

Commercial Leasing

Centered Around You



Leasing Contact

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BECO ASSET MANAGEMENT
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BRIDGEPORT SUFFOLK
www.bridgeportsuffolk.com
36° 51' 44.9" N 76° 27' 29.4" W



Home Innovation
NGBS GREEN CERTIFIED™

BECO
COMMERCIAL REAL ESTATE

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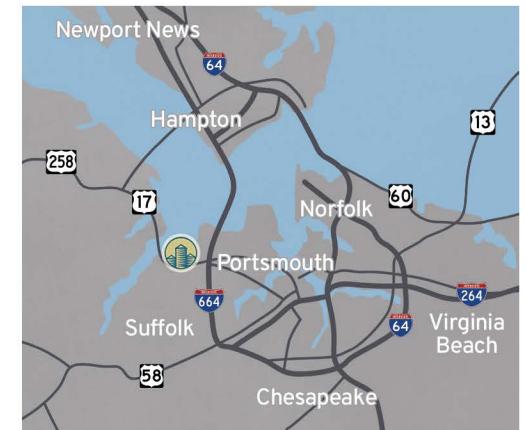
BRIDGEPORT is the city of Suffolk's first mixed-use development located in the Harbour View corridor, just half a mile west of I-664 on Bridge Road. The project includes 720 luxury apartments above 130,000+ Sq Ft of first floor commercial space. Bridgeport combines upscale residences, Class A office & medical suites, boutique retail, unique dining options and an outdoor entertainment venue that together capture the essence of Coastal Virginia.



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MARKET HIGHLIGHTS

- Suffolk is the fastest growing city in southeastern Virginia – surpassing Norfolk, Virginia Beach, Chesapeake, Portsmouth, Hampton and Newport News
- Together, these 7 cities are known as “Hampton Roads” and border Virginia’s coastline
- Hampton Roads is the 2nd largest MSA in Virginia with a population of 2 million; Northern VA is 1st with 3.3 million & Richmond takes 3rd with 1.2 million
- Hampton Roads represents the largest MSA in a 400 mile span between Charlotte, NC and Northern VA / D.C.
- Suffolk is leading the region in residential and commercial real estate development, total population growth, highest influx in employment opportunity & greatest increase in total number of households
- The time is now for your business to establish presence in this highly active & increasingly competitive market



Bridgeport is named one of the top five retail developments of the region by The Hampton Roads Real Estate Market Review and Forecast.

PROPERTY HIGHLIGHTS

- First mixed-use project in the city of Suffolk; located in the Harbour View corridor off Bridge Rd (40,000 VPD); half a mile west of I-664 (56,000 VPD)
- Over 130,000 Sq Ft of first floor commercial space with 720 luxury residential apartments providing a strong on-site customer base of over 1,400 residents
- Four-way traffic signal intersection at center of project; with additional entrances & exits at both east and west ends of project
- Outparcel opportunities for ground lease or build-to-suit
- Amazon Fulfillment & Processing Centers located 4 miles south; totaling 1.4 million sq ft providing 3,000 new jobs to the market
- Average Household Income within 1 mile is \$110,773; within 5 miles is \$99,889
- 2022 expansion approved for Bridge Rd to double from 2 to 4 lanes at Shoulders Hill Rd intersection to accommodate escalating traffic volume and population surge
- Outdoor entertainment venue for live music, local performances, farmers markets, art shows & more
- Parking: 700 spaces in Phase I; 464 spaces in Phase II; Two-level parking garage in Phase III (Delivery Q4 2023)
- Pet friendly grounds

Tenants: 7-Eleven, Orangetheory Fitness, Ivy Rehab Physical Therapy, Edward Jones, Fin & Tonic Tapas & Speakeasy, La Parrilla Mexican Grill, Sojourn Fermentory, Breeze Dental, IV Nutrition, Virginia's Daughter Bridal Boutique, Salon on Pointe, Knotts Coffee Co., Sight 2 See Optometry, Amedeo's Italian Restaurant & Bakery, The Nail Box Nail Salon, The Velveteen Rabbit Children's Boutique, Waxing the City, LM Tinting, and Blue Hippo Car Wash

Property Demographics*

	1 Mile	3 Miles	5 Miles
Total Households	1,651	15,496	32,577
Total Population	4,119	42,166	87,993
Average HH Income	\$121,569	\$102,067	\$103,269

*Based on 2022 demographic data from esri®.

Delivery:

Phase I: Buildings 1-4 Completed Q3 2020
3800 Acqua Apartments: 291 units 100% leased
72K Sq Ft of 1st floor commercial space 74% leased

Phase II: Buildings 5-6 Completed Q1 2022
Royal Sail Apartments: 159 units 92% leased
34K Sq Ft of 1st floor commercial space 19% leased

Phase III: 288 apartment units
Two-story parking garage
Q4 2023 Delivery

Site Specifications:

Total Land Area: 50.45 Acres

Property Use: Mixed - residential, retail, office, medical, entertainment, service, fitness, education

Zoning: B-2



Deal Terms:

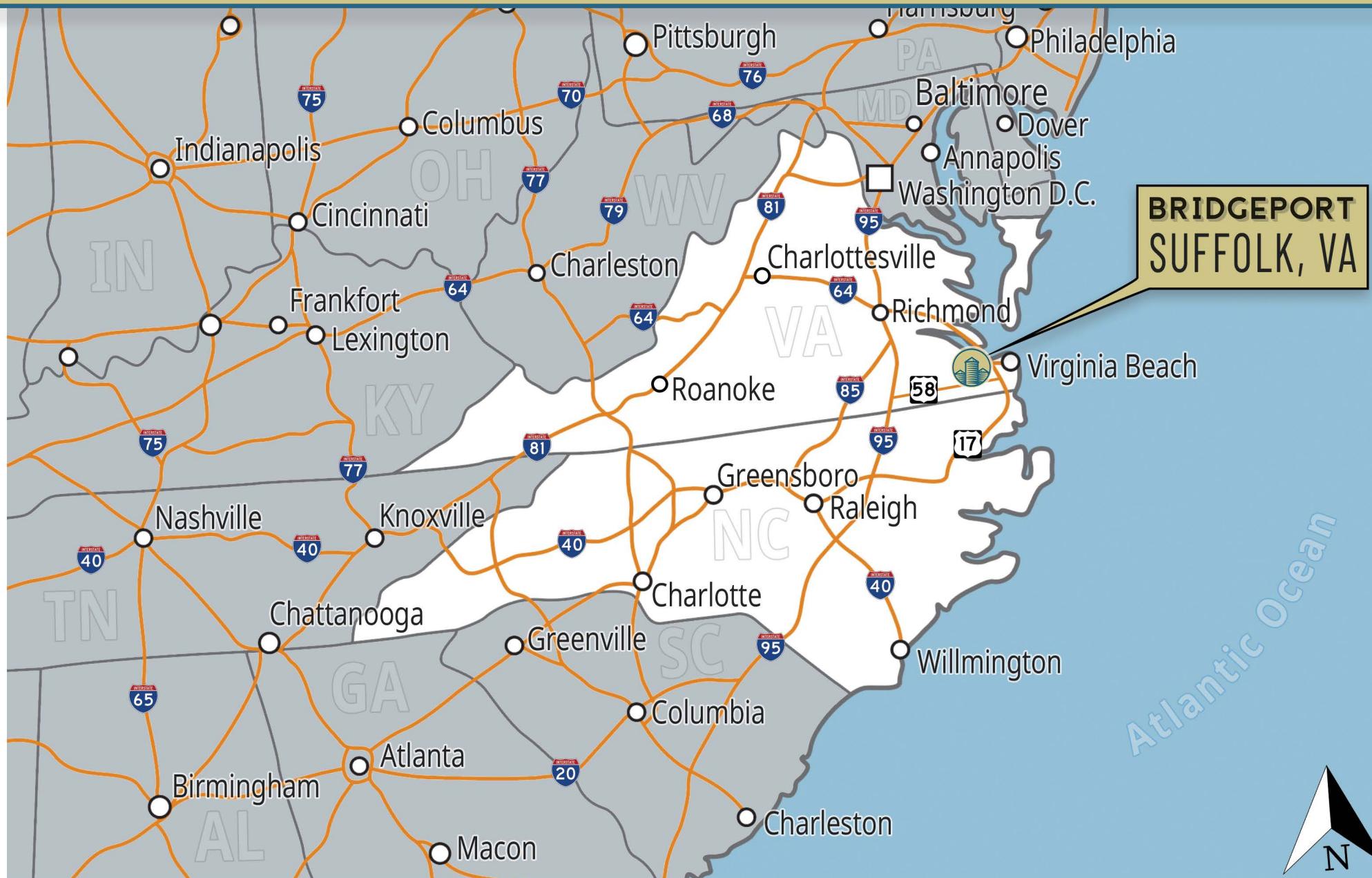
- 5, 7, or 10 year terms
- Landlord offering above market tenant improvement allowance
- Outparcels available for ground lease or build-to-suit



BRIDGEPORT

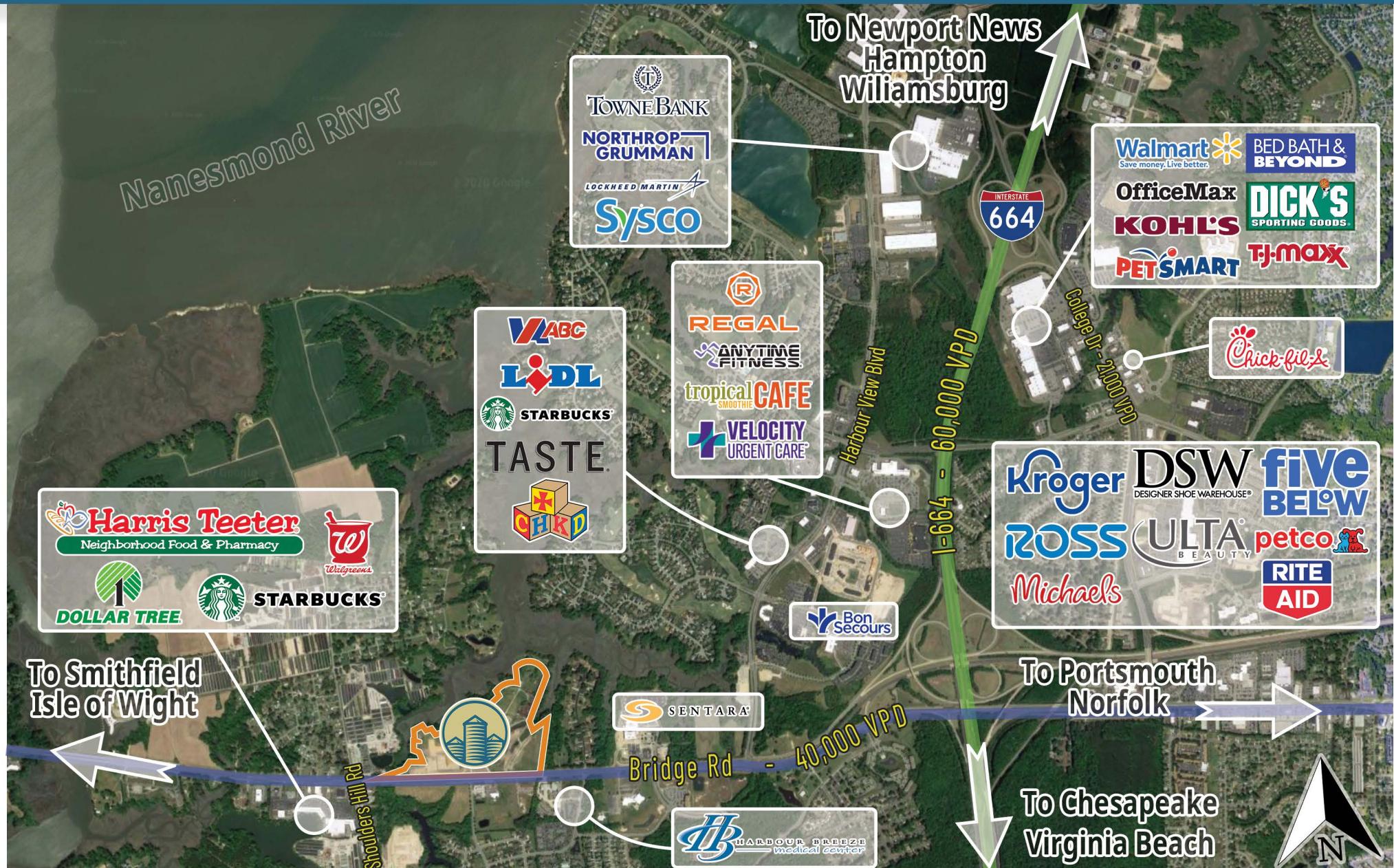
NORTH SUFFOLK

Regional Map



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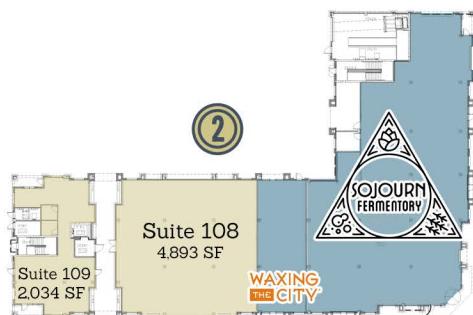
US "Coastal Highway"



40,000 VPD



Availability: Buildings 1-4



AVAILABLE SUITES		
Building	Suite	SF
1	102	1,189
1	105	1,766
2	108	4,893
2	109	2,034
3	103	7,177
4	102	1,224

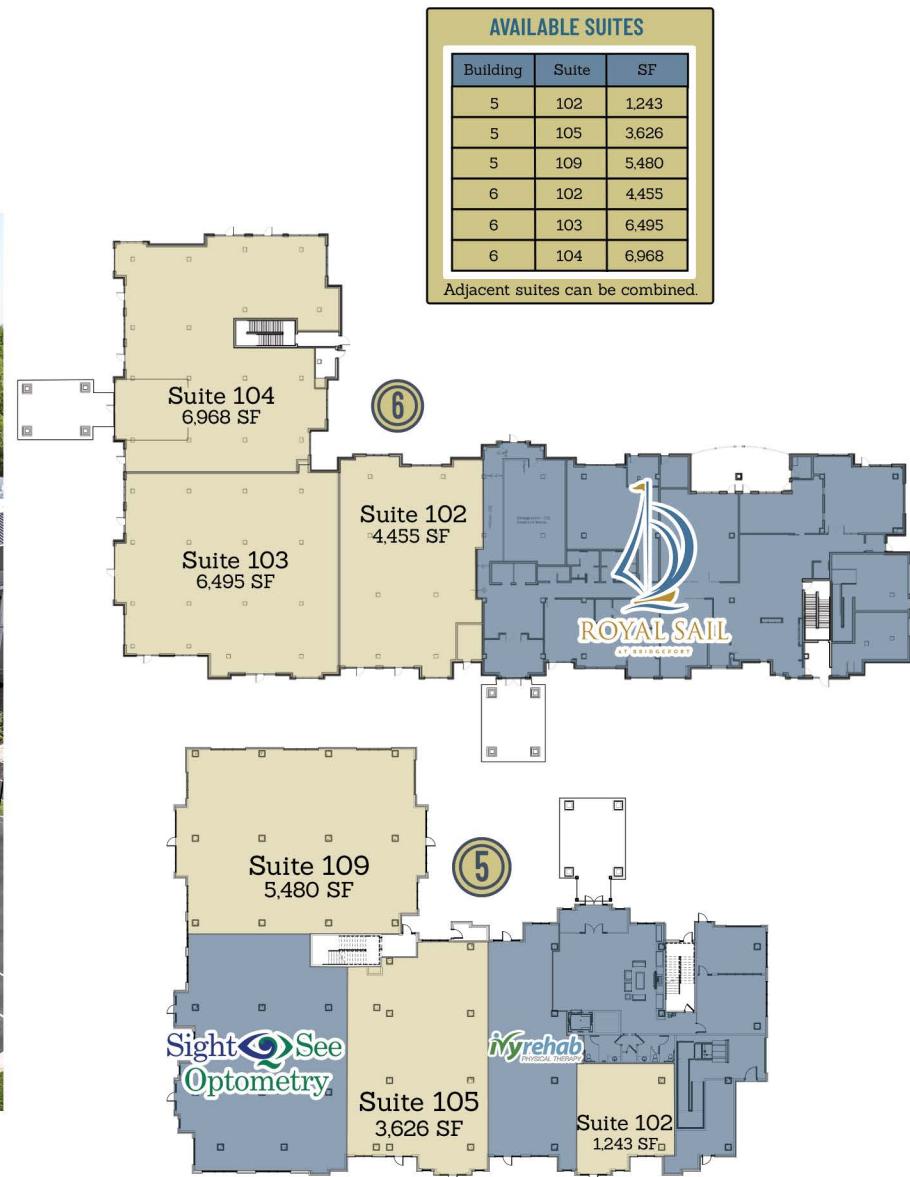
▀ Restaurant Availability
Adjacent suites can be combined.



Commercial Suites Available Now

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Availability: Buildings 5 & 6



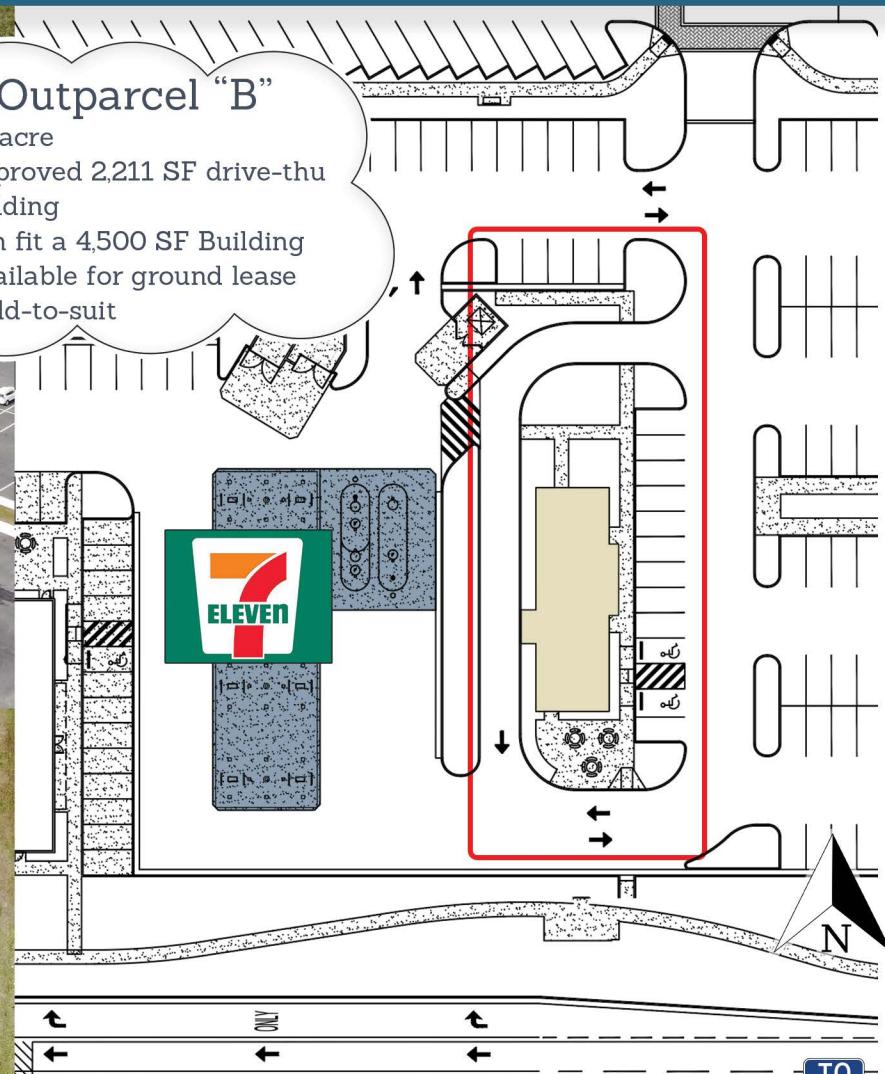
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Outparcel Opportunity



Outparcel "B"

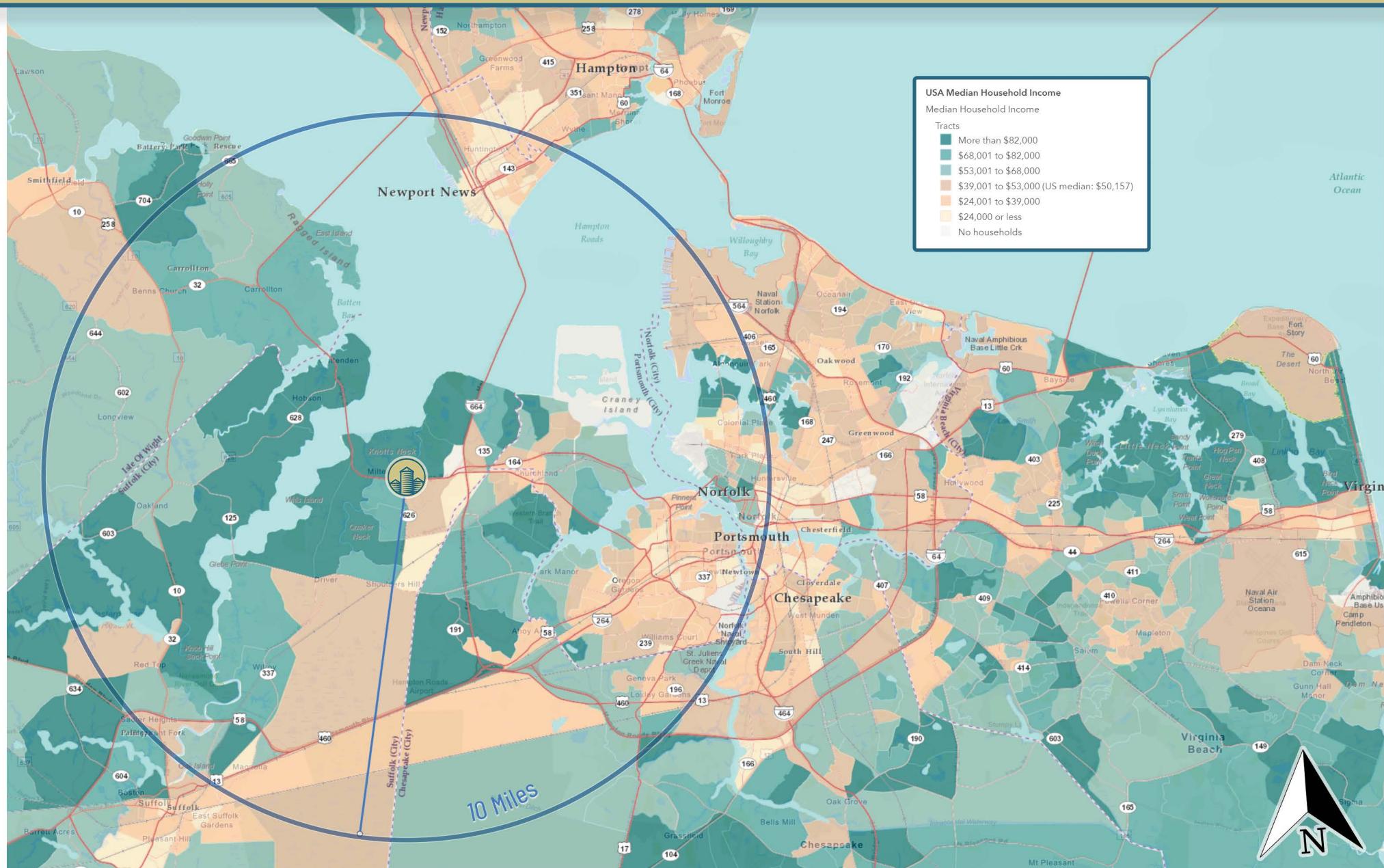
.55 acre
Approved 2,211 SF drive-thru building
Can fit a 4,500 SF Building
Available for ground lease
Build-to-suit



Bridge Road / US-17

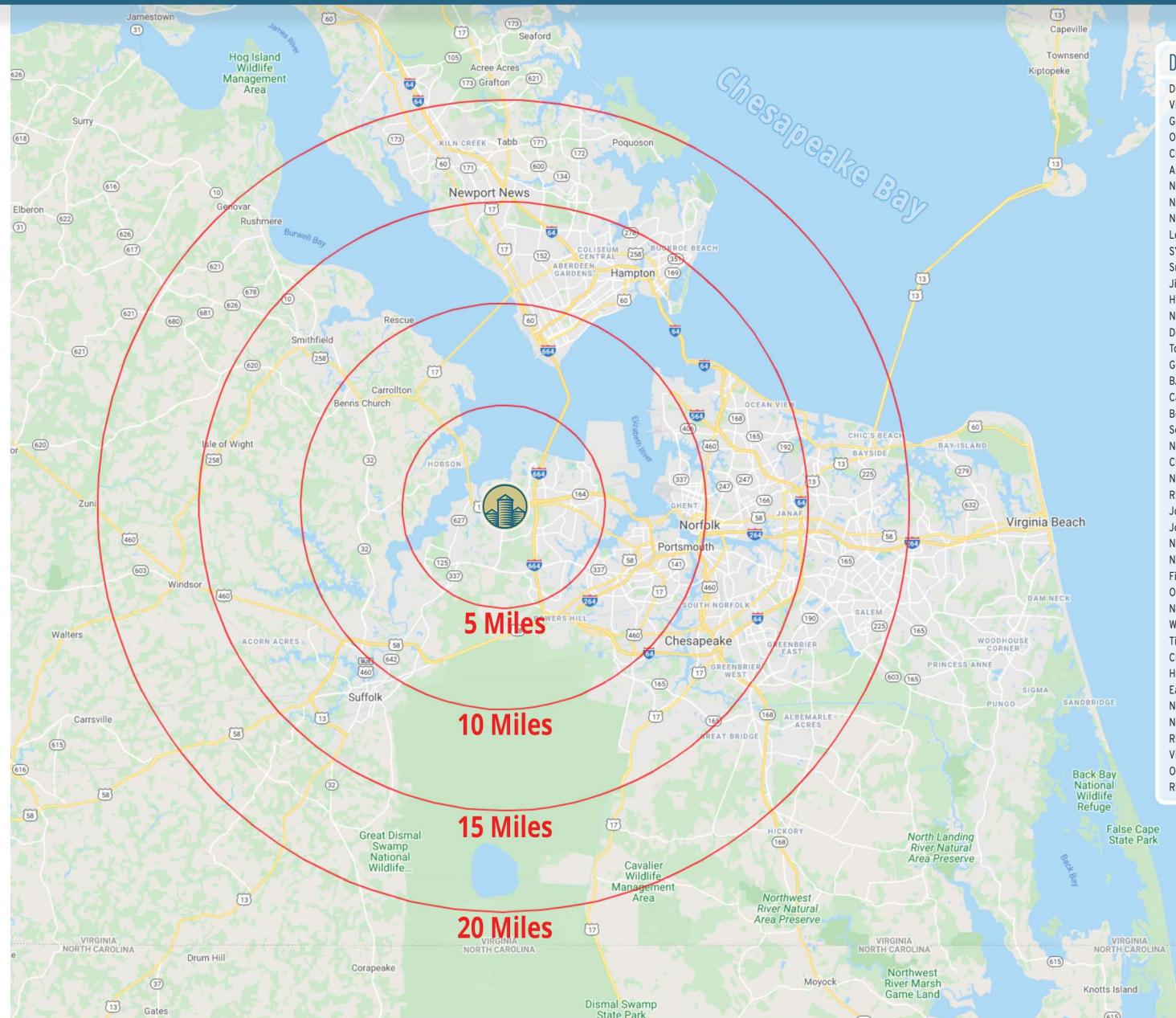
40,000 VPD

TO
INTERSTATE
664



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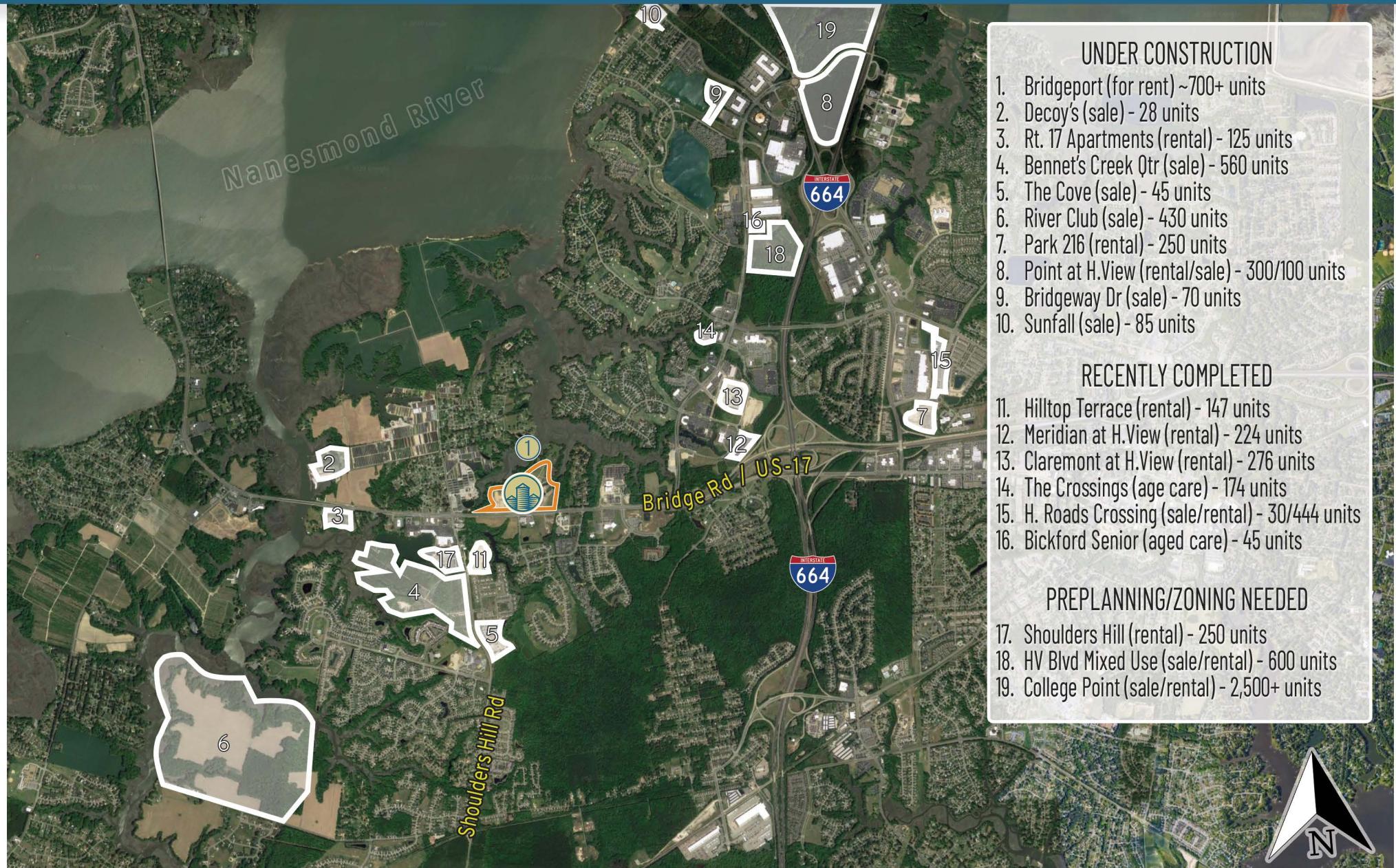
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DESTINATION	MILES	MINUTES
Downtown Norfolk	13.9	18
Virginia Beach Town Center	22.4	26
Greenbrier	20.1	26
Oyster Point City Center	25.4	29
Chesapeake Square Mall	6.6	13
Amazon	4.2	9
Norfolk Naval Shipyard	12	16
NASA Langley Research Center	20.5	25
Northrop Grumman	3.4	10
Lockheed Martin	3.3	10
SYSCO Foods	3.4	12
Smithfield Foods	15.2	23
Jifcom - Mock Mill	?	?
Huntington Ingalls Industries	12	16
Newport News Ship Building	12	16
Dollar Tree HQ	18.9	25
TowneBank	2.6	9
GEICO Direct	31.1	42
BAE Systems Norfolk Ship Repair	13.3	19
Canon	24.9	30
Bon Secours	1.7	7
Sentara	1	5
Naval Medical Center Portsmouth	11.2	19
Chesapeake Regional Medical Center	20	26
Norfolk General	9.9	13
Riverside Health System	17.9	26
Joint Base Langley-Eustis	22.9	31
Joint Expeditionary Base Little Creek-Fort Story	25	34
Naval Air Station Oceana	32.6	40
Naval Station Norfolk	17.2	32
Fifth Coast Guard District	12.2	17
Old Dominion University	11.2	17
Norfolk State University	14.2	19
William & Mary	43.8	46
Tidewater Community College	11.8	16
Christopher Newport	17.7	25
Hampton University	18.2	21
Eastern Virginia Medical School	10.2	16
Norfolk International Airport	22.8	28
Newport News / Williamsburg Airport	26.5	30
Richmond Airport	84.5	81
Virginia Beach Oceanfront	30.9	36
Outer Banks	78.7	87
Richmond	89.9	86



Harbour View New Residential Map



UNDER CONSTRUCTION

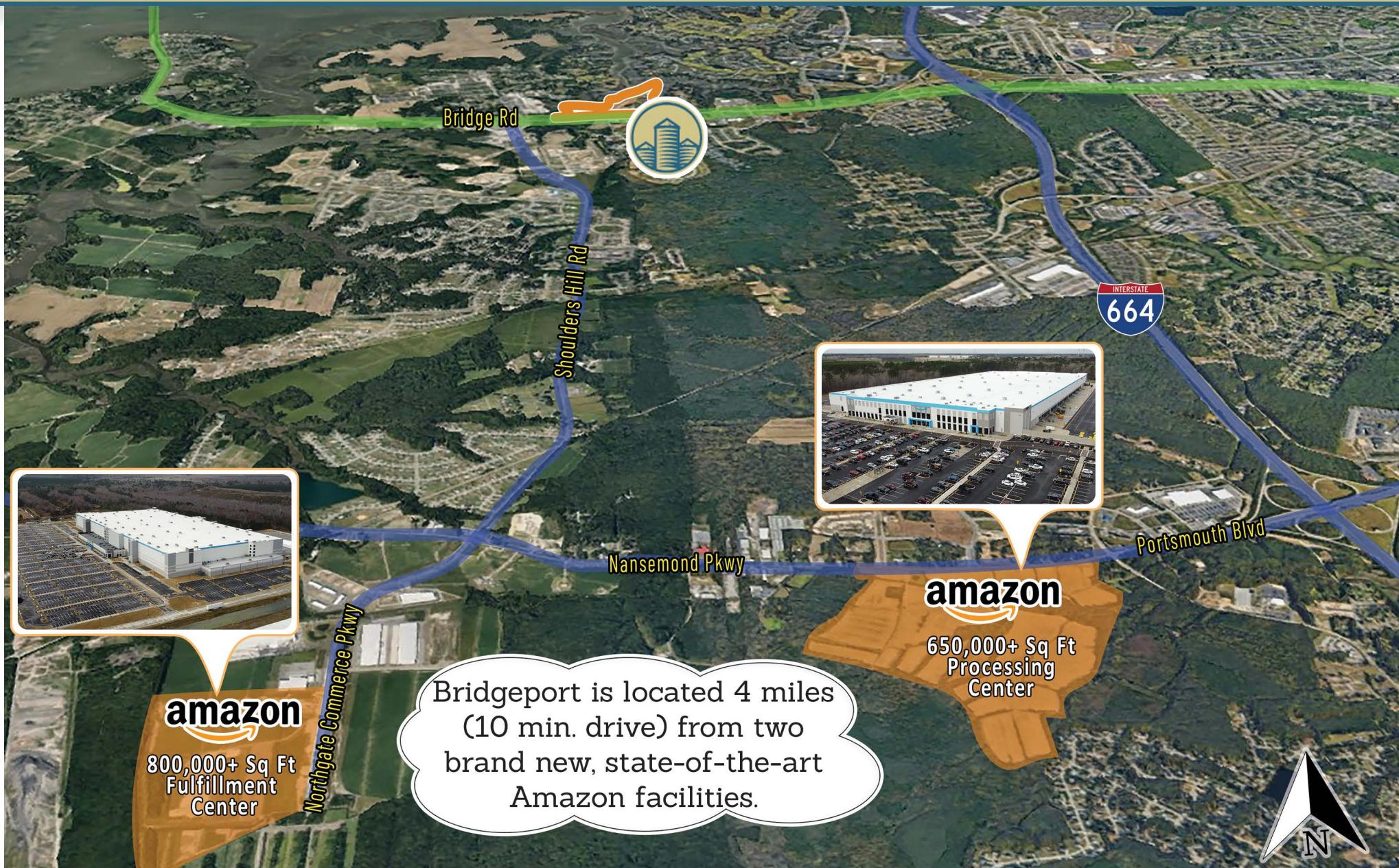
1. Bridgeport (for rent) ~700+ units
2. Decoy's (sale) - 28 units
3. Rt. 17 Apartments (rental) - 125 units
4. Bennet's Creek Qtr (sale) - 560 units
5. The Cove (sale) - 45 units
6. River Club (sale) - 430 units
7. Park 216 (rental) - 250 units
8. Point at H.View (rental/sale) - 300/100 units
9. Bridgeway Dr (sale) - 70 units
10. Sunfall (sale) - 85 units

RECENTLY COMPLETED

11. Hilltop Terrace (rental) - 147 units
12. Meridian at H.View (rental) - 224 units
13. Claremont at H.View (rental) - 276 units
14. The Crossings (age care) - 174 units
15. H. Roads Crossing (sale/rental) - 30/444 units
16. Bickford Senior (aged care) - 45 units

PREPLANNING/ZONING NEEDED

17. Shoulders Hill (rental) - 250 units
18. HV Blvd Mixed Use (sale/rental) - 600 units
19. College Point (sale/rental) - 2,500+ units





Lease Now



LIVE • WORK • PLAY

We are excited to invite you to our growing community of commercial and residential tenants.

Maximize your commercial business' potential when you position it at the epicenter for community congregation and social engagement.

Bridgeport continues to transform the North Suffolk corridor, one of the fastest growing areas in Virginia, with a premier community-centric mixed-use space.

Contact us today!

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