



New Construction For Lease

Delivery 2nd Quarter 2028

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 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 Shops: Fully leased Phase II: Starting at 1,400 sf		
Traffic Counts	Shoulders Hill Road - 16,781 VPD Bridge Road & Shoulders Hill Road - 28,000 AADT		

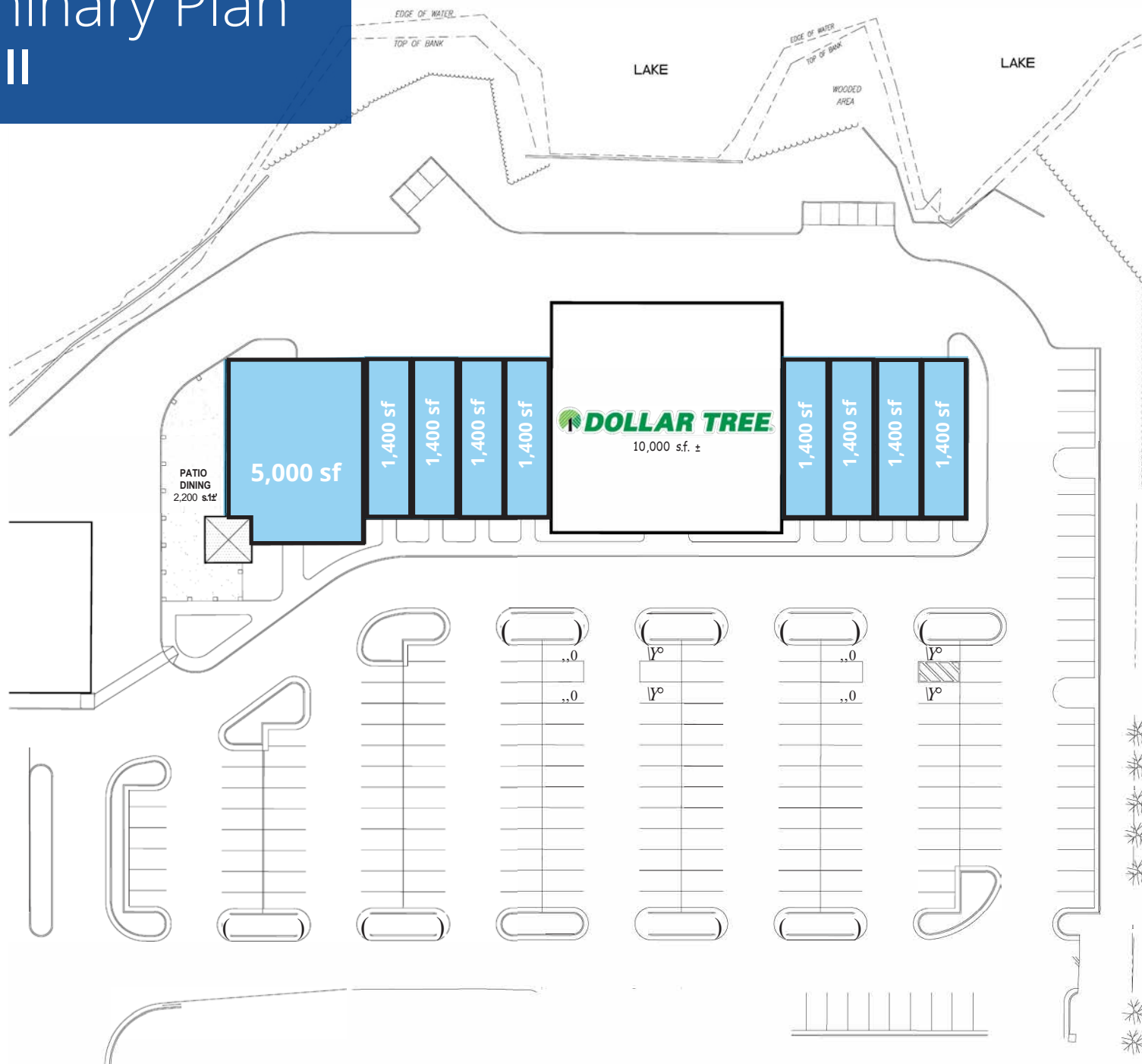
Demographics	1-Mile	3-Miles	5-Miles
Population	6,813	35,118	86,488
Total Employees	5,390	32,612	71,974
Average HH Income	\$140,375	\$138,938	\$129,764

- 1,400 sf space available now in Phase I
- Phase II space to be constructed with spaces 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
- Across from 720 recently built luxury apartments
- 450 new single family and multifamily homes behind the center

Property Features

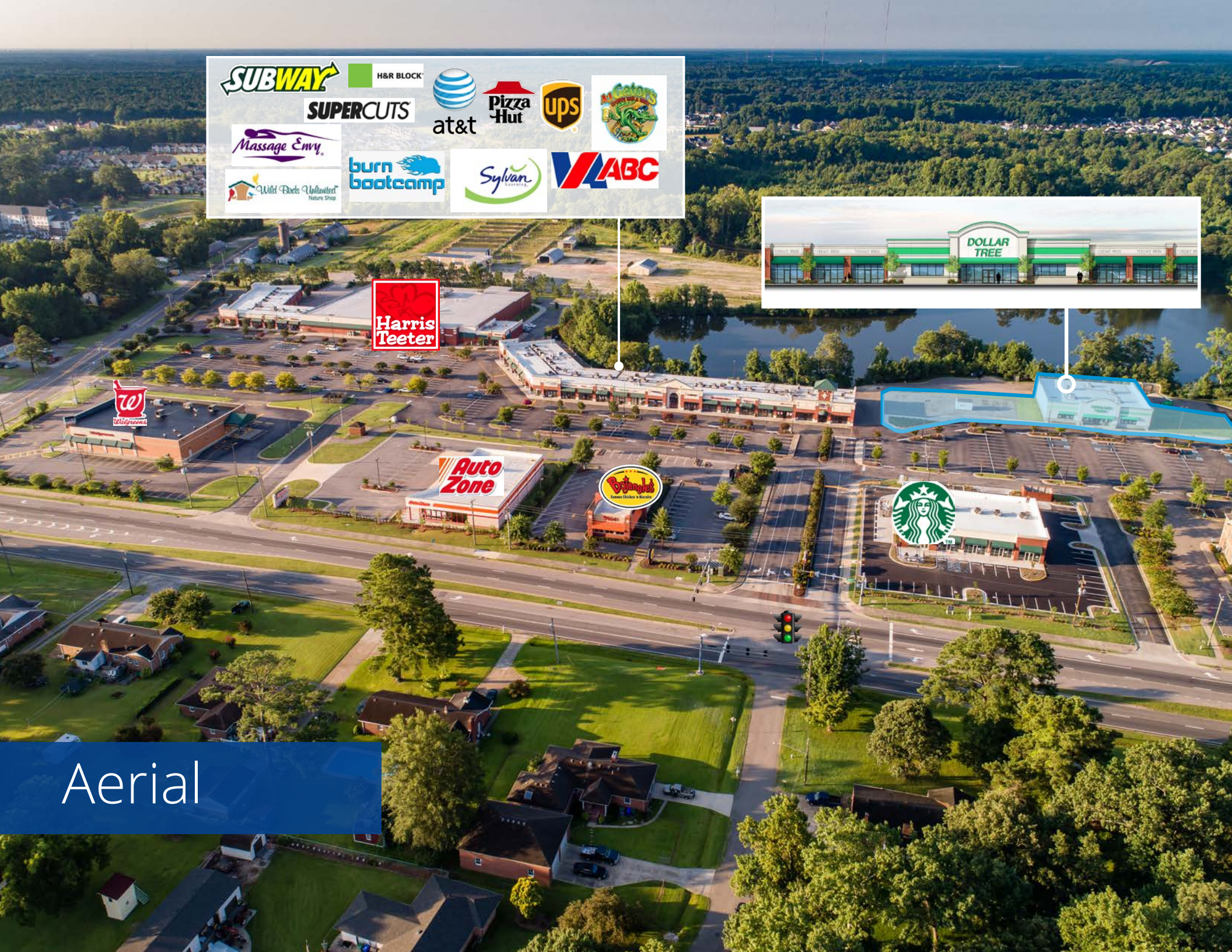
- Convenient access to I-664 and in close proximity to daytime employers including Bon Secours Medical Center, Sentara Belle Harbour Medical, U.S. Naval Information Forces (NAVIFOR), TowneBank headquarters, Bon Secours Regional headquarters, VDOT Regional headquarters, and the Bridgeport mixed-use community

Preliminary Plan Phase II



Site Plan





Aerial

Photos



Aerial



Bon Secours



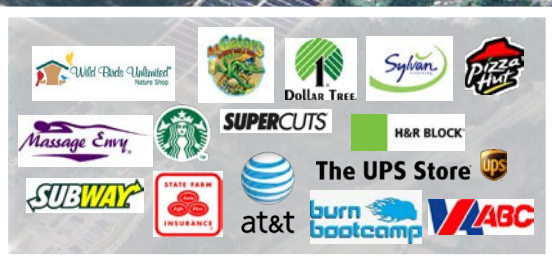
Bridgeport
Mixed-Use Community
(720 luxury apartments)



Phase II



Bennett's Creek Quarter
(450 new homes)



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