



Bennett's Creek Shoppes  
2897 Bridge Road  
Suffolk, Virginia

Great owner/occupant building

**For Sale Or Lease (Medical Space)**

Price Reduced: \$1,500,000 ~~\$1,675,000~~



Accelerating success.

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# Property Overview

Description	Excellent owner-occupant, redevelopment, or investor site.
Address	2897 Bridge Road, Suffolk, VA
Shopping Center Size	7,545 SF / .95 acres
Price	\$1,500,000
Retailers	Three current Tenants (Bon Secours, Integrated Audio/Video, Master Cleaner) Tenants on shorter term leases offering flexibility for owner occupant/ redevelopment)
Year Built	1987
Traffic Counts	Bridge Road - 28,000 ADT Bennetts Pasture Road - 9,800 AADT

	1-Mile	3-Miles	5-Miles
Demographics			
Population	1,677	21,480	63,516
Total Employees	422	4,232	20,448
Average HH Income	\$130,328	\$147,317	\$126,170

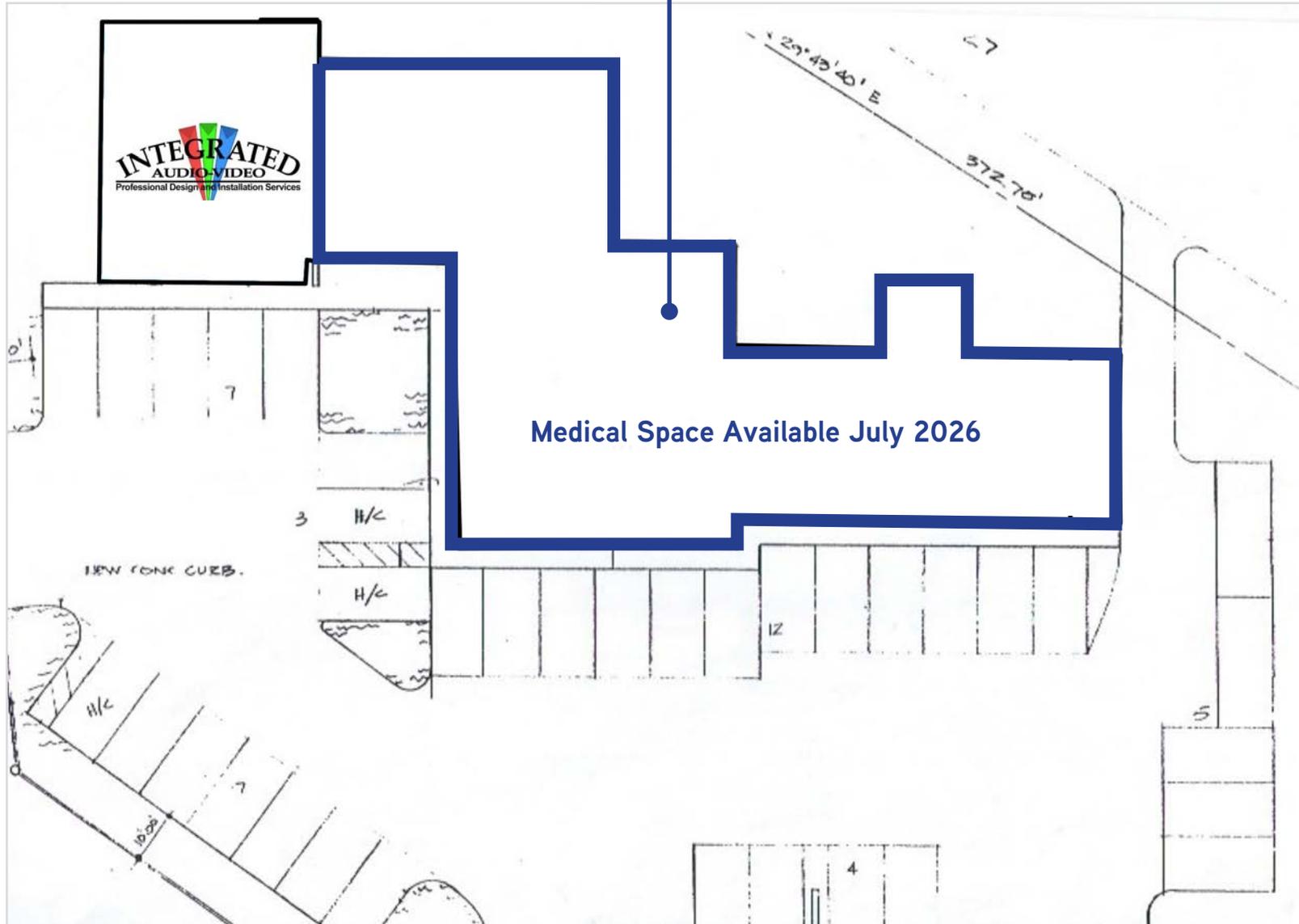
- 5,690 SF medical space available July 2026
- 42 Parking Spaces
- Multiple Points of Access
- Great Visibility in the growing Bridge Road corridor
- Dedicated Turn Lane at a signalized intersection
- Zoned B-2
- Great pylon signage available

## Property Features

*Convenient access to I-664 and located in close proximity to major daytime employers, including Bon Secours Medical Center, Sentara BelleHarbour Medical Center, Lakeview Technology Center, the Virginia Modeling, Analysis & Simulation Center, Lockheed Martin, Bridgeway Technology Center, and the mixed-use Bridgeport community.*

# Site Plan

5,690 SF Available For Lease



# Photo Gallery





Dennis' Auto Sales



SITE

Bennetts Pasture Road

Bridge Road - 28,000 ADT

Aerial View

# Aerial View

**SITE**

Nansemond River Baptist Church



TRUIST



Bridge Road - 28,000 ADT

Bridge 17 Apartments



Shoulders Hill Road

**Arbor Meadows**

Bennett's Creek Shopping Center



Bennett's Creek Crossing



SUPERCUTS

H&R BLOCK

Albano

The UPS Store



ABC

SUBWAY



burn bootcamp





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**Pylon Space Available**



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