



S.L. NUSBAUM  
REALTY CO.

# FOR SALE OR LEASE

## 0.67 ACRE OUTPARCEL



3231 BRIDGE ROAD  
SUFFOLK, VA 23435

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

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

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS





S.L. NUSBAUM  
REALTY CO.

# PROPERTY SUMMARY

3231 BRIDGE ROAD  
SUFFOLK, VA 23435



## PROPERTY DESCRIPTION

0.67 acre outparcel available for sale or lease. Creekside Village tenants include: Taylor's Do It Center, Domino's, North Suffolk Family Medicine, Nail Time, and Folk City Tattoo. Off-site BMP and cross parking.

## OFFERING SUMMARY

|             |               |
|-------------|---------------|
| Lot Size:   | 0.67 Acres    |
| Sale Price: | \$699,000.00  |
| Lease Rate: | Contact Agent |

## TRAFFIC COUNTS AT BRIDGE ROAD

|  | VPD (VDOT 2023) |
|--|-----------------|
| Knots Neck Rd/Shoulders Hill Rd To Bennetts Pasture Rd | 28,000          |



**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

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







S.L. NUSBAUM  
REALTY CO.

# OUTPARCEL BOUNDARY

3231 BRIDGE ROAD  
SUFFOLK, VA 23435



**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

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

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

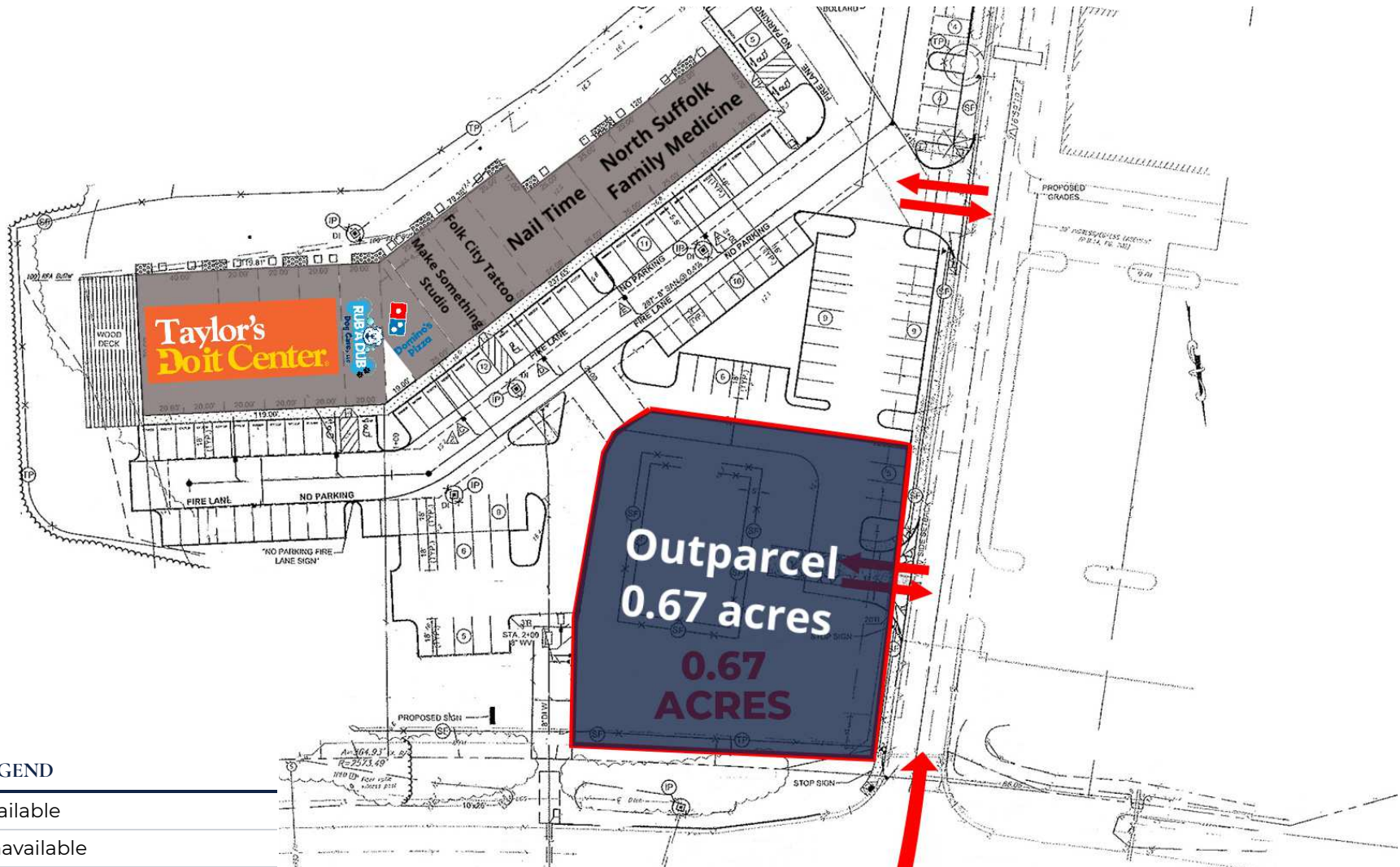




S.L. NUSBAUM  
REALTY CO.

# SITE PLAN

3231 BRIDGE ROAD  
SUFFOLK, VA 23435



## LEGEND

- Available
- Unavailable

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

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







S.L. NUSBAUM  
REALTY CO.

# AREA RETAIL

3231 BRIDGE ROAD  
SUFFOLK, VA 23435



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

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

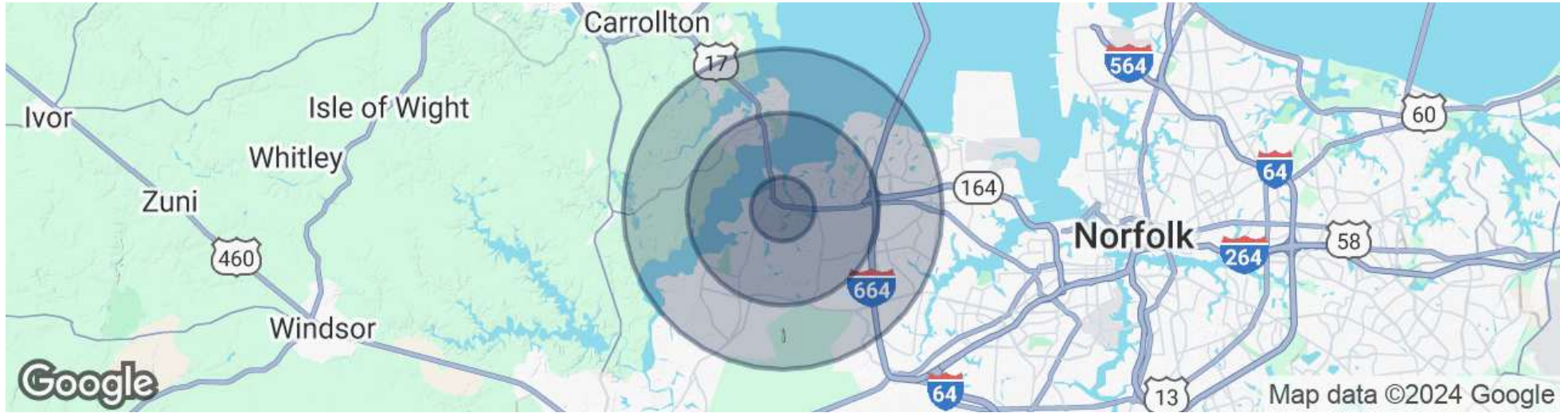




S.L. NUSBAUM  
REALTY CO.

# DEMOGRAPHICS MAP & REPORT

3231 BRIDGE ROAD  
SUFFOLK, VA 23435



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 2,478     | 15,540    | 43,214    |
| Average Age          | 37.7      | 37.7      | 36.6      |
| Average Age (Male)   | 38.5      | 36.8      | 35.3      |
| Average Age (Female) | 36.8      | 38.7      | 37.8      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 848       | 5,378     | 15,369    |
| # Of Persons Per HH  | 2.9       | 2.9       | 2.8       |
| Average HH Income    | \$109,972 | \$99,551  | \$86,338  |
| Average House Value  | \$340,402 | \$326,212 | \$308,200 |

\* Demographic data derived from 2020 ACS - US Census

**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM

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





# CONTACT US



S.L. NUSBAUM  
REALTY CO.



**PIERCE JACOBSON**  
PARTNER | SHOPPING CENTER LEASING  
O. 757.452.6141  
PJACOBSON@SLNUSBAUM.COM



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

**S.L. NUSBAUM REALTY CO.**  
1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510  
757.627.8611  
SLNUSBAUM.COM



**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.