

RETAIL FOR LEASE

Bennett's Creek Crossing

3575 BRIDGE ROAD | SUFFOLK, VIRGINIA

RETAIL

SPACE AVAILABLE



PHASE II TO BE BUILT NEXT TO DOLLAR TREE STARTING AT 1,400 SF

- + Space available from **1,240 to 2,800 SF** in Phase I
- + Located within close proximity to I-664 & Harbour View
- + Harris Teeter (Opening Fall 2018) Anchored with Walgreens, Bojangles, Auto Zone and Union Bank & Trust on the outparcels. Starbucks coming soon!
- + Co-tenants include Dollar Tree, Subway, Pizza Hut, Virginia ABC, Supercuts, The UPS Store and La Parilla Mexican Grill among others

CONTACT US

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PROPERTY INFO

PROPERTY DESCRIPTION

Bennett's Creek Crossing is a Harris Teeter (opening Fall 2018) anchored center on Route 17 at Shoulder's Hill Road, a commercial and residential growth corridor in the expanding North Suffolk market. The center has convenient access to I-664 and is 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 (VMASC), Lockheed Martin and Bridgeway Technology Center.

ADDRESS

3575 Bridge Road :: Suffolk, Virginia 23435

SHOPPING CENTER SIZE

- + Outparcels Shops : 7,850 SF to be built
- + Phase I : 109,794 SF
- + Phase II : 10,000 SF plus approx. 18,000 SF to be built

KEY RETAILERS

Harris Teeter Starbucks, Subway, Pizza Hut, Virginia ABC Store, Supercuts, The UPS Store, La Parilla Mexican Grill, Long & Foster

OUTPARCEL USERS

Walgreens, Bojangles, Union Bank & Trust, AutoZone

AVAILABILITY

Outparcel shops - Units from 1,400 to 5,600 SF

Unit 1 - 1,400 SF

Unit 2 - 1,400 SF

***Units 1 & 2 can be combined for 2,800 SF

Unit 6a - 1,240 SF

Unit 20 - 1,410 SF

Space to be built in Phase II next to Dollar Tree ranging from 1,400-11,000 SF

TRAFFIC COUNTS

32,000 VPD

DEMOGRAPHICS

2017 Demographics

	1-Mile	3-Miles	5-Miles
Population	3,261	31,093	80,163
Average HH Income	\$100,469	\$94,137	\$90,173
Daytime Population	2,443	24,649	61,398

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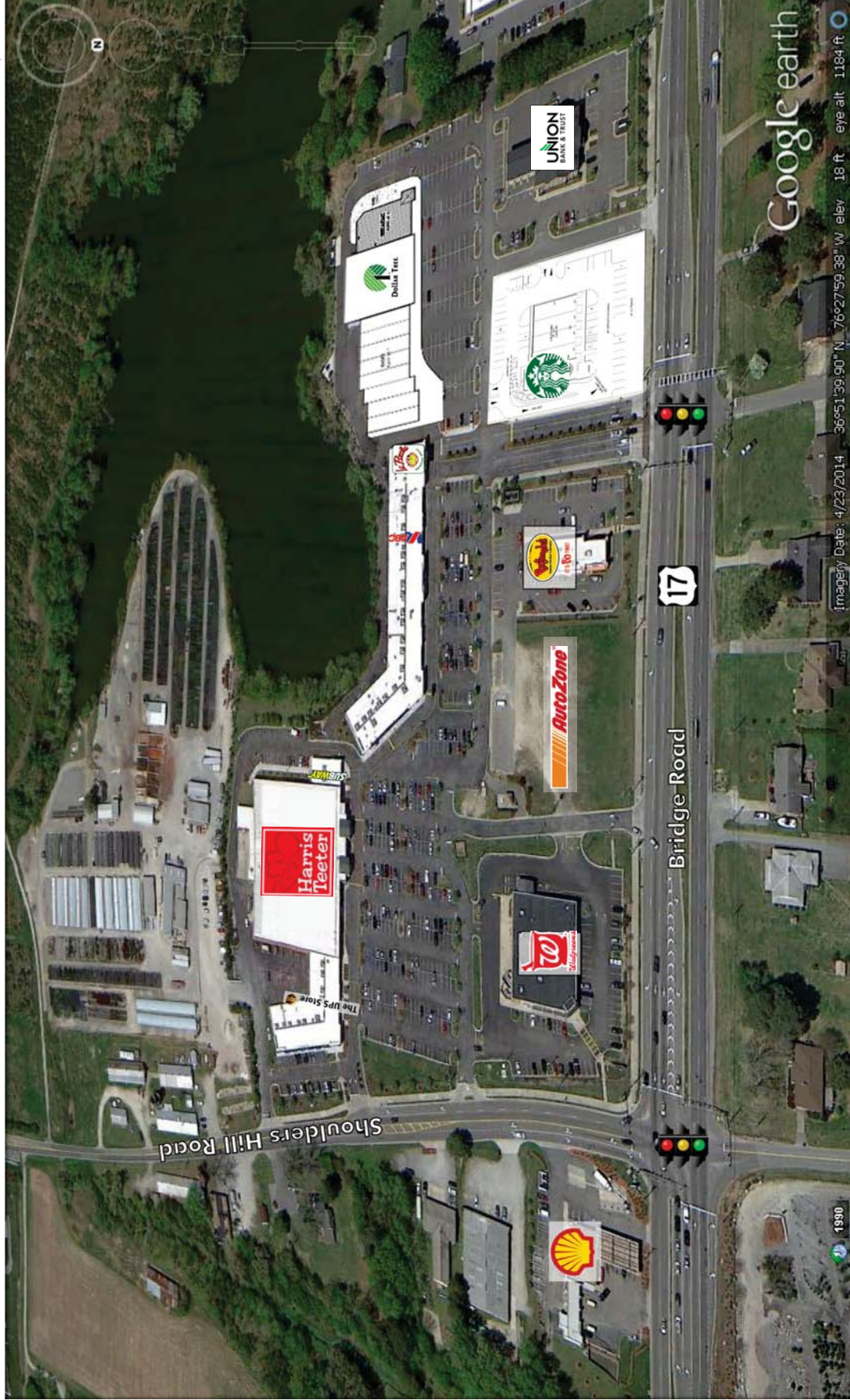


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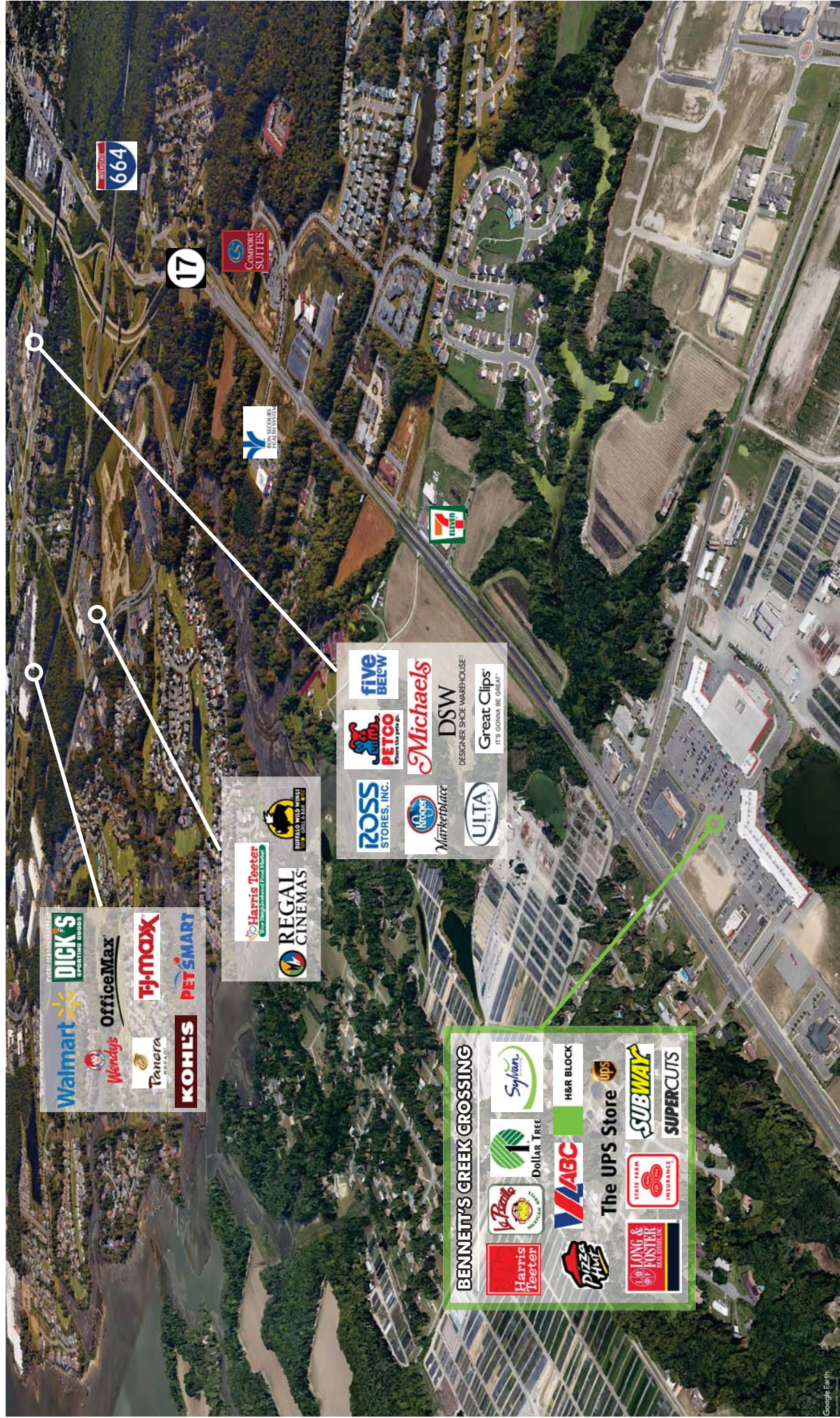
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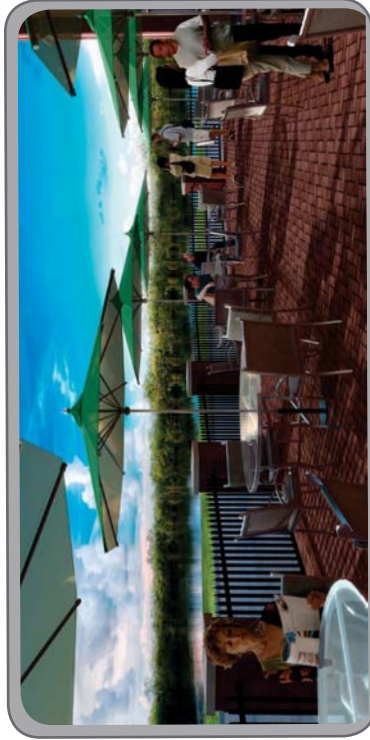
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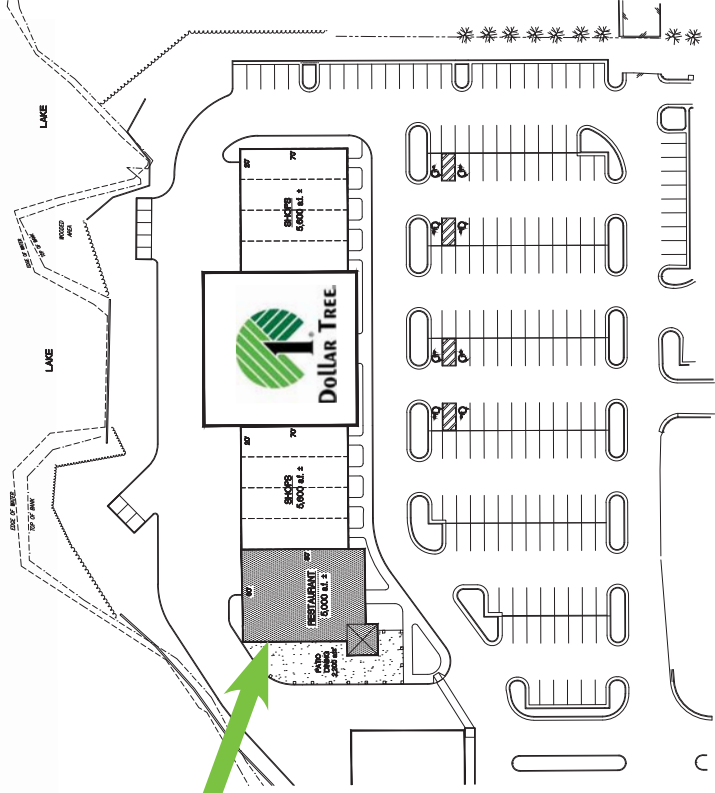


CONCEPTUAL ELEVATION FOR
BENNETT'S CREEK CROSSING
STANTON PARTNER'S INC. / ROBINSON DEVELOPMENT GROUP
Suffolk, VA
July 19, 2013



PHASE II

:: CONCEPTUAL DRAWING OF POTENTIAL
RESTAURANT PATIO SEATING ::



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PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2017 Businesses	73	697	1,824
2017 Employees	661	8,462	21,209



POPULATION

	1 MILE	3 MILES	5 MILES
2017 Population - Current Year Estimate	3,261	31,093	80,163
2022 Population - Five Year Projection	3,613	34,053	84,882
2010 Population - Census	2,607	27,139	74,102
2000 Population - Census	975	16,287	59,708
2010-2017 Annual Population Growth Rate	3.14%	1.89%	1.09%
2017-2022 Annual Population Growth Rate	2.07%	1.84%	1.15%



AGE

	1 MILE	3 MILES	5 MILES
2017 Population	3,261	31,093	80,163
Age 0-4	282 8.6%	2,130 6.9%	5,011 6.3%
Age 5-9	303 9.3%	2,277 7.3%	5,415 6.8%
Age 10-14	242 7.4%	2,272 7.3%	5,668 7.1%
Age 15-19	211 6.5%	2,066 6.6%	5,219 6.5%
Age 20-24	135 4.1%	1,803 5.8%	4,756 5.9%
Age 25-29	191 5.9%	2,121 6.8%	5,398 6.7%
Age 30-34	278 8.5%	2,240 7.2%	5,315 6.6%
Age 35-39	319 9.8%	2,303 7.4%	5,442 6.8%
Age 40-44	281 8.6%	2,194 7.1%	5,409 6.7%
Age 45-49	224 6.9%	2,134 6.9%	5,542 6.9%
Age 50-54	202 6.2%	2,156 6.9%	5,662 7.1%
Age 55-59	157 4.8%	2,063 6.6%	5,612 7.0%
Age 60-64	142 4.4%	1,714 5.5%	4,817 6.0%
Age 65-69	132 4.0%	1,422 4.6%	4,065 5.1%
Age 70-74	66 2.0%	955 3.1%	2,831 3.5%
Age 75-79	47 1.4%	575 1.8%	1,784 2.2%
Age 80-84	27 0.8%	338 1.1%	1,110 1.4%
Age 85 and Older	21 0.6%	329 1.1%	1,110 1.4%
2017 Median Age	34.8	36.4	38.0



RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2017 Population	3,261	31,093	80,163
White	2,037 62.5%	16,079 51.7%	44,872 56.0%
Black or African American	832 25.5%	11,722 37.7%	27,920 34.8%
Asian	138 4.2%	1,253 4.0%	2,789 3.5%
American Indian or Alaska Native	15 0.5%	122 0.4%	281 0.4%
Pacific Islander	1 0.0%	52 0.2%	111 0.1%
Other Race	74 2.3%	533 1.7%	1,028 1.3%
Two or More Races	166 5.1%	1,331 4.3%	3,162 3.9%
Hispanic	255 7.8%	1,924 6.2%	4,200 5.2%
White Non-Hispanic	1,907 58.5%	15,168 48.8%	42,787 53.4%

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EDUCATION

2017 Population 25 and Over

	1 MILE	3 MILES	5 MILES
Less than 9th Grade	48 2.3%	542 2.6%	1,205 2.2%
9-12th Grade - No Diploma	83 4.0%	1,235 6.0%	3,066 5.7%
High School Diploma	279 13.4%	4,148 20.2%	10,696 19.8%
GED or Alternative Credential	61 2.9%	761 3.7%	2,102 3.9%
Some College - No Degree	578 27.7%	4,719 23.0%	13,275 24.5%
Associate`s Degree	189 9.1%	1,686 8.2%	5,058 9.4%
Bachelor`s Degree	545 26.1%	4,388 21.4%	11,126 20.6%
Graduate or Professional Degree	305 14.6%	3,066 14.9%	7,566 14.0%



GENDER

2017 Population

	1 MILE	3 MILES	5 MILES
Males	1,584 48.6%	14,763 47.5%	38,227 47.7%
Females	1,678 51.5%	16,330 52.5%	41,936 52.3%



MARITAL STATUS

2017 Population 15+

	1 MILE	3 MILES	5 MILES
Never Married	521 21.4%	7,503 30.7%	19,028 29.7%
Married	1,571 64.6%	13,672 56.0%	35,183 54.9%
Widowed	47 1.9%	997 4.1%	3,234 5.0%
Divorced	294 12.1%	2,242 9.2%	6,624 10.3%



EMPLOYMENT STATUS

2017 Civilian Population 16+ in Labor Force

	1 MILE	3 MILES	5 MILES
2017 Employed Civilian Population 16+	1,498 96.8%	14,740 94.8%	38,444 94.5%
2017 Unemployed Population 16+	50 3.2%	813 5.2%	2,221 5.5%



CLASS OF WORKER

2017 Employed Civilian Population 16+

	1 MILE	3 MILES	5 MILES
White Collar	1,087 72.6%	9,549 64.8%	25,044 65.1%
Services	203 13.6%	2,482 16.8%	6,084 15.8%
Blue Collar	211 14.1%	2,710 18.4%	7,315 19.0%



DAYTIME POPULATION

2017 Daytime Population

	1 MILE	3 MILES	5 MILES
Daytime Workers	799 32.7%	8,819 35.8%	20,643 33.6%
Daytime Residents	1,644 67.3%	15,830 64.2%	40,755 66.4%

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HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2017 Households - Current Year Estimate	1,060	11,167	29,287
2022 Households - Five Year Projection	1,171	12,223	30,937
2010 Households - Census	859	9,778	27,196
2000 Households - Census	360	5,691	21,590
2010-2017 Annual Household Growth Rate	2.94%	1.85%	1.03%
2017-2022 Annual Household Growth Rate	2.01%	1.82%	1.10%
2017 Average Household Size	3.08	2.78	2.73



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2017 Households	1,060	11,166	29,286
Under \$15,000	14 1.3%	581 5.2%	1,614 5.5%
\$15,000-\$24,999	54 5.1%	687 6.2%	1,942 6.6%
\$25,000-\$34,999	39 3.7%	797 7.1%	2,080 7.1%
\$35,000-\$49,999	93 8.8%	1,460 13.1%	3,489 11.9%
\$50,000-\$74,999	119 11.2%	1,790 16.0%	5,174 17.7%
\$75,000-\$99,999	279 26.3%	2,061 18.5%	5,177 17.7%
\$100,000-\$149,999	301 28.4%	2,084 18.7%	5,908 20.2%
\$150,000-\$199,999	109 10.3%	864 7.7%	2,092 7.1%
\$200,000 and Over	52 4.9%	841 7.5%	1,811 6.2%
2017 Average Household Income	\$100,469	\$94,137	\$90,173
2022 Average Household Income	\$113,369	\$104,668	\$100,624
2017 Median Household Income	\$91,979	\$77,361	\$76,193
2022 Median Household Income	\$96,736	\$80,935	\$80,164
2017 Per Capita Income	\$33,527	\$33,949	\$32,978
2022 Per Capita Income	\$37,677	\$37,716	\$36,704



HOUSING VALUE

	1 MILE	3 MILES	5 MILES
2017 Owner Occupied Housing Units	906	7,941	21,421
Under \$50,000	12 1.3%	221 2.8%	437 2.0%
\$50,000-\$99,999	1 0.1%	215 2.7%	392 1.8%
\$100,000-\$149,999	7 0.8%	353 4.4%	1,114 5.2%
\$150,000-\$199,999	55 6.1%	990 12.5%	2,865 13.4%
\$200,000-\$249,999	146 16.1%	1,126 14.2%	3,533 16.5%
\$250,000-\$299,999	220 24.3%	1,080 13.6%	3,064 14.3%
\$300,000-\$399,999	343 37.9%	2,125 26.8%	5,683 26.5%
\$400,000-\$499,999	79 8.7%	756 9.5%	1,971 9.2%
\$500,000-\$749,999	27 3.0%	605 7.6%	1,492 7.0%
\$750,000-\$999,999	2 0.2%	252 3.2%	508 2.4%
\$1,000,000 and Over	13 1.4%	220 2.8%	363 1.7%
2017 Median Value of Owner Occ. Housing Units	\$303,353	\$299,375	\$288,675
2017 Average Value of Owner Occ. Housing Units	\$325,635	\$345,833	\$327,944

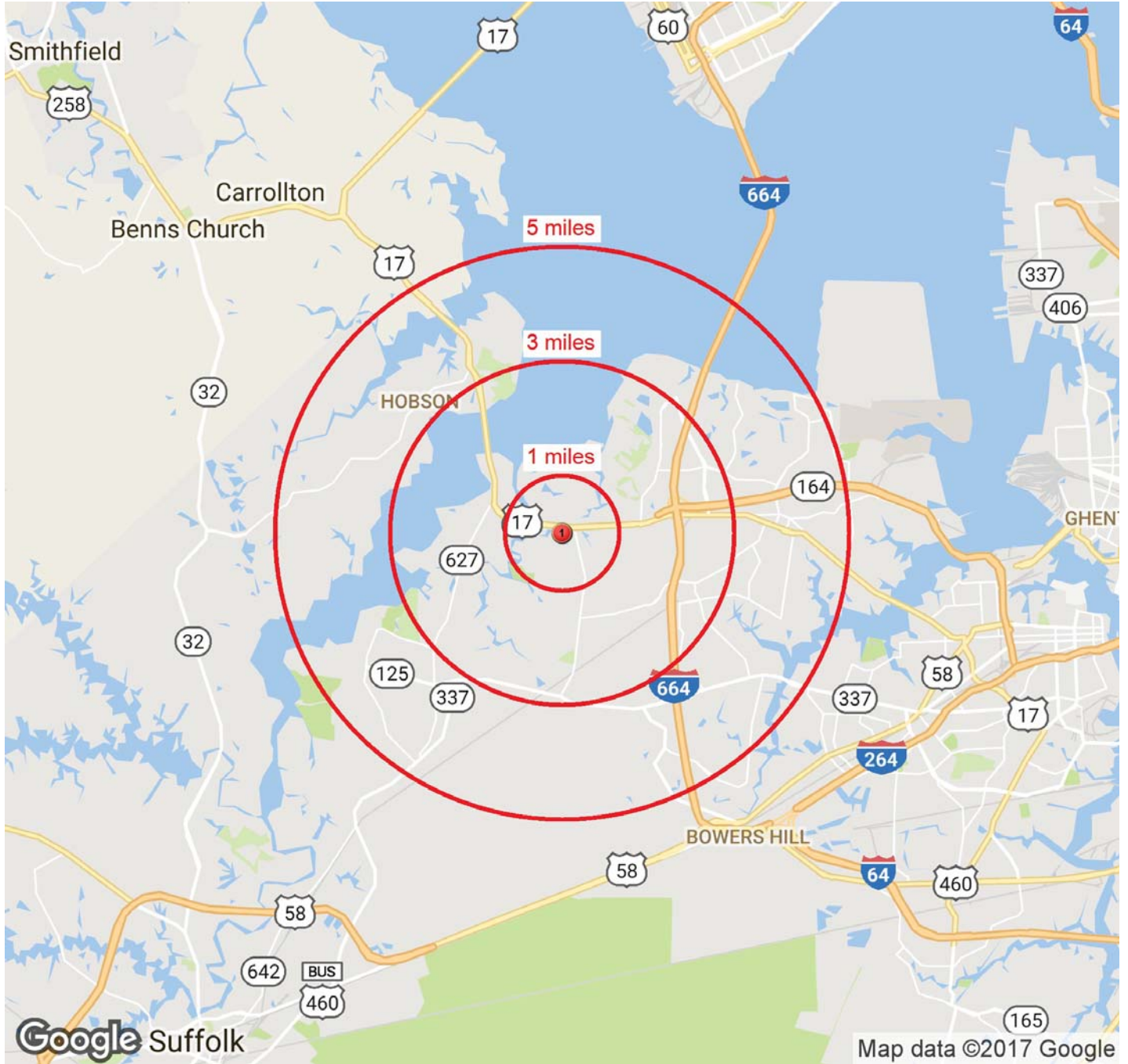
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	NAME	LATITUDE	LONGITUDE
1	3575 BRIDGE RD	36.860688	-76.46814