

PORT 460
LOGISTICS CENTER

**A WORLD-CLASS
FACILITY SERVING THE
PORT OF VIRGINIA**

+ 2925 PRUDEN BOULEVARD, SUFFOLK, VA 23434

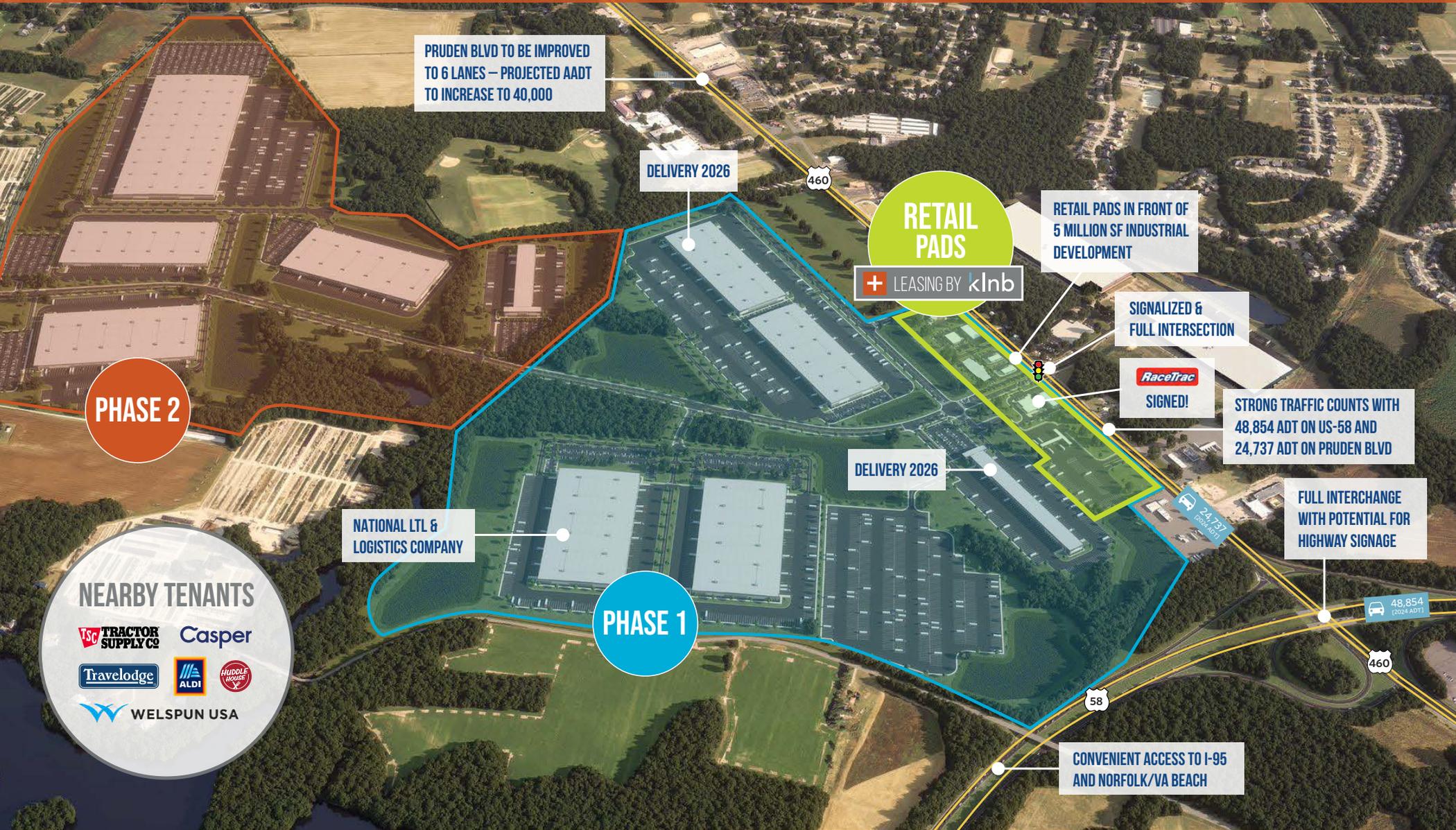


SIGNED! **RaceTrac**

**RETAIL PADS
AVAILABLE FOR LEASE**

klnb

+ RETAIL PADS FOR LEASE



JOHN MEYER

jmeyer@klnb.com + 443.632.2052

BOB BROWNING

bbrowning@klnb.com + 703.268.2717



CONNECTED TO THE MARKET



TOTAL POPULATION

1-MILE	3-MILES	5-MILES
2,496	20,070	49,297



DAYTIME POPULATION

1-MILE	3-MILES	5-MILES
2,493	22,555	49,840



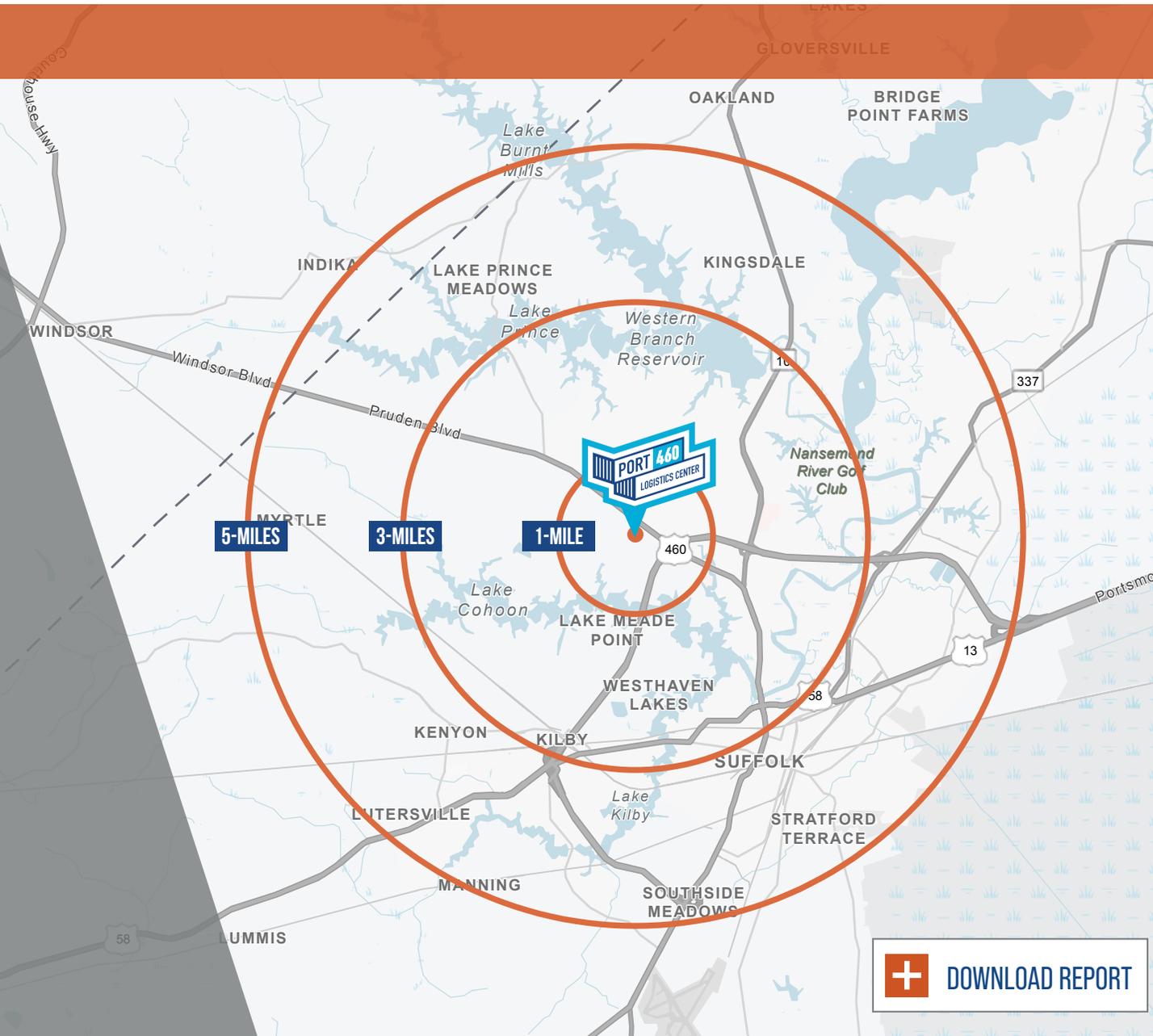
TOTAL HOUSEHOLDS

1-MILE	3-MILES	5-MILES
904	7,470	18,875



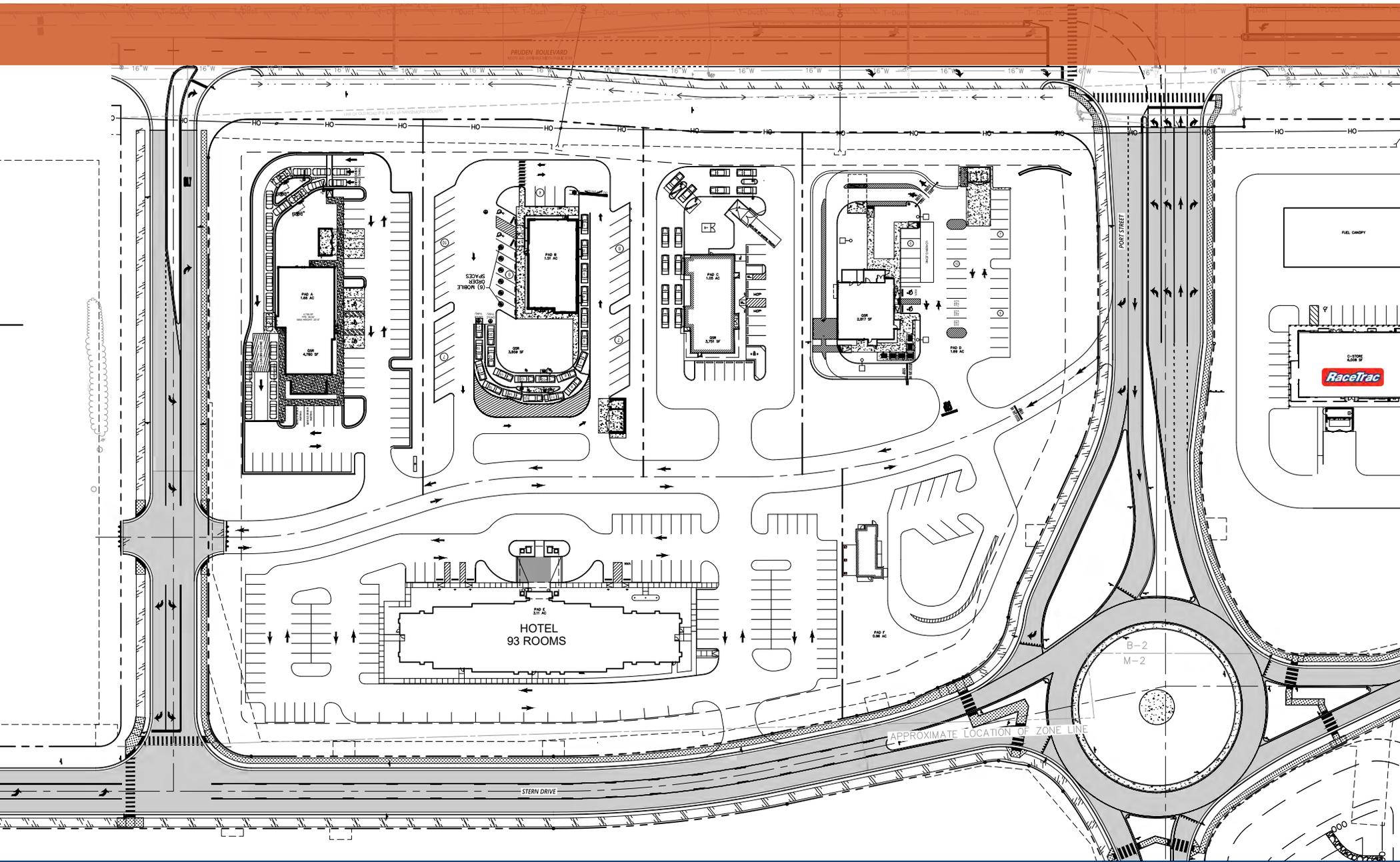
AVERAGE HH INCOME

1-MILE	3-MILES	5-MILES
\$128,994	\$115,259	\$93,742



[+ DOWNLOAD REPORT](#)

+ PROPOSED RETAIL PLAN 1



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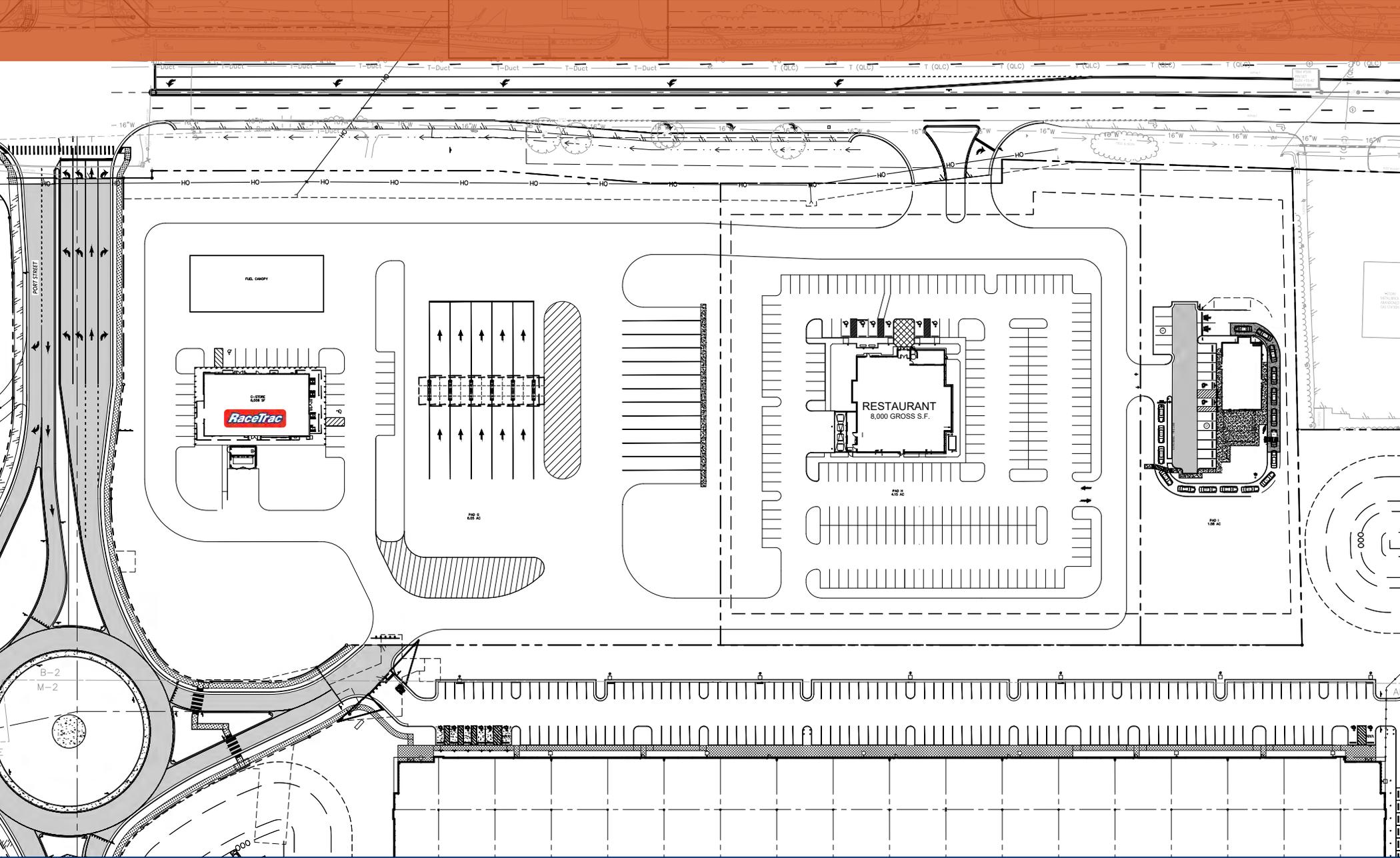
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+ PROPOSED RETAIL PLAN 2



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RETAIL		
PAD	SIZE	LEASING
A	4,780 SF	AVAILABLE
B	3,859 SF	AVAILABLE
C	3,751 SF	AVAILABLE
D	2,817 SF	AVAILABLE
G	6,006 SF	RACE TRAC
H	8,000 SF	AVAILABLE
I	1.5 AC	AVAILABLE



+ CLICK TO VIEW CONSTRUCTION UPDATE

TSC TRACTOR SUPPLY CO

SIGNED!
RaceTrac

Travelodge

58

460
24,737
[2024 ADT]

BUILDING 4
394,270 SF

BUILDING 1
339,660 SF
DELIVERING Q4 2025

BUILDING 2
246,490 SF
DELIVERING Q4 2025

DELIVERING Q4 2025

BUILDING 5
464,020 SF

National LTL & Logistics Company
JUST SIGNED!

BUILDING 3
1,048,711 SF



PHASE 1		
Building	SF	Delivery Date
1	339,660	Q4 2025
2	246,490	Q4 2025
3	1,048,711	Q3 2026
4	394,270	Q3 2027
5	464,020	Q3 2027
2,493,151		
Phase 1A		Phase 1B

PHASE 2		
Building	SF	Delivery Date
6	520,000	January 2026
7	564,000	March 2026
8	430,500	July 2026
9	1,101,700	May 2026
10	170,000	December 2026
2,786,200		

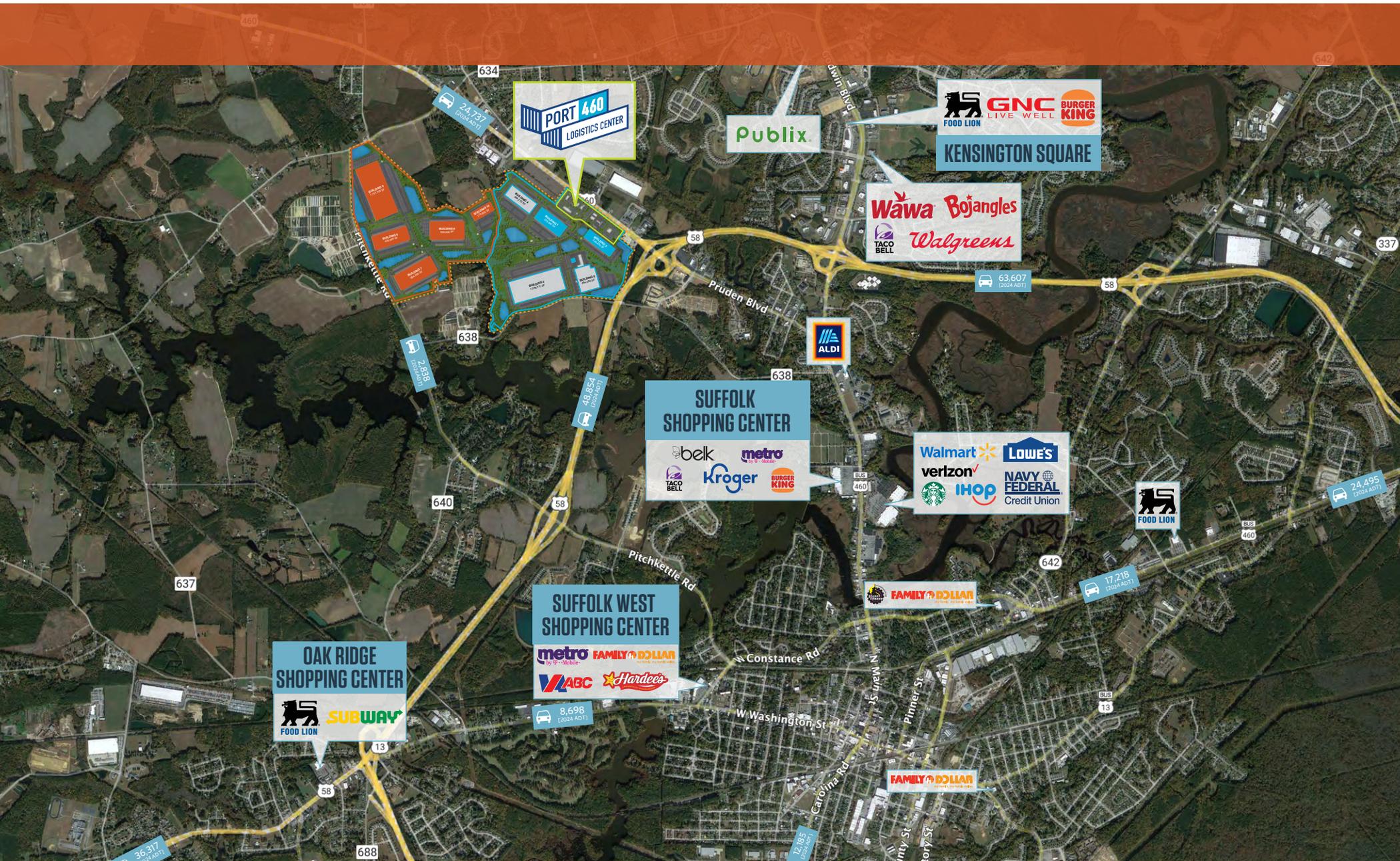
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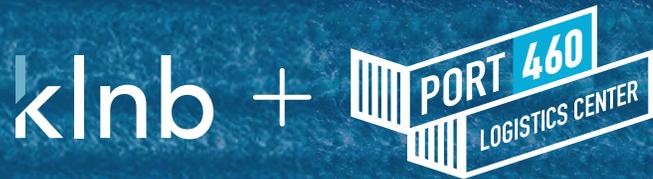
CONNECTED TO THE MID-ATLANTIC

Situated directly on US-460, Port 460 has seamless access to the entire Norfolk region as well as I-85 and I-95, offering extensive connectivity to the major metropolitan areas of the Eastern Seaboard.

Be at the epicenter of the Hampton Roads economy— featuring rail-served port terminals that employ over 400,000 people and function collectively as the leading East Coast gateway for global shipping and commerce.

+ CLICK TO VIEW PROJECT WEBSITE





FOR MORE INFORMATION, PLEASE CONTACT:

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