



# New Construction For Lease

Bennett's Creek Crossing Phase II  
3569 Bridge Road  
Suffolk, Virginia

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# Property Overview

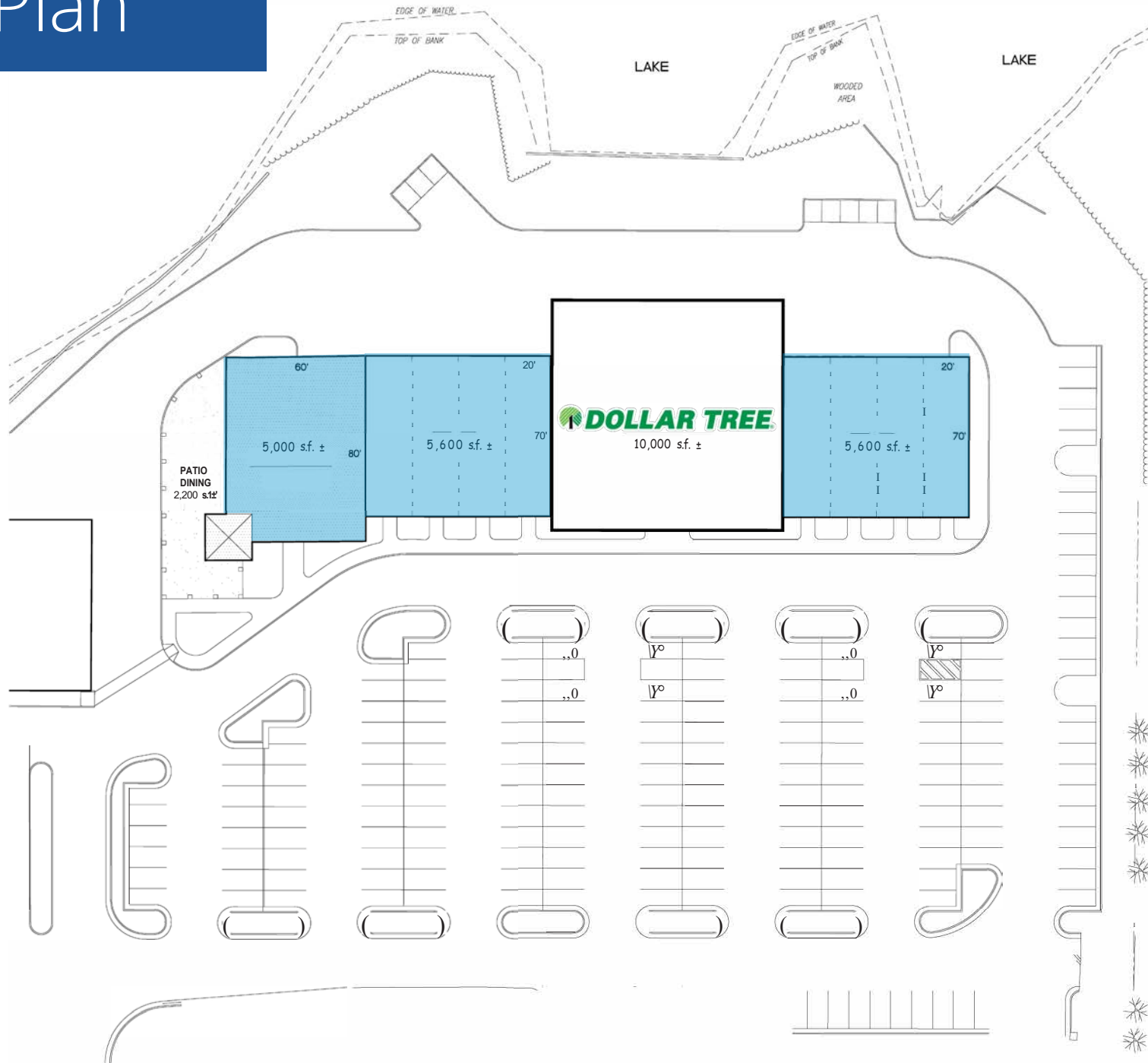
|                      |                                                                                                                                                                                                                                 |           |           |           |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| Description          | Bennett's Creek Crossing Phase II future construction next to Dollar Tree and anchored by Harris Teeter on Route 17 at Shoulders Hill Road, a commercial and residential growth corridor in the expanding North Suffolk market. |           |           |           |
| Address              | 3569 Bridge Road, Suffolk                                                                                                                                                                                                       |           |           |           |
| Shopping Center Size | Phase I : 109,794 SF<br>Outparcel Shops: 8,230 SF<br>Phase II :26,200 SF                                                                                                                                                        |           |           |           |
| Retailers            | Anchored by Harris Teeter with co-tenants to include Dollar Tree, Subway, Pizza Hut, Virginia ABC, Supercuts, The UPS Store, AJ Gators Sports Bar & Grill, Starbucks, Burn Boot Camp among others                               |           |           |           |
| Availability         | Phase I:<br><ul style="list-style-type: none"> <li>Unit 21 - 1,400 sf</li> </ul> Outparcel Shop: Fully leased<br>Phase II: Starting at 1,400 sf                                                                                 |           |           |           |
| Traffic Counts       | Shoulders Hill Road - 13,000 VPD<br>Bridge Road & Shoulders Hill Road - 28,000 AADT                                                                                                                                             |           |           |           |
| Demographics         |                                                                                                                                                                                                                                 | 1-Mile    | 3-Miles   | 5-Miles   |
|                      | Population                                                                                                                                                                                                                      | 2,754     | 31,710    | 118,713   |
|                      | Total Employees                                                                                                                                                                                                                 | 966       | 21,149    | 101,122   |
|                      | Average HH Income                                                                                                                                                                                                               | \$118,723 | \$134,269 | \$121,374 |

- 1,400 sf space available
- Phase II space to be constructed starting at 1,400 sf
- Newly constructed Starbucks & Outparcel Shops
- Located on Rt. 17 at Shoulders Hill Road, a commercial & residential growth corridor in the expanding North Suffolk market
- Harris Teeter anchored with Walgreens, Bojangles, and Auto Zone on the outparcels

## Property Features

- Convenient access to I-664 and in close proximity to daytime employers including Bon Secours Medical Center, Sentara Belle Harbour Medical, Lakeview Technology Center, The Virginia Modeling Analysis and Simulation Center, Lockheed Martin, Bridgeway Technology Center and the mixed-use Bridgeport Community

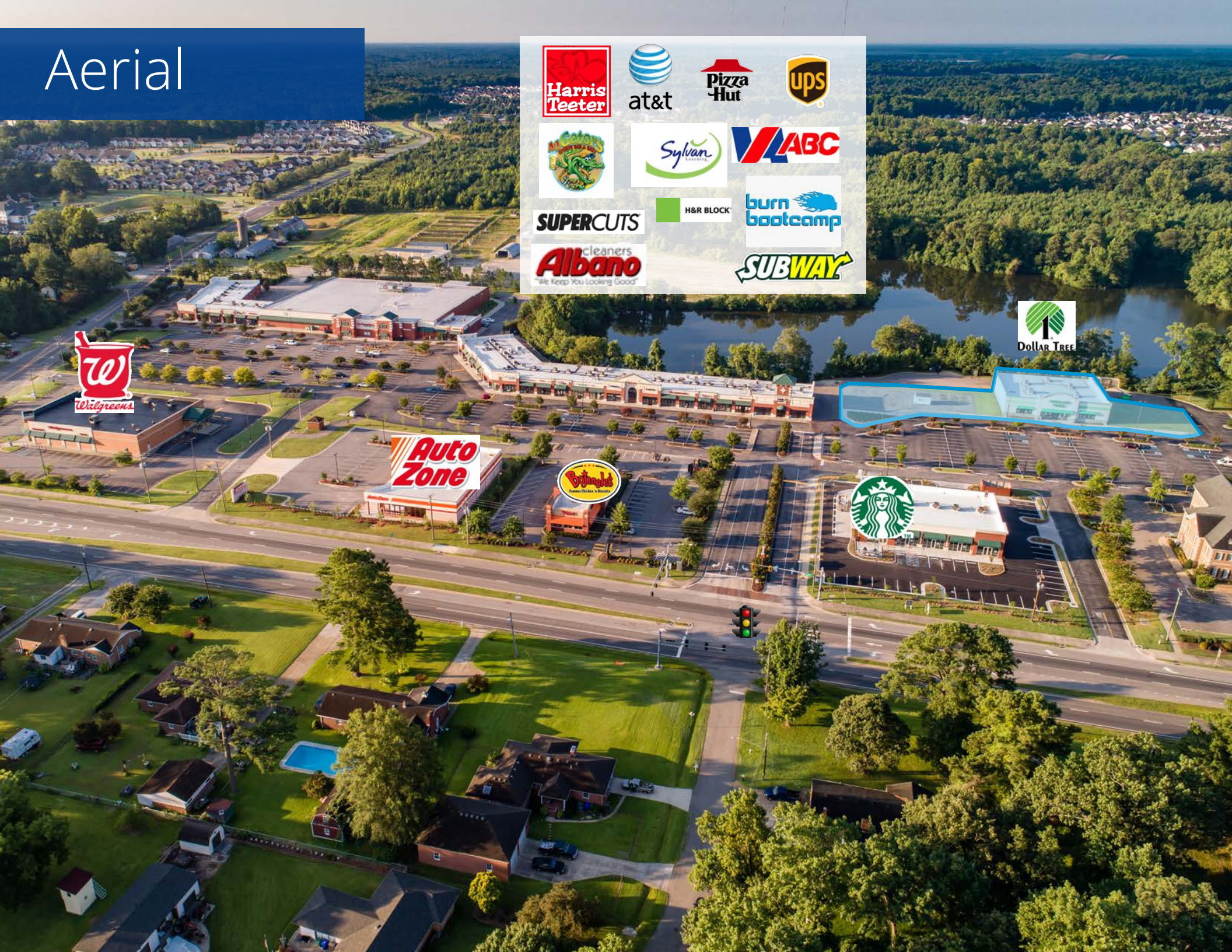
# Site Plan



# Site Plan



# Aerial



# Photos



# Aerial



17



## BRIDGEPORT MIXED-USE COMMUNITY



Phase II



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