

retail FOR LEASE

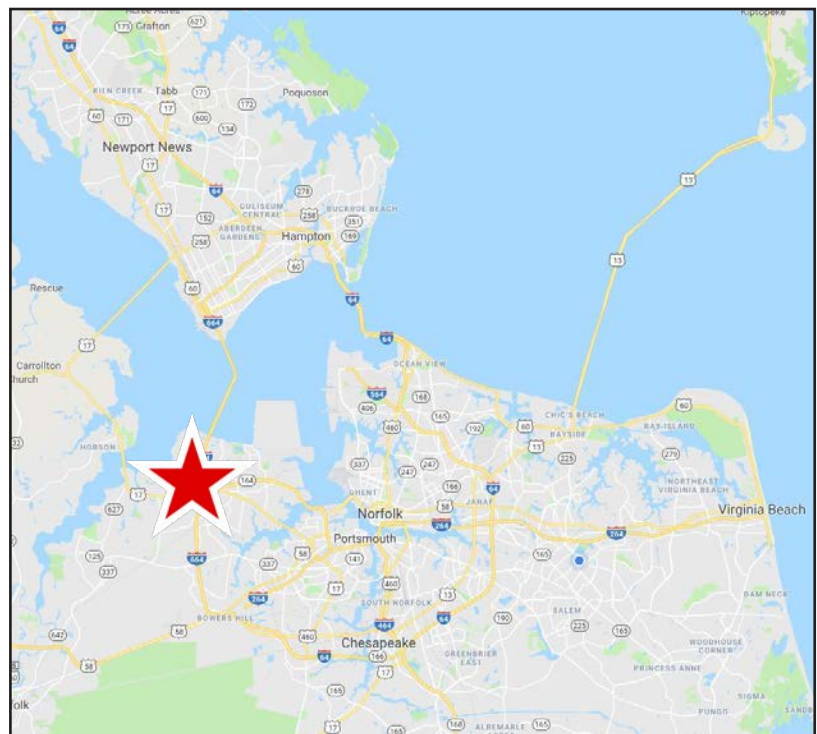


New Retail Shops | 6150 College Drive, Suffolk, Virginia

PROPERTY FEATURES:

- **±1,200-11,137 SF (w/drive-through) available!**
New retail shops located in the heart of the Harbour View retail market in northern Suffolk!
- **The site is surrounded by exceptional retailers, such as:** Kroger Marketplace, Walmart, HomeGoods, TJ Maxx, Kohl's, Dick's Sporting Goods, Ulta, and Michaels & more!
- **Convenient access to and from I-664, as well as VA-164 Western Freeway.**
- **Monument signage** with excellent visibility along College Drive (over 28K VPD) & Hampton Roads Parkway!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,282	58,777	97,300
Avg HH Income	\$85,810	\$113,014	\$114,931
Households	4,837	22,781	38,142



real estate group

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