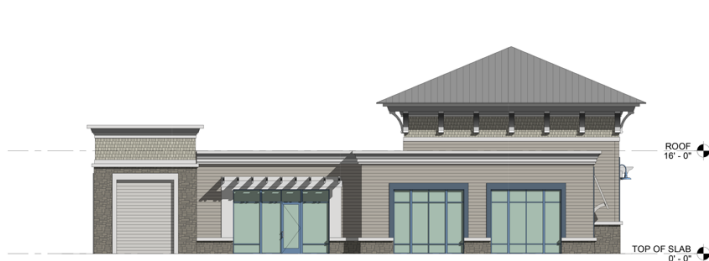
## PROPOSED ELEVATIONS



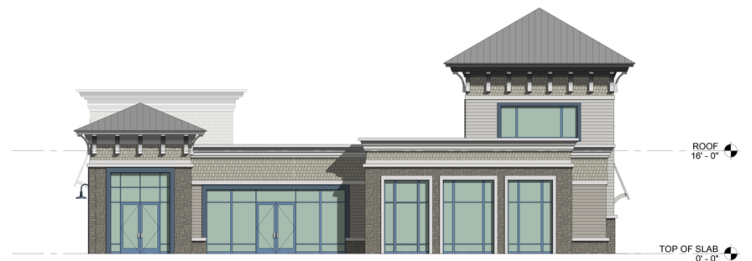
NORTH ELEVATION - NEW  
1/8" = 1'-0"



SOUTH ELEVATION - NEW  
1/8" = 1'-0"



EAST ELEVATION - NEW  
1/8" = 1'-0"



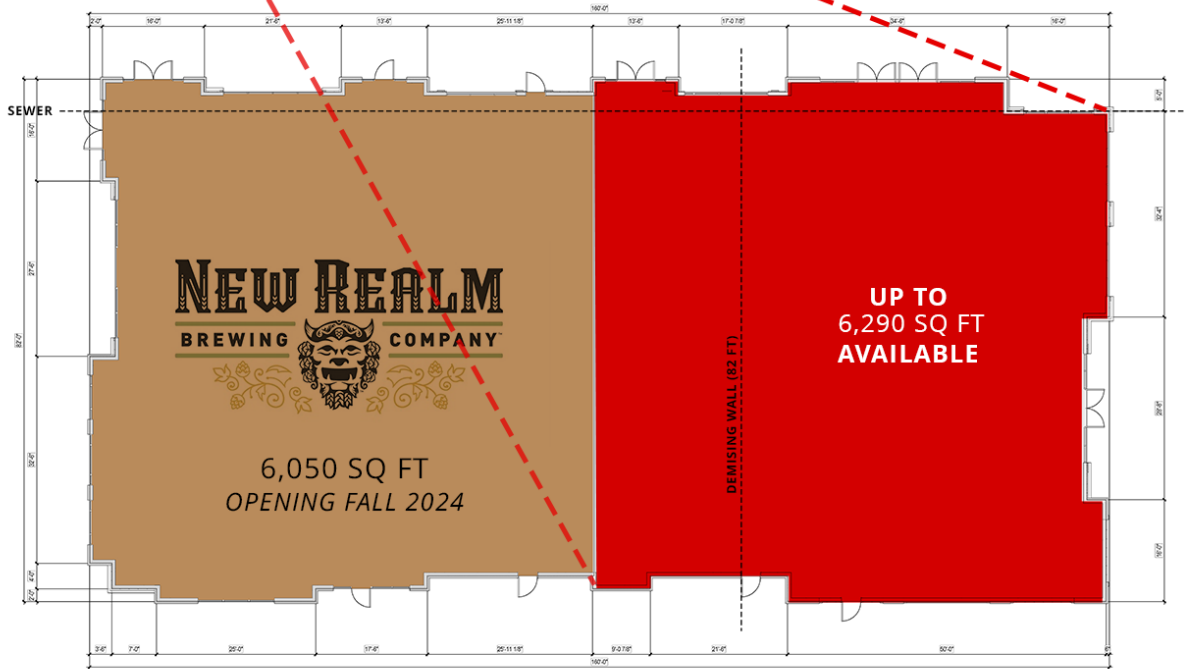
WEST ELEVATION - NEW  
1/8" = 1'-0"



# BLUE POINT SHOPS

5941 HARBOUR VIEW BOULEVARD, SUFFOLK, VA 23435

PROPOSED FIRST FLOOR PLAN

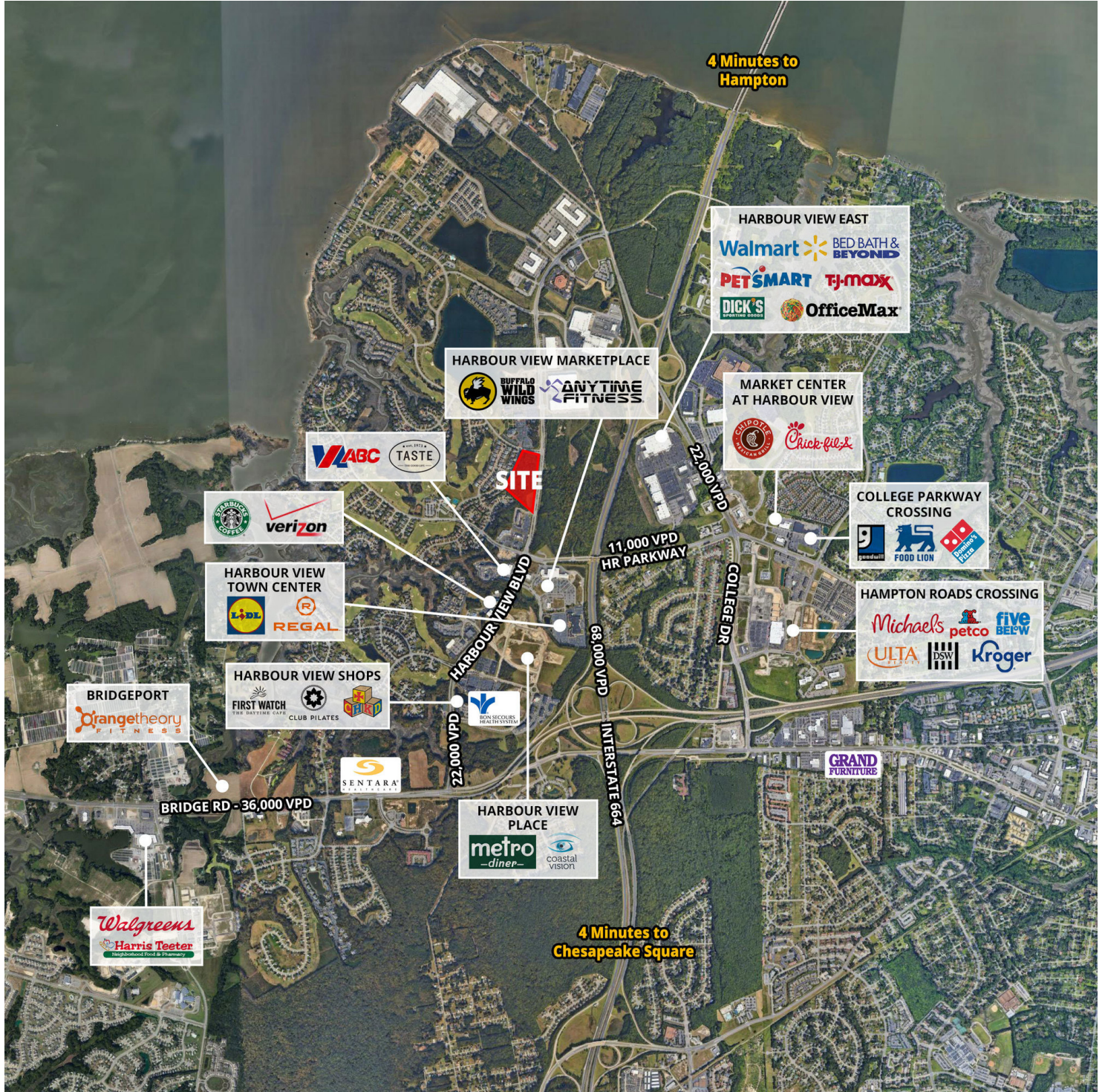




# BLUE POINT SHOPS

5941 HARBOUR VIEW BOULEVARD, SUFFOLK, VA 23435

RETAIL TRADE AREA





# BLUE POINT SHOPS

5941 HARBOUR VIEW BOULEVARD, SUFFOLK, VA 23435

RENDERINGS

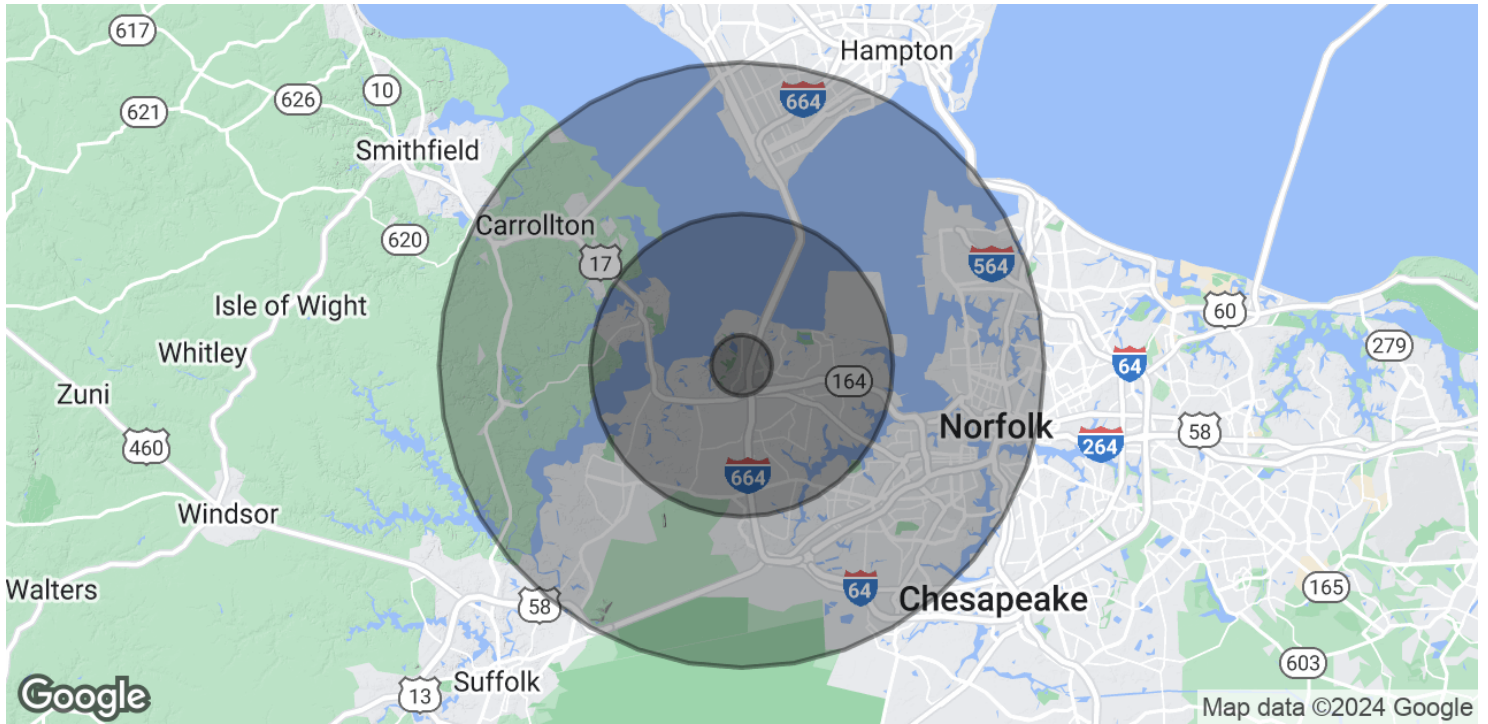




# BLUE POINT SHOPS

5941 HARBOUR VIEW BOULEVARD, SUFFOLK, VA 23435

## 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



**LEVI THOMSON**  
EXECUTIVE VICE PRESIDENT  
LTHOMSON@DIVARIS.COM  
757.333.4382