

# FOR LEASE

## SUFFOLK VILLAGE SHOPPING CENTER

1208-1214 North Main Street | Suffolk, VA 23434



**S.L. NUSBAUM**  
REALTY CO.



**CHRIS HUCKE**

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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS

# PROPERTY SUMMARY

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### PROPERTY HIGHLIGHTS

- Second generation restaurant with hood system, walk-in cooler/freezer, dining area with seating, and restrooms
- Adjacent to national retailers including Lowe's, Starbucks, and Walmart Supercenter. This location offers excellent exposure, strong traffic counts, and a vibrant retail atmosphere.
- Located at the signalized main entrance for Lowe's and Suffolk Village Shopping Center
- Other nearby retailers include: Belk, Kroger, Verizon, Zales, Panera Bread, and Mattress Firm
- Monument signage
- Abundant parking



### SPACES

Outparcel

### LEASE RATE

Contact Agent

### SPACE SIZE

0.956 Acres

# AREA RETAIL

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# CENTER MAP

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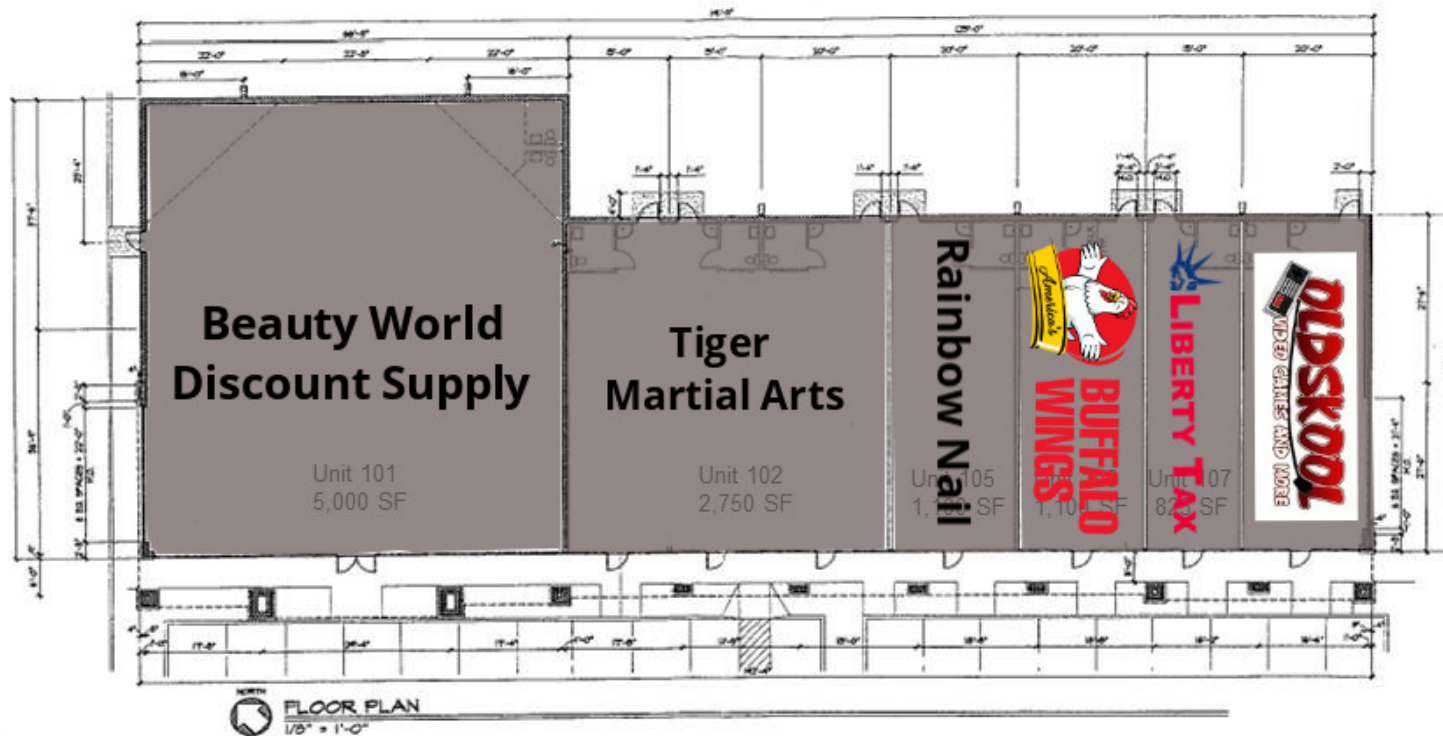
# IN-LINE SITE PLAN

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## Suffolk Village Shopping Center

### LEGEND

■ Unavailable

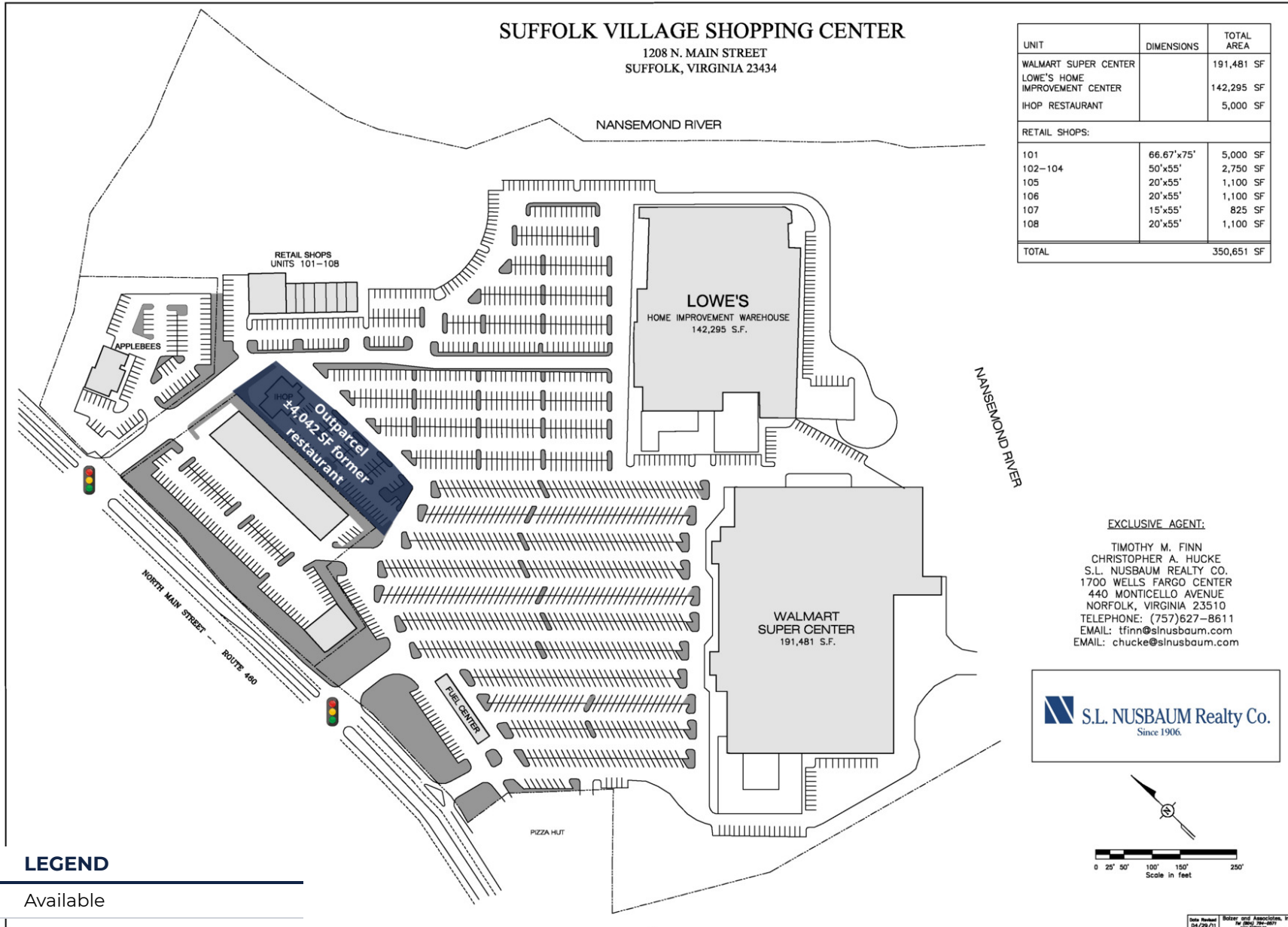
# FULL CENTER SITE PLAN

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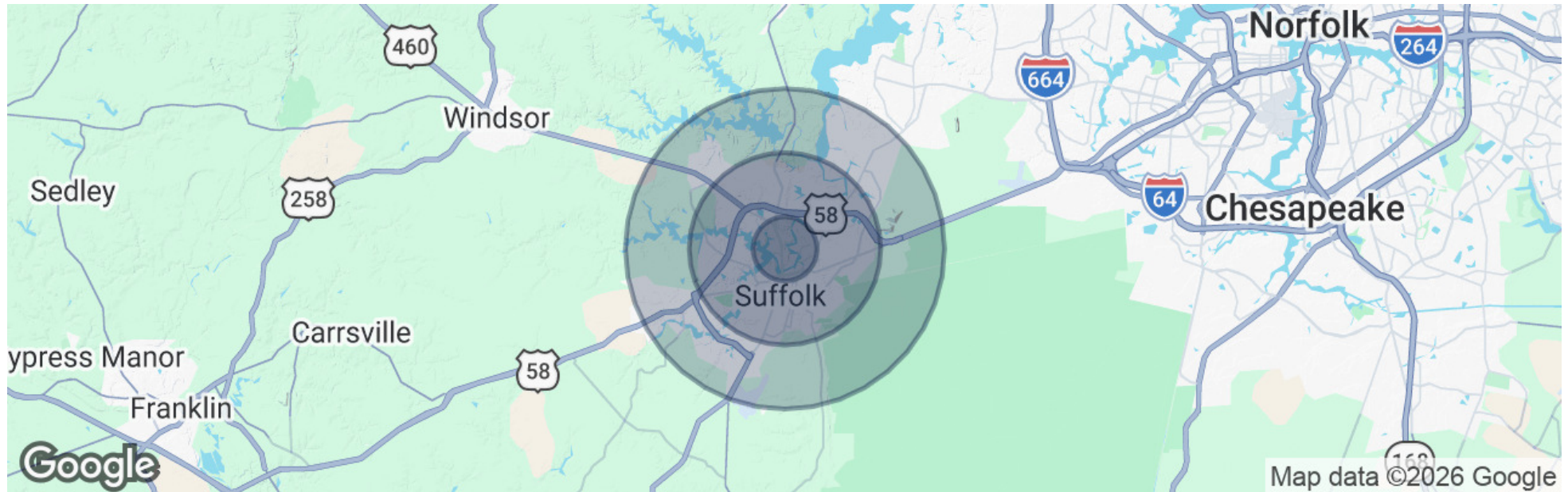
# DEMOGRAPHICS MAP & REPORT

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,881	36,880	46,379
Average Age	45.0	37.1	37.7
Average Age (Male)	42.5	35.0	36.4
Average Age (Female)	46.6	39.4	39.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,237	14,043	17,683
# Of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$91,742	\$93,211	\$97,256
Average House Value	\$300,512	\$307,182	\$316,166

2023 American Community Survey (ACS)

# CONTACT INFORMATION

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