



Accelerating success.

For Lease

Bennett's Creek Crossing
3575 Bridge Road
Suffolk, Virginia



Kevin O'Keefe

Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

Natalie Hucke

Senior Vice President
+1 757 217 1882
natalie.hucke@colliers.com

Property Overview

Description	Bennett's Creek Crossing is a Harris Teeter anchored center on Route 17 at Shoulder's Hill Road, a commercial and residential growth corridor in the expanding North Suffolk market.			
Address	3575 Bridge Road, Suffolk			
Shopping Center Size	Phase I : 109,794 SF Phase II : 10,000 SF plus approx. 18,000 SF to be built			
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, and Burn Boot Camp			
Availability	Unit 12 - 1,400 sf Unit 17/18 - 2,800 sf (Lease in negotiation)			
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)
- Newly constructed Starbucks & Outparcel Shops
- 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, Lakeview Technology Center, The Virginia Modeling Analysis and Simulation Center, Lockheed Martin, Bridgeway Technology Center and the mixed-use Bridgeport Community

Photo Gallery



Site Plan



Aerial View



burn
bootcamp

The UPS Store



Aerial View



BRIDGEPORT MIXED-USE
COMMUNITY



BENNETT'S CREEK CROSSING



Colliers

150 W Main Street, St 1100
Norfolk, VA 23510
P: +1 757 490 3300
F: +1 757 490 1200
colliers.com

Kevin O'Keefe

Senior Vice President
+1 757 217 1885
kevin.okeefe@colliers.com

Natalie Hucke

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