

retail/office FOR LEASE

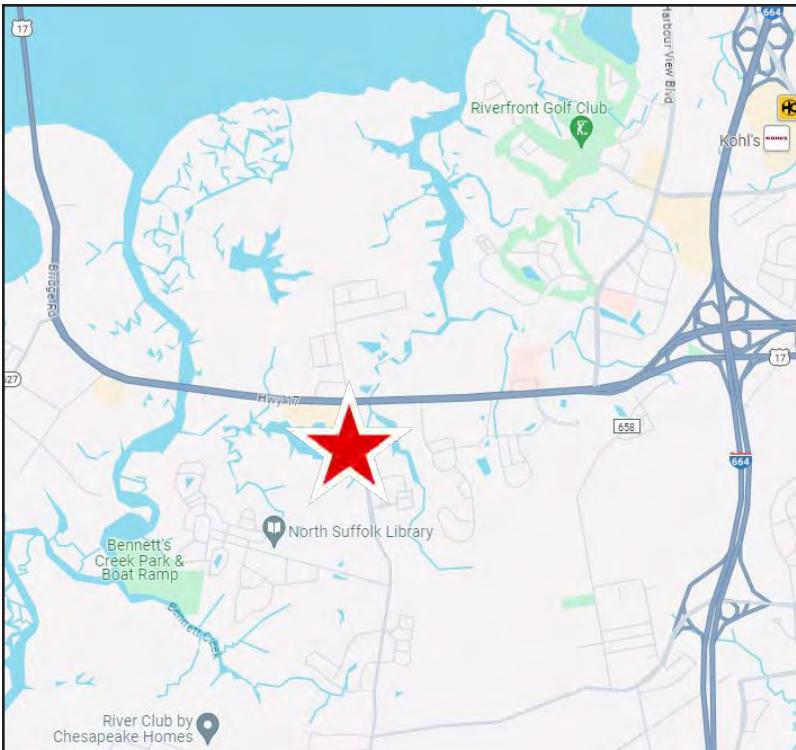


New Retail/Office Development | 5665 Shoulders Hill Road, Suffolk, VA 23435

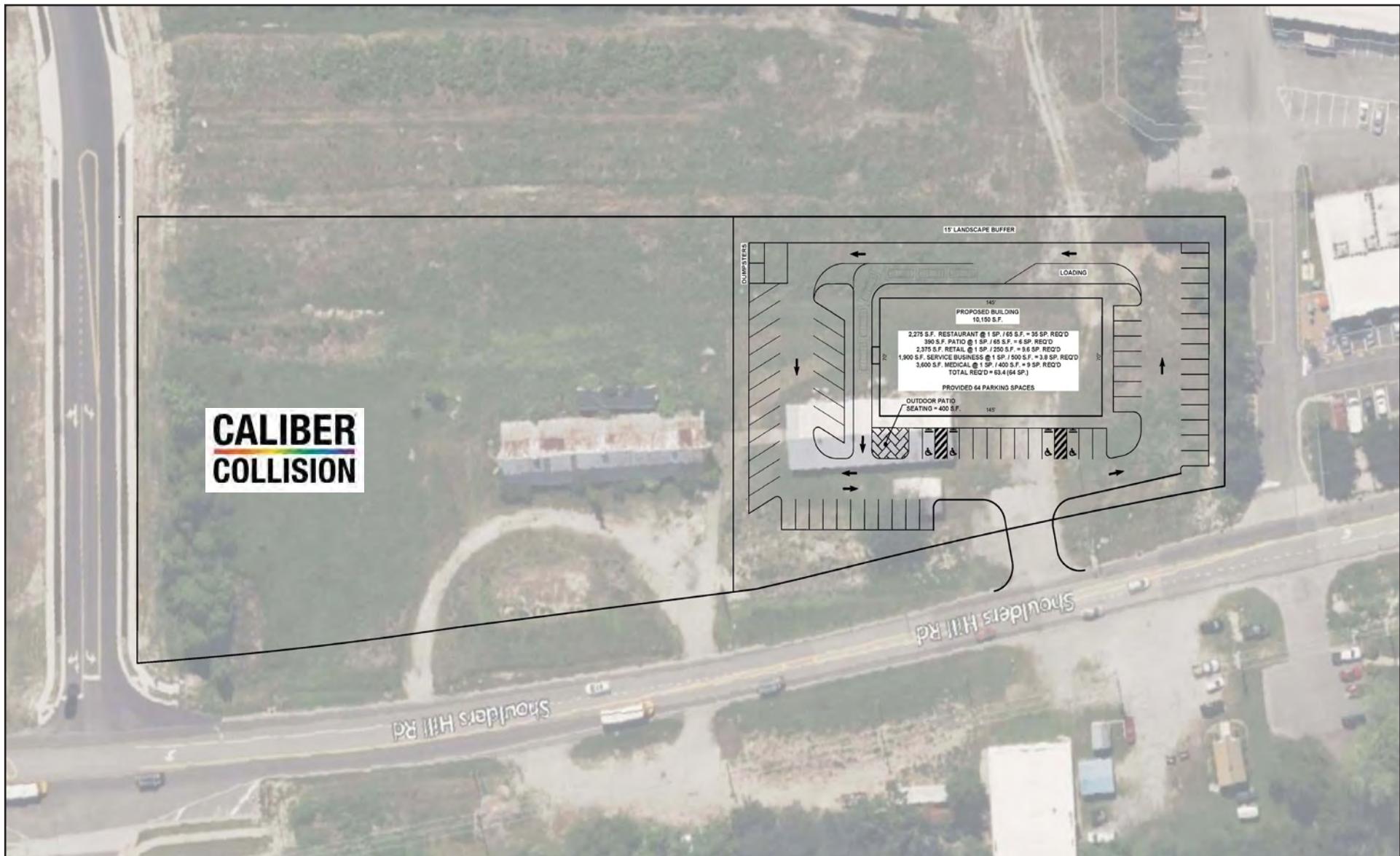
PROPERTY FEATURES:

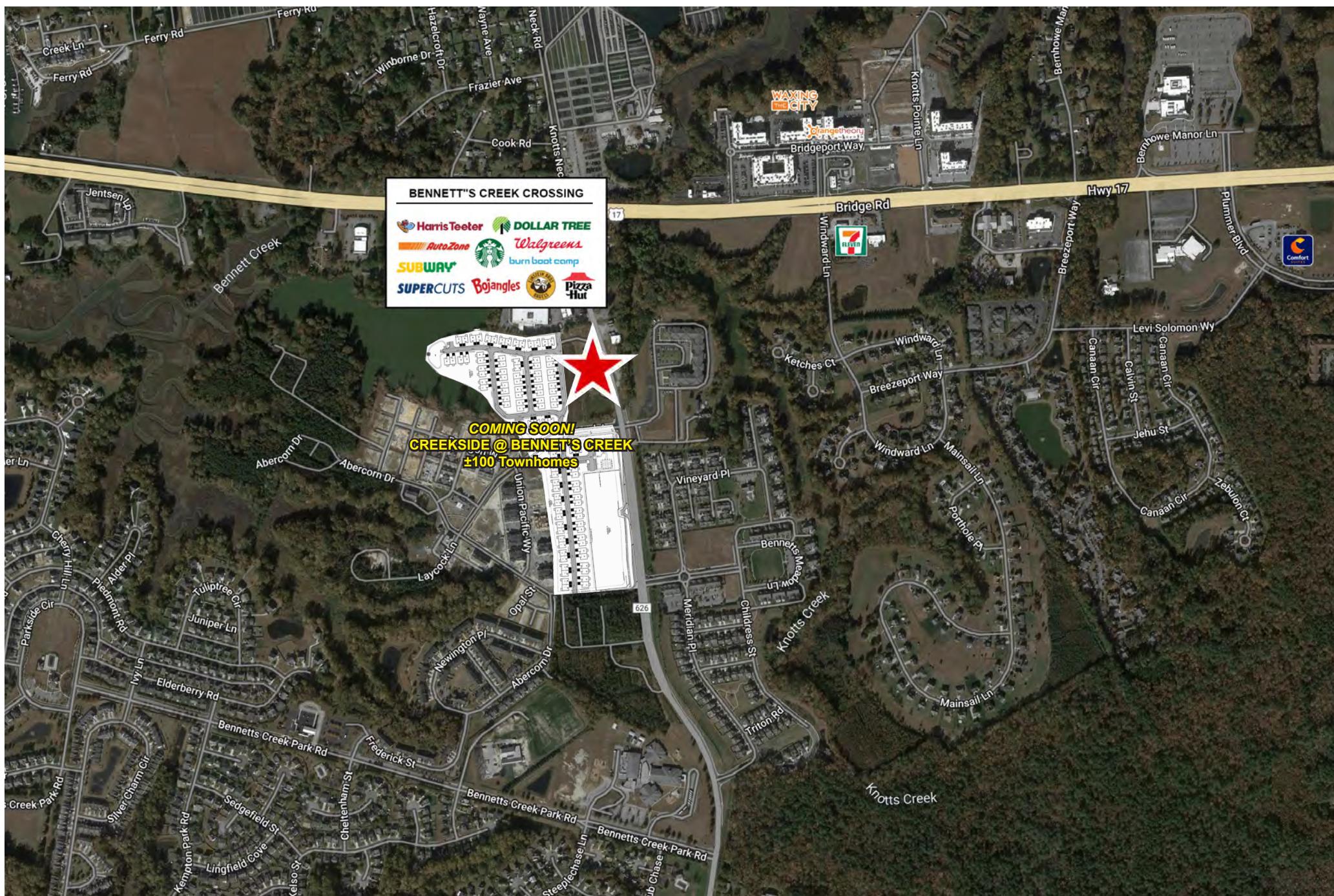
- Units starting at $\pm 1,400$ SF! New $\pm 10,150$ SF Retail/Office Development located in Suffolk, the fastest growing city in Southeastern Virginia!**
- Over $\pm 2,000+$ new/under construction/permited/proposed townhomes, condominiums & apartments along Shoulders Hill Road; high Avg. HH incomes**
- Convenient access to I-664 and within a couple miles to large daytime employers - Bon Secours Medical Center, Sentara, Lakeview Technology Center, Lockheed Martin, Bridgeway Technology Center - including Amazon's first fulfillment center in Virginia**
- Next door to Bennett's Creek Crossing, a Harris Teeter-anchored shopping center and within 0.25 miles from Bridgeport's mixed-use community**
- High visibility with over $\pm 34,540$ VPD along Bridge Road; 13,655 VPD along Shoulder's Hill Road**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	8,347	38,933	89,657
Avg. HH Income	\$133,119	\$129,069	\$135,037
Households	3,425	15,065	34,674



SITE PLAN





BENNETT'S CREEK CROSSING



COMING SOON!
CREEKSIDE @ BENNETT'S CREEK
±100 Townhomes

Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com

Kristen Huber
o: 757.222.0111 x 203
m: 757.714.2341
kristen@parkerburnell.com

