

retail/office FOR LEASE

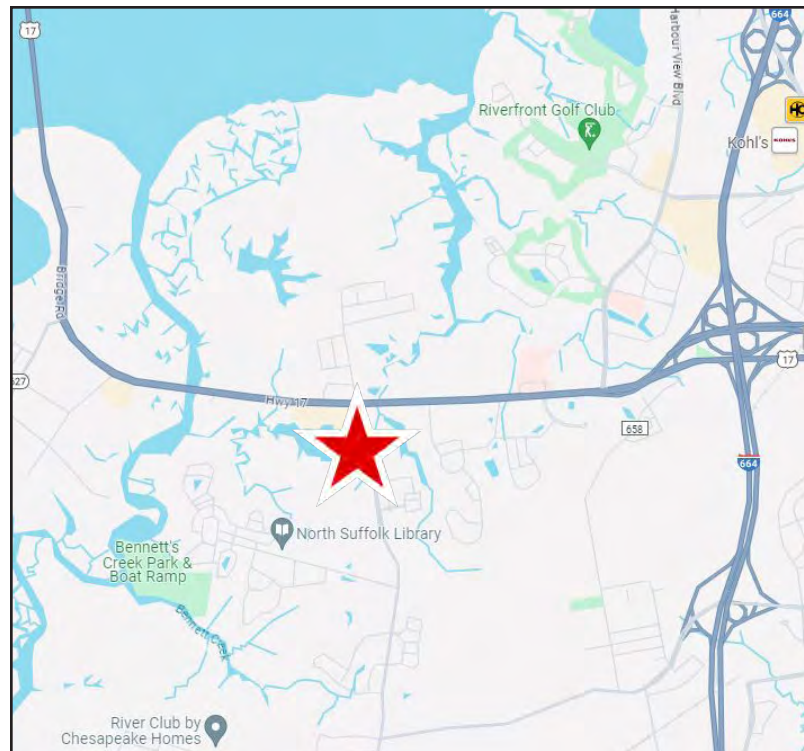


New Retail/Office Development | 5665 Shoulders Hill Road , Suffolk, VA 23435

PROPERTY FEATURES:

- **Units starting at ±1,400 SF! New ±10,150 SF Retail/Office Development** located in Suffolk, the fastest growing city in Southeastern Virginia!
- **Over ±2,000+ new/under construction/permitted/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 ±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



Jay Burnell
o: 757.222.0111 x 202
m: 757.617.3511
jay@parkerburnell.com

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

SITE PLAN

