



3569 Bridge Road, Suffolk, VA

Bennett's Creek Crossing Phase II

New Construction **for Lease**

Delivery 2nd Quarter 2028

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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 Bridge Road (Route 17) at Shoulder's 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		
	Outparcel Shops:	8,230 SF		
	Phase II:	Approximately 27,000 SF		
Retailers	Anchored by Harris Teeter with co-tenants including Dollar Tree, Subway, Pizza Hut, Virginia ABC, Supercuts, The UPS Store, AJ Gators Sports Bar & Grill, Starbucks, Burn Boot Camp, Massage Envy, and Wild Birds Unlimited, among others			
Availability	Phase I: Unit 21 - 1,400 sf Outparcel Shop: Fully leased Phase II: Starting at 1,400 sf			
Traffic Counts	Shoulders Hill Road - 13,000 VPD 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

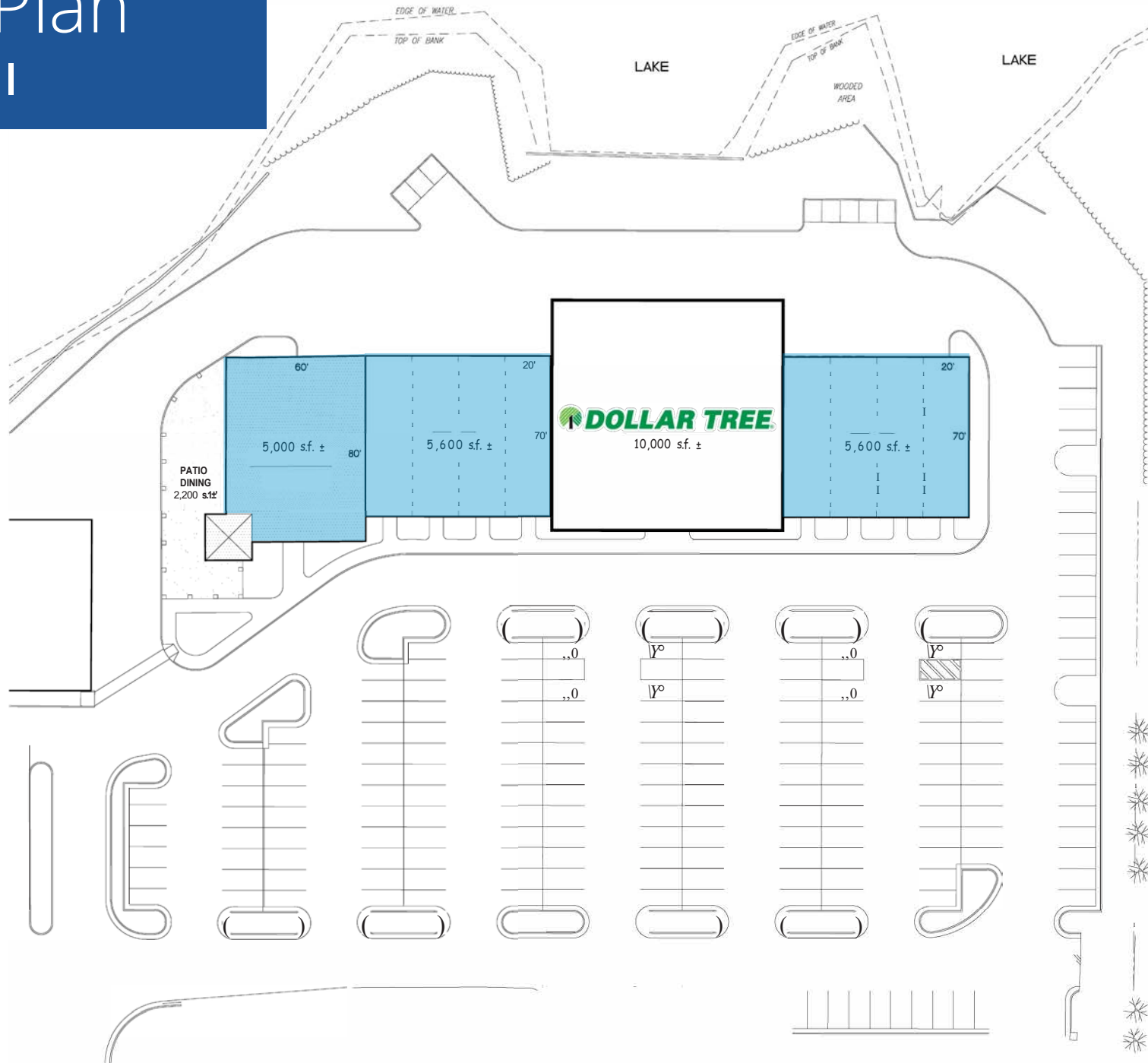
- 1,400 sf space available now in Phase I
- Phase II space to be constructed starting at 1,400 sf
- Located on Rt. 17 at Shoulders Hill Road, a commercial & residential growth corridor in the expanding North Suffolk market
- Harris Teeter anchored with Walgreens, Bojangles, and Auto Zone on the outparcels

Property Features

- Convenient access to I-664 and in close proximity to daytime employers including Bon Secours Medical Center, Sentara Belle Harbour Medical, U.S. Naval Information Forces (NAVIFOR), TowneBank headquarters, Bon Secours Regional headquarters, VDOT Regional headquarters, and the Bridgeport mixed-use community

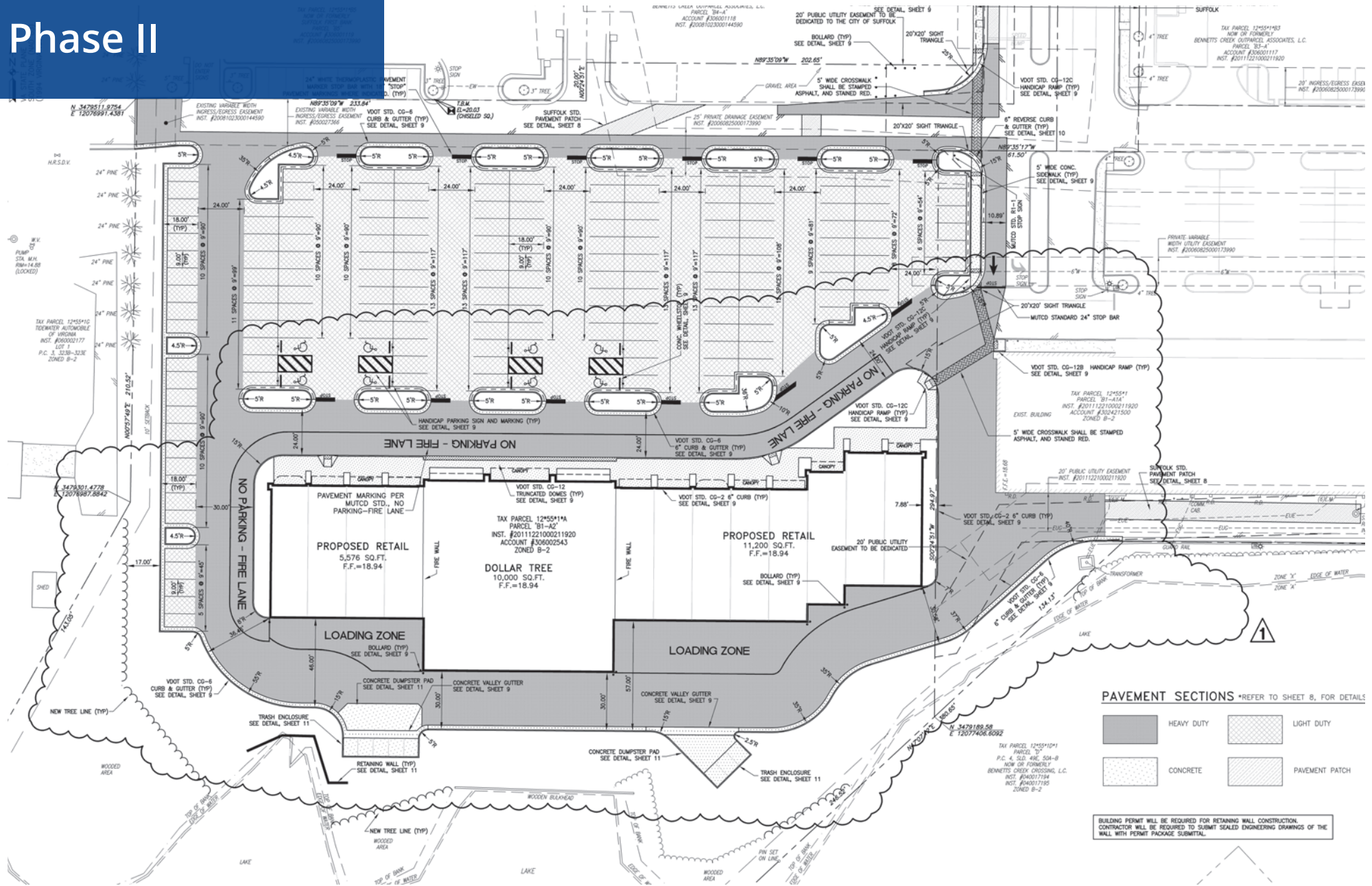
Site Plan

Phase II



Floor Plan

Phase II



Site Plan





 **DOLLAR TREE**

Aerial

Photos



Aerial



17



BRIDGEPORT MIXED-USE COMMUNITY



Phase II



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