



S.L. NUSBAUM
REALTY CO.

FOR LEASE

SUFFOLK SHOPPING CENTER



1401-1463 NORTH MAIN STREET
SUFFOLK, VA 23434

CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

PROPERTY SUMMARY

1401-1463 NORTH MAIN STREET
SUFFOLK, VA 23434

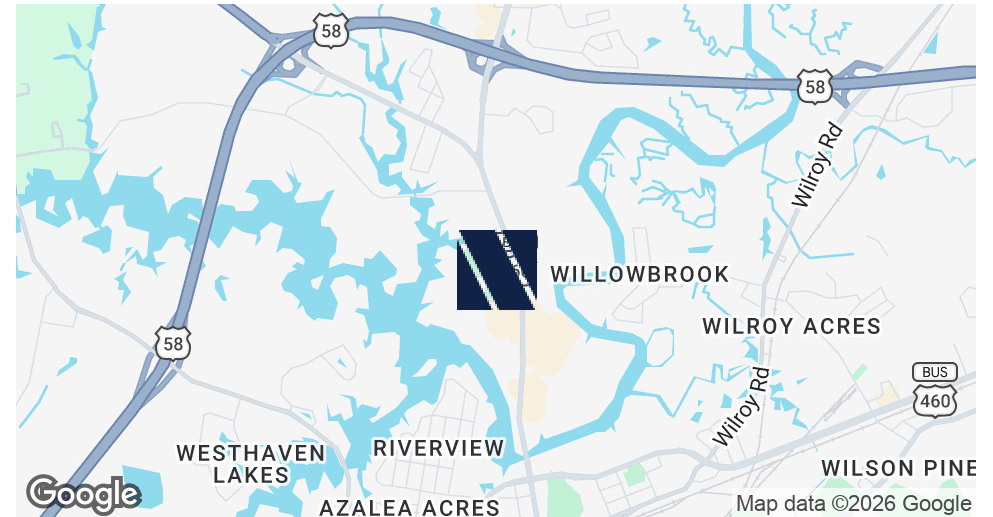


PROPERTY DESCRIPTION

Anchored by Belk and Kroger. Tenants include Pet Supplies Plus, Hallmark, Bon Secours In-Motion, H&R Block, VA ABC Store, BayPort Federal Credit Union, and Taco Bell.

SPACES	LEASE RATE	SPACE SIZE
Unit 5	Contact Agent	1,750 SF
Unit 25-26	Contact Agent	1,347 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,120	13,654	16,937
Total Population	3,194	37,308	46,207
Average HH Income	\$92,926	\$72,276	\$75,807



CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

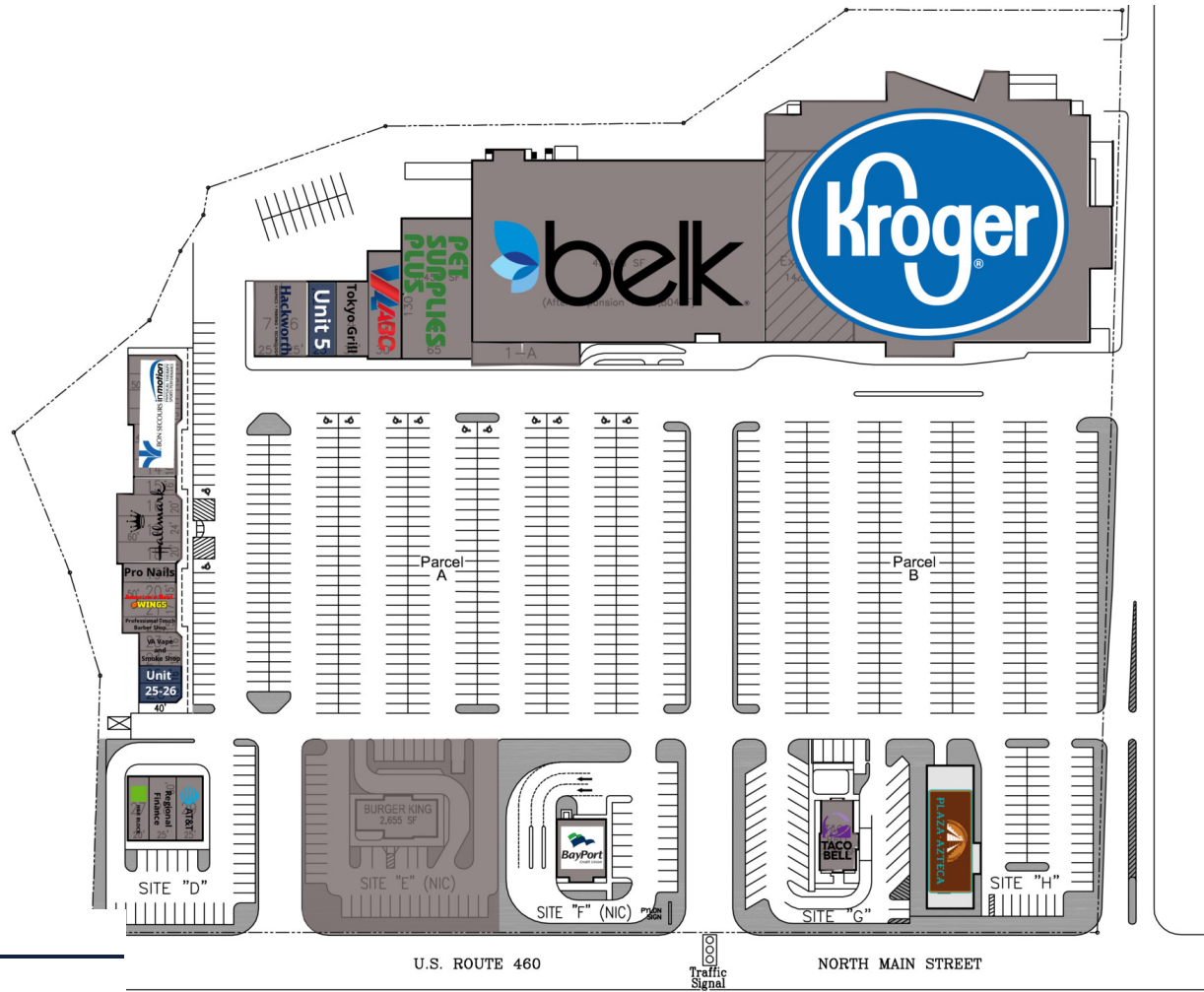




S.L. NUSBAUM
REALTY CO.

SITE PLAN

1401-1463 NORTH MAIN STREET
SUFFOLK, VA 23434



LEGEND

- Available
- Unavailable

CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS



S.L. NUSBAUM
REALTY CO.

VACANCY OVERVIEW

1401-1463 NORTH MAIN STREET
SUFFOLK, VA 23434

LEASE INFORMATION

Lease Type: NNN
Total Space: 1,347 - 1,750 SF

Lease Term: Negotiable
Lease Rate: Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 5	Available	1,750 SF	NNN
■ Unit 25-26	Available	1,347 SF	NNN

CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM





S.L. NUSBAUM
REALTY CO.

AREA RETAIL

1401-1463 NORTH MAIN STREET
SUFFOLK, VA 23434



CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

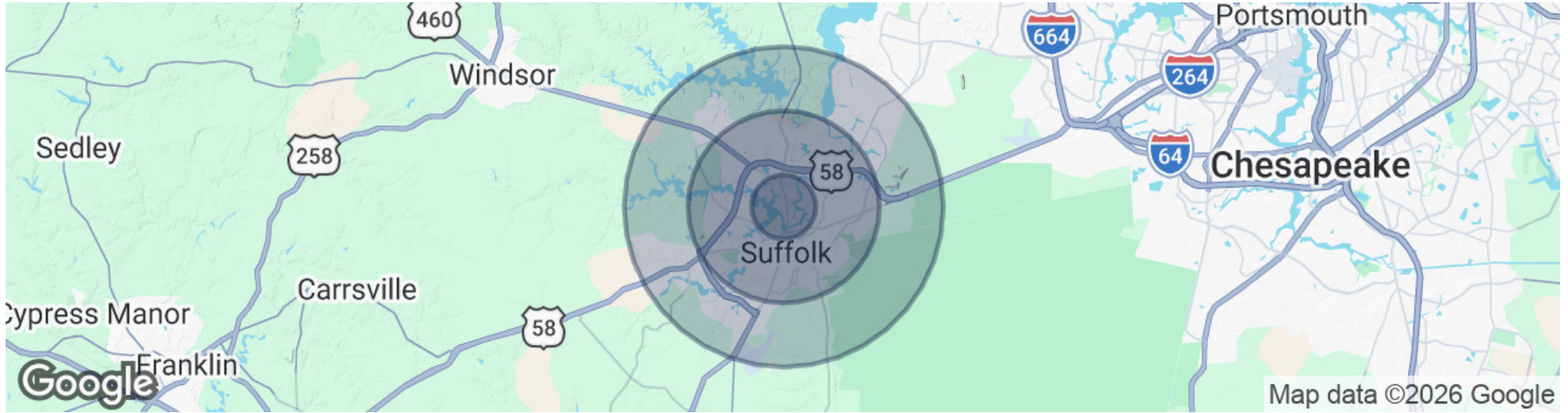




S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS MAP & REPORT

1401-1463 NORTH MAIN STREET
SUFFOLK, VA 23434



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,194	37,308	46,207
Average Age	42.3	37.1	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,120	13,654	16,937
# Of Persons Per HH	2.4	2.7	2.7
Average HH Income	\$92,926	\$72,276	\$75,807
Average House Value	\$256,589	\$204,980	\$226,250

* Demographics derived from 2020 CoStar data

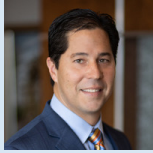
CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM



CONTACT ME



S.L. NUSBAUM
REALTY CO.



CHRIS HUCKE
SENIOR VICE PRESIDENT
O. 757.640.2205
CHUCKE@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.
440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.