



Accelerating success.



New Construction For Lease

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

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Property Overview

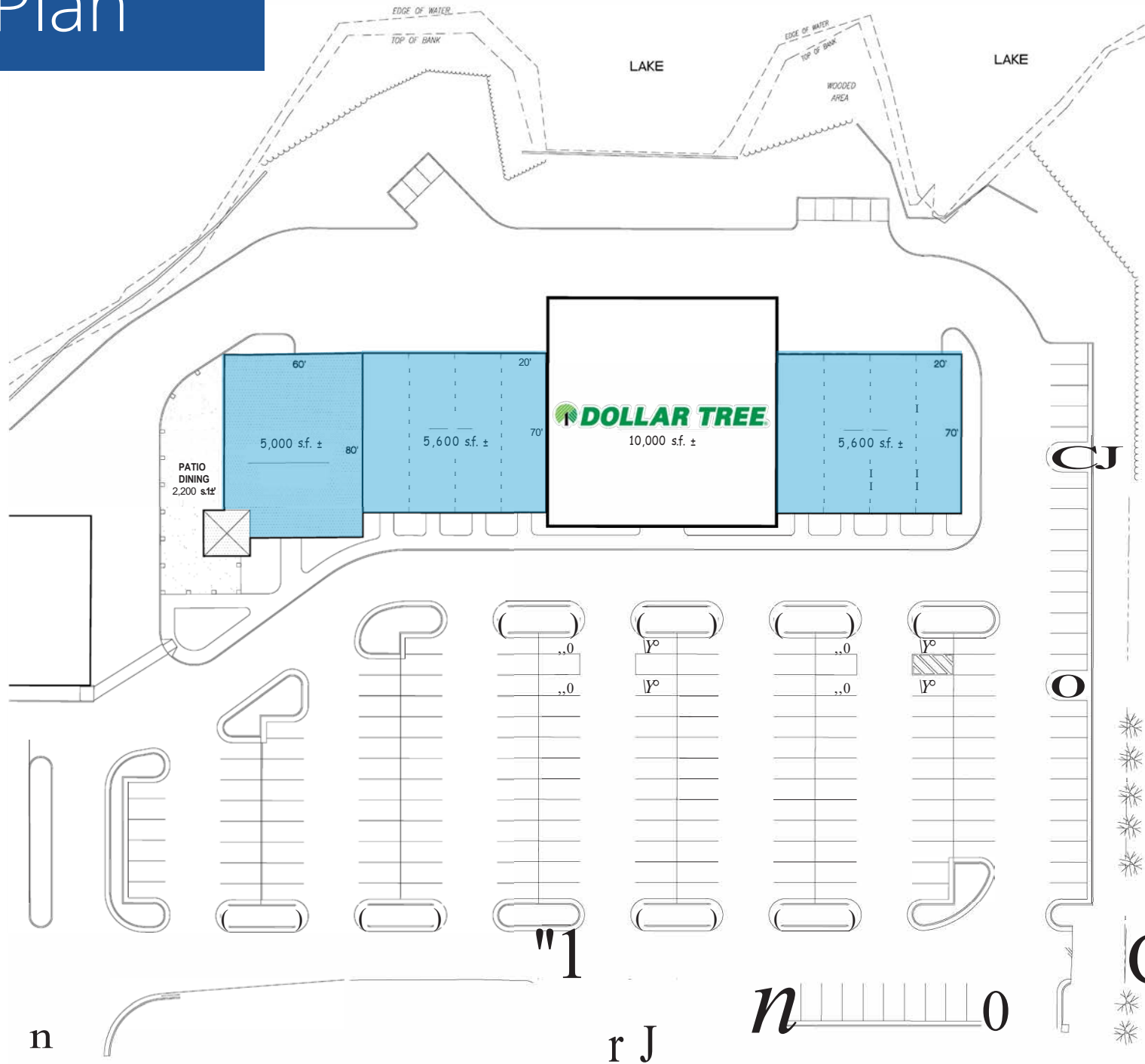
Description	Bennett's Creek Crossing Phase II future construction next to Dollar Tree and anchored by Harris Teeter on Route 17 at Shoulder's Hill Road, a commercial and residential growth corridor in the expanding North Suffolk market.			
Address	3569 Bridge Road, Suffolk			
Shopping Center Size	Phase I : 109,794 SF Outparcel Shops: 8,230 SF Phase II : 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: - Unit 12 - 1,400 sf - Unit 17/18 - 2,800 sf (Lease in negotiation) 2,800 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 soon
- 2,800 sf former salon space available now (lease in negotiation)
- 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

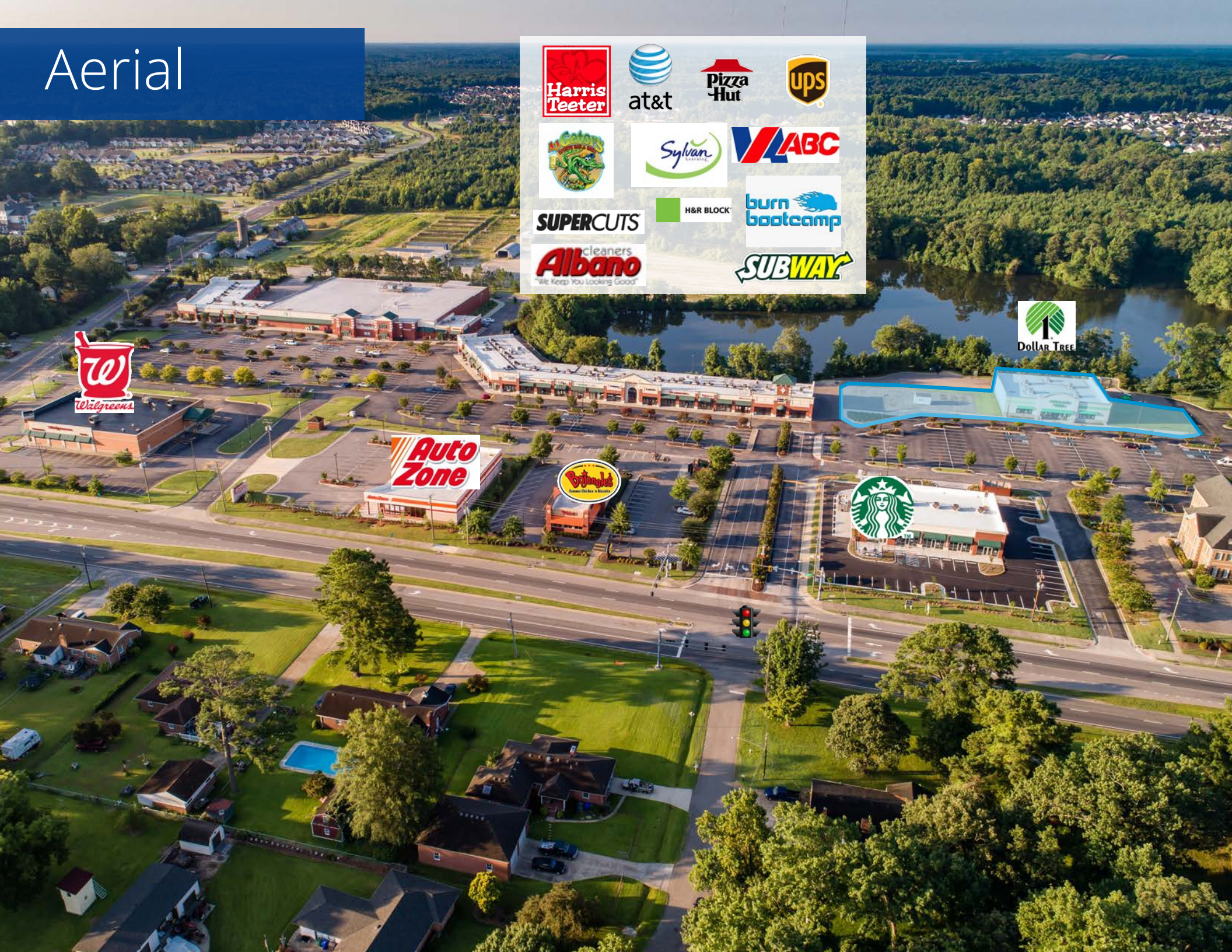
Site Plan



Site Plan



Aerial



Photos



Aerial



17



BRIDGEPORT MIXED-USE COMMUNITY



Phase II



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