

RETAIL FOR LEASE

Suffolk West Shopping Center

813-841 W Constance Road, Suffolk, Virginia



100 BEST SMALL CITIES - CITY OF SUFFOLK

Suffolk is rated one of "America's 100 Best Small Cities" by CNN Money magazine. CNN Money rates these cities on strong job opportunities, great schools, low crime, low taxes, quality health care and a true sense of community. It's been said that,

PROPERTY HIGHLIGHTS

SPACE AVAILABLE: 3,750 Sq. Ft.

RENTAL RATE: \$12 per sq.ft. + NNN

Gross Leaseable Area 58,371 Sq Ft

LOCATION, LOCATION, LOCATION

- **In-Line Unit # 815-C-** The subject space is adjacent to Rent-A-Center.
- **Parking -** Ample Spaces | Easy Ingress & Egress
- Suffolk West is primarily occupied by National Tenants



DEMOGRAPHICS - Suffolk, VA

	2022	2023
Population:	98,426	96,638
Median Household Income:	\$87,758	\$90,089

United Advisors LLC

Steve Parasidis, Manager

Phone: (703) 407-1120 | email: sparasidis@gmail.com

RETAIL LEASE

LOCATION - LOCATION - LOCATIONS

TYPE OF PROPERTY STRIP RETAIL CENTER ANCHORED BY FAMILY DOLLAR



SUBJECT PROPERTY **SUFFOLK WEST SHOPPING CENTER**
Intersection of West Constance & West Washington Street
SUFFOLK, VIRGINIA 23434

GLA 58,371 square feet

PROPOSED LOCATION 815-C W Constance Road, Suffolk, VA 23434

SPACE SIZE **3,750 square feet**

**** Subject space is adjacent to Rent-A-Center ****

***** High customer traffic area *****

BASE RENT **\$12 per sq. ft.** (plus triple net) – Adjacent to Rent-A-Center

TERM TBD

PROPERTY DESCRIPTION ***AMPLE PARKING, EASY INGRESS & EGRESS***

Suffolk West Shopping Center lies in the center of the two most populated residential communities, City Hall, and downtown business district of the City of Suffolk. Suffolk West is zoned B-2 and has 757 feet of frontage on both sides of the intersection, Washington Street & West Constance Road.

***** *The subject space has excellent street visibility* *****

Suffolk West consists of 20 retail spaces, which most of it is primarily occupied by nationally tenants including Rent-A-Center, Hardees, H&R Block, ABC Store, Ace Cash Express, Direct Insurance, Family Dollar. Suffolk West provides convenient access to US 58 and Route 460, ample parking, and it's strategically located in downtown City of Suffolk.

OTHER Triple Net charges include pro rata share of common area maintenance, real estate taxes and insurance. The Landlord is conscientious in keeping these charges to a minimum.

REMARKS ***"City of Suffolk will facilitate business growth by establishing small business support and formation."***

CONTACT **United Advisors LLC**
Steve Parasidis, Manager
Phone: (703) 407-1120 | E-mail: sparasidis@gmail.com



Podiatrist Clinic

Proposed Space Unit 17

** Image *Not to Scale*

United Advisors LLC

Steve Parasidis, Manager

Phone: 703-407-1120

Email: sparasidis@gmail.com



SUFFOLK WEST SHOPPING CENTER

Signaled Intersection at W Constance & Washington Street

813 W Constance Road, Suffolk, VA 23434

703-407-1120 | sparasidis@gmail.com



New Tenant



EXISTING 36" WIDE DOORS
TO REMAIN AS IS

THESE OPENINGS TO BE
SECURED BY OWNER

RECEIVING

THIS AREA TO BE CLEANED. ALL
EXISTING PARTITIONS SHALL
REMAIN AS IS.

THIS AREA IS RESERVED BY
OWNER FOR FUTURE ACCESS
TO UP STAIRS AND ANY UNLEASED
SPACE ON GROUND FLOOR.

EXISTING LAV. TO
REMAIN

PROVIDE NEW SERVICE
SINK. EXISTING UTIL SET
TO REMAIN

NEW HANDICAP
BATHROOM.

THIS PARTITION EXTENDED ~~AND~~
UNDERSIDE OF CEILING

WAREHOUSE

WAREHOUSE AREA FROM THIS POINT TO
BACK WALL SHALL CONSIST OF:

EXTENDING EXISTING CEILING GRID
TO WALL. EXISTING CEILING TILES TO
REMAIN. USE TILES REMOVED IN SALES
AREA TO REPLACE MISSING TILES.

EXISTING LIGHTS TO REMAIN

EXISTING FLOORS TO REMAIN

NO WALL FINISHING OR PAINTING
IS INCLUDED IN THIS AREA.

TOILET ROOM SHALL BE COMPLETE
WITH HANDICAP REQUIREMENTS AND
SHALL HAVE NEW CEILING, PAINTED WALLS
AND NEW FLOOR.

EXISTING PLUMBING TRENCH SHALL BE
FILLED WITH CONCRETE AND FLOOR
TILE TO MATCH EXISTING

PROVIDE HEATING AND COOLING TO
MAINTAIN 74 DEGREES IN SUMMER
AND 70 DEGREES IN WINTER

10' x12'
OFFICE

10' x12'
OFFICE

EACH 10'x12' OFFICE SHALL CONSIST OF:

8' HIGH PARTITIONS, DRYWALLED AND PAINTED

NEW DROPPED CEILING

TWO 1" SINGLE TUBE LIGHTS MATCHING EXISTING
TWO NEW DUPLEX OUTLETS

LIGHT SWITCH

TELEPHONE JACKS NOT INCLUDED

EXISTING FLOOR COVERING TO REMAIN

SALES AREA FROM THIS POINT TO
FRONT WALL SHALL CONSIST OF:

EXTENDING EXISTING CEILING GRID
TO WALL. REMOVING EXISTING CEILING
TILES AND REPLACING WITH NEW TILES.

EXISTING LIGHTS SHALL REMAIN

EXISTING FLOOR SHALL REMAIN

WALLS SHALL BE FINISHED AND PAINTED

SALES COUNTER SHALL BE 10' LONG AND
HAVE COUNTER FOR CASH REGISTER

PROVIDE HEATING AND COOLING TO
MAINTAIN 74 DEGREES IN SUMMER
AND 70 DEGREES IN WINTER

PARTITION TO CEILING

RETAIL COUNTER
WITH SPACE FOR
CASH REGISTER

SALES AREA

ELECTRICAL OUTLETS ALONG
THIS WALL TO BE ACTIVATED.

RELOCATE DOOR &
PARTITION

EXISTING PARTITIONS
TO REMAIN.

REMOVE EXISTING
PARTITION

EXISTING DOORS TO
REMAIN

EXISTING STORE FRONT
TO BE REMOVED AND
REPLACED TO MATCH
ADJACENT STORE FRONT