



Major New Development Coming To Suffolk!

RETAIL FOR LEASE | College Drive & Harbour View Boulevard, Suffolk | VA

PROPERTY OVERVIEW

The Point at Harbour View is a 55 acre future Mixed Use Power Center that runs parallel to I-664, with excellent street visibility in Northern Suffolk, VA. This mixed use development will service Suffolk, Northern Chesapeake, Portsmouth, Isle of Wight, Surry County and beyond, along with parts of the Peninsula (Hampton and Newport News) easily accessed by the Monitor Merrimac Memorial Bridge Tunnel (no tolls). Excellent Interstate exposure!

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Developed By:



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AREA INFORMATION:	There are thousands of residential units completed and currently under construction in Northern Suffolk, as well as more future residential sites going through zoning at this point. Surrounding daytime employers include: Bon Secours Medical Center, Lockheed Martin's Global Center for Innovation, Lakeview Technology Center, Bridgeway Technology Center I & II, Tidewater Community College, Virginia Modeling Analysis and Simulation Center (VMASC), Department of Defense, U.S.Navy, U.S.Joint Forces and more!		
SURROUNDING RETAIL:	Kroger Marketplace, Super Wal-Mart, Bed Bath & Beyond, Kohl's, OfficeMax, Dick's, TJ Maxx, PetSmart, Regal Cinemas, Ross, Applebee's, Ruby Tuesday, Lidl, Walgreens, Starbucks, Bank of America, Food Lion, Petco, Harris Teeter, Ulta, Chick-Fil-A and many more!		
INGRESS/EGRESS:	Access from College Drive exit, to Armstead Road.		
ADDRESS:	College Drive & Harbour View Boulevard, at the Hampton Roads Beltway at I-664 Suffolk, VA 23435		
PARCEL SIZE:	55 Acres		
ZONING:	B-2		
LEASE RATE:	Contact Agent for pricing		
TRAFFIC COUNTS:	73,000 VPD - I-664 at site 22,000 VPD - College Drive		

DEMOGRAPHIC FACTS	3 Mile	5 Miles	10 Miles
Population	37,558	74,891	415,065
Average HH Income	\$81,367	\$89,063	\$68,938
Daytime Population	30,195	60,928	475,142



HARBOUR VIEW IN THE NEWS:

JUNE 18, 2018

THE VIRGINIAN-PILOT:

Sentara announces plans for a 24-bed hospital in Suffolk, similar in size to Bon Secours' project!
https://pilotonline.com/news/local/health/article_70d5c492-7323-11e8-ab8e-d397003e2b17.html

JUNE 4, 2018

DAILY PRESS:

Bon Secours wants to build Harbour View hospital in Suffolk!
<http://www.dailypress.com/business/tidewater/dp-bon-secours-wants-to-build-harbour-view-hospital-in-suffolk-20180604-story.html>

MARCH 12, 2018

SUFFOLK NEWS HERALD:

Restaurants set to open in Harbour View Suffolk: Zoe's, Metro Diner, & Tijuana Flats!
<https://www.suffolknewsherald.com/2018/03/12/restaurants-set-to-open-in-harbour-view/>

DECEMBER 7, 2016

SENTARA HEALTHCARE

WEBSITE:

Sentara BelleHarbour adds new 85,000 SF building expansion!
<https://www.sentara.com/hampton-roads-virginia/aboutus/news/news-articles/sentara-belleharbour-adds-new-building,-surgery.aspx>

OCTOBER 12, 2016

INSIDE BUSINESS:

Harbour View is home to NEW 58,000 SF Bon Secours cancer center!
http://pilotonline.com/inside-business/harbour-view-is-home-to-new-bon-secours-cancer-center/article_58118e19-5661-5b4b-bcf5-f344d063e36b.html

AUGUST 11, 2016

SUFFOLK NEWS HERALD:

Nansemond Suffolk Academy, a private college prep school, recently opened a new satellite campus on Harbour View Boulevard!
<http://www.suffolknewsherald.com/2016/08/11/nsa-welcomes-new-campus/>

JUNE 18, 2016

SUFFOLK NEWS HERALD:

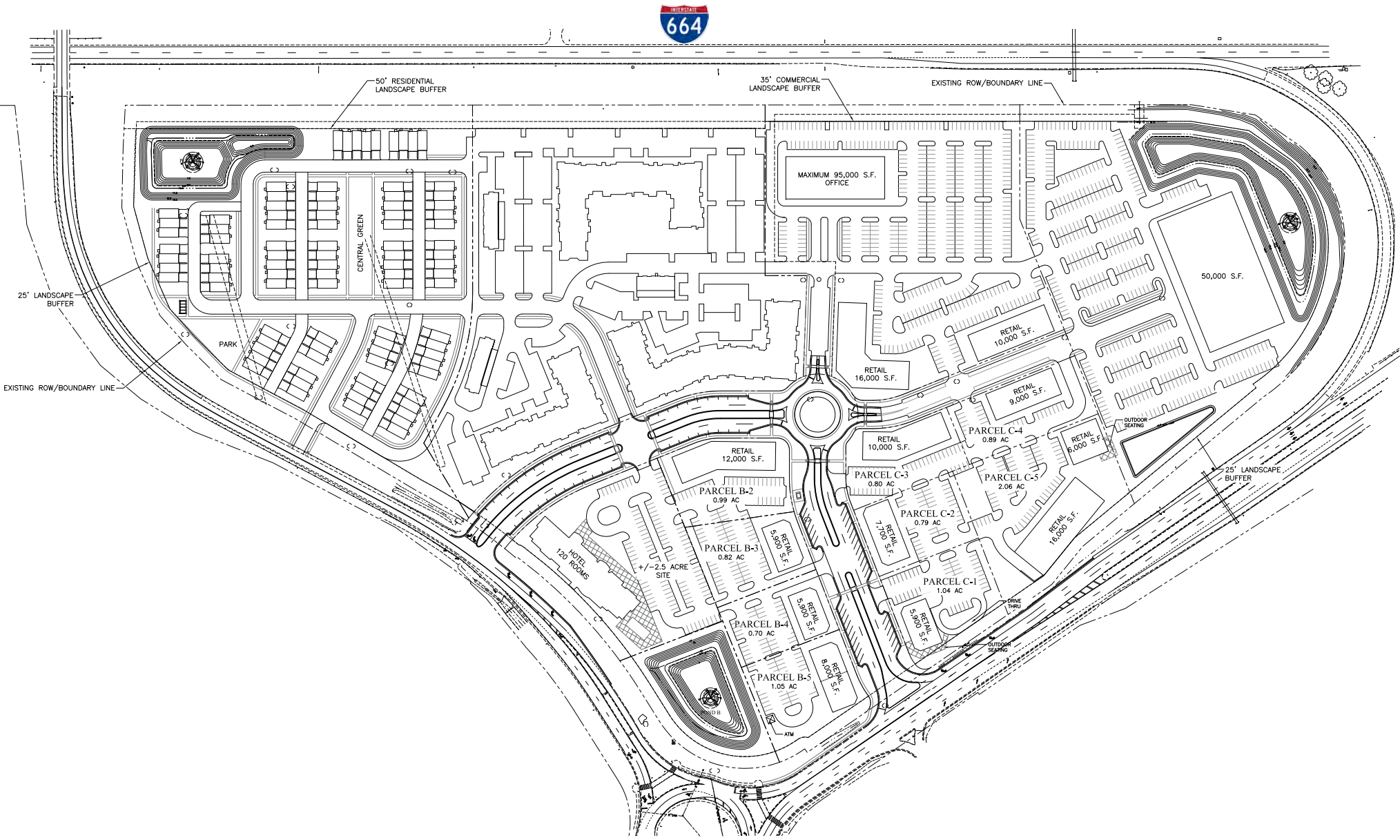
The Joint Staff (1,700 employees) hosts huge electronic exercise, Cyber Guard, last summer and just renewed their 300,000 SF lease in a state of the art R&D DoD space!
<http://www.suffolknewsherald.com/2016/06/18/cyber-secure-in-suffolk/>



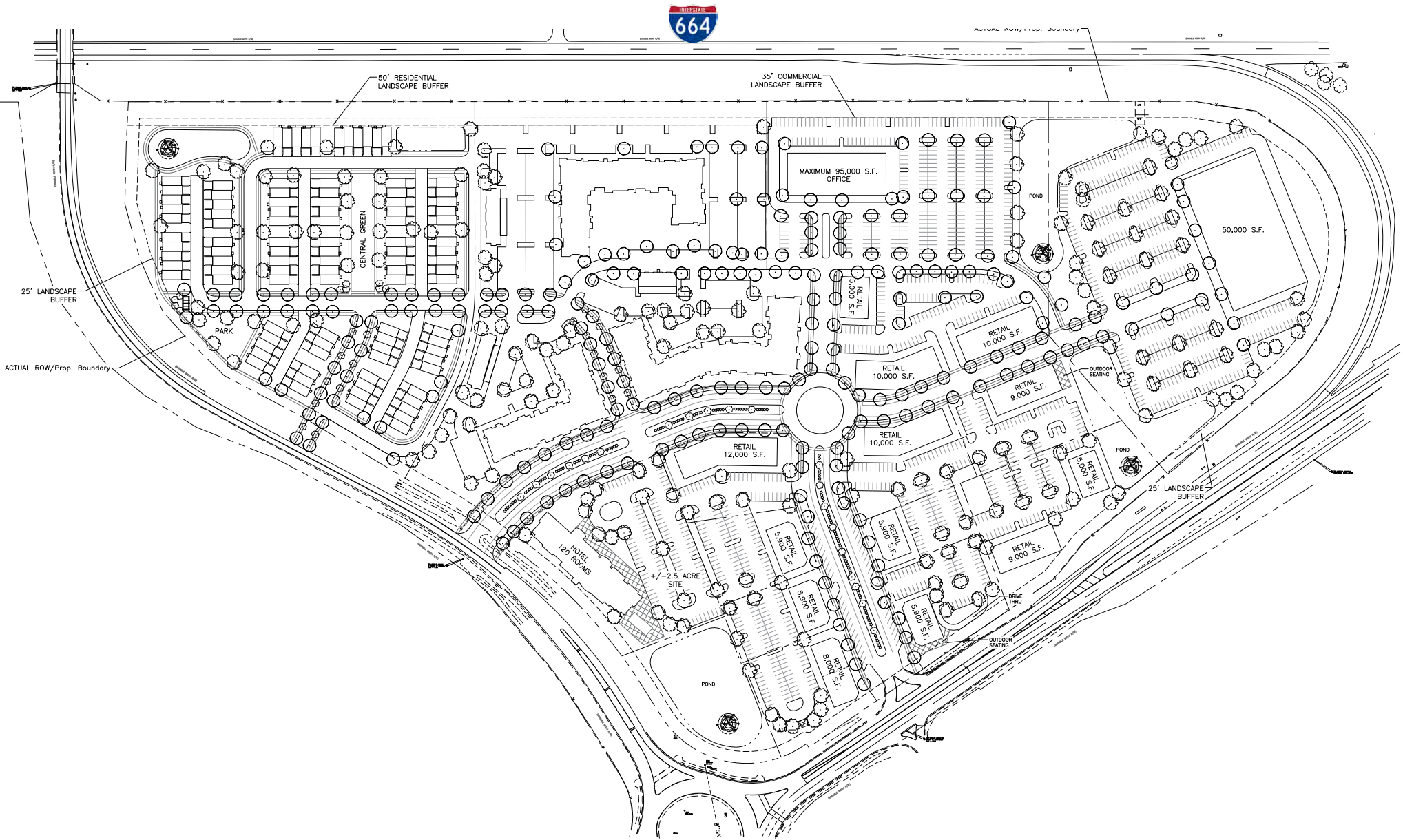
ILLUSTRATIVE SITE PLAN



PRELIMINARY SITE PLAN



PRELIMINARY SITE PLAN | OFFICE LAYOUT



SUBMARKET AERIAL



Harbour View Marketplace

Harris Teeter
Neighborhood Food & Pharmacy

at&t

ANYTIME FITNESS

REGAL CINEMAS

BUFFALO WILD WINGS
GRILL & BAR

Tropical Cafe
Smoothie

Hampton Roads Crossing

Kroger Marketplace

DSW
DESIGNER SHOE WAREHOUSE

PETCO
Where the pets go.

ULTA BEAUTY

ROSS STORES, INC.

five BELOW

Harbour View East

WALMART

KOHL'S

BED BATH & BEYOND

PETSMART

DICK'S SPORTING GOODS

OfficeMax

TJ-maxx

1,000+ units coming soon

SUBMARKET AERIAL



SUBMARKET AERIAL



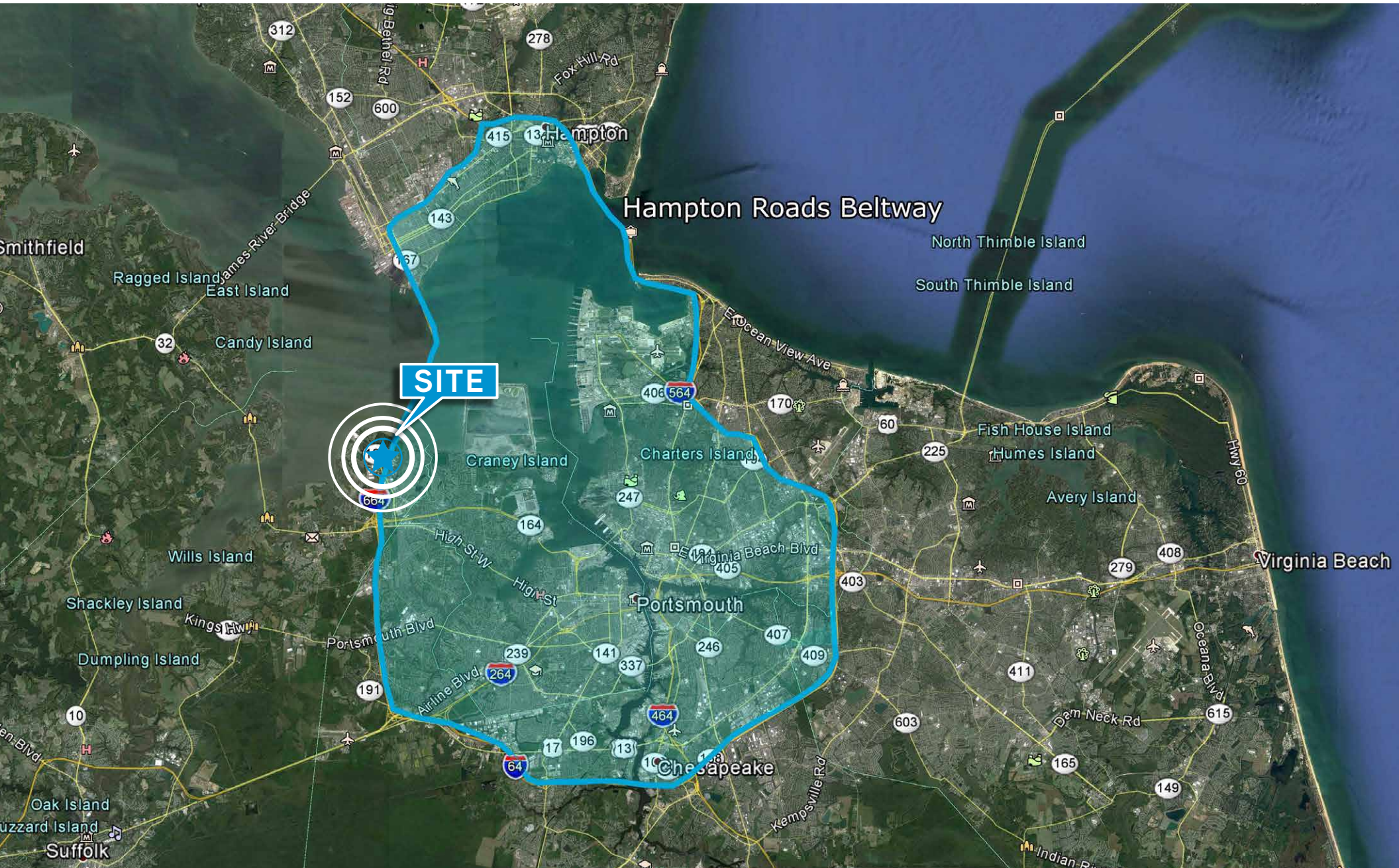
SUBMARKET AERIAL



PRELIMINARY SITE PLAN



LOCATION OF THE POINT OF HARBOUR VIEW ON THE HAMPTON ROADS BELTWAY



SUFFOLK CITY AERIAL



HIGH DENSITY RESIDENTIAL GROWTH MAP

High Density Residential Growth - Harbour View 3-9-18

Recently Completed

- 1- Bickford Senior (aged care)– 45 units
- 2- The Crossings (aged care)– 174 units
- 3- Hampton Roads Crossing (rental) – 444 units
- 4- Meridian at Harbour View (rental)– 224 units

Under Construction

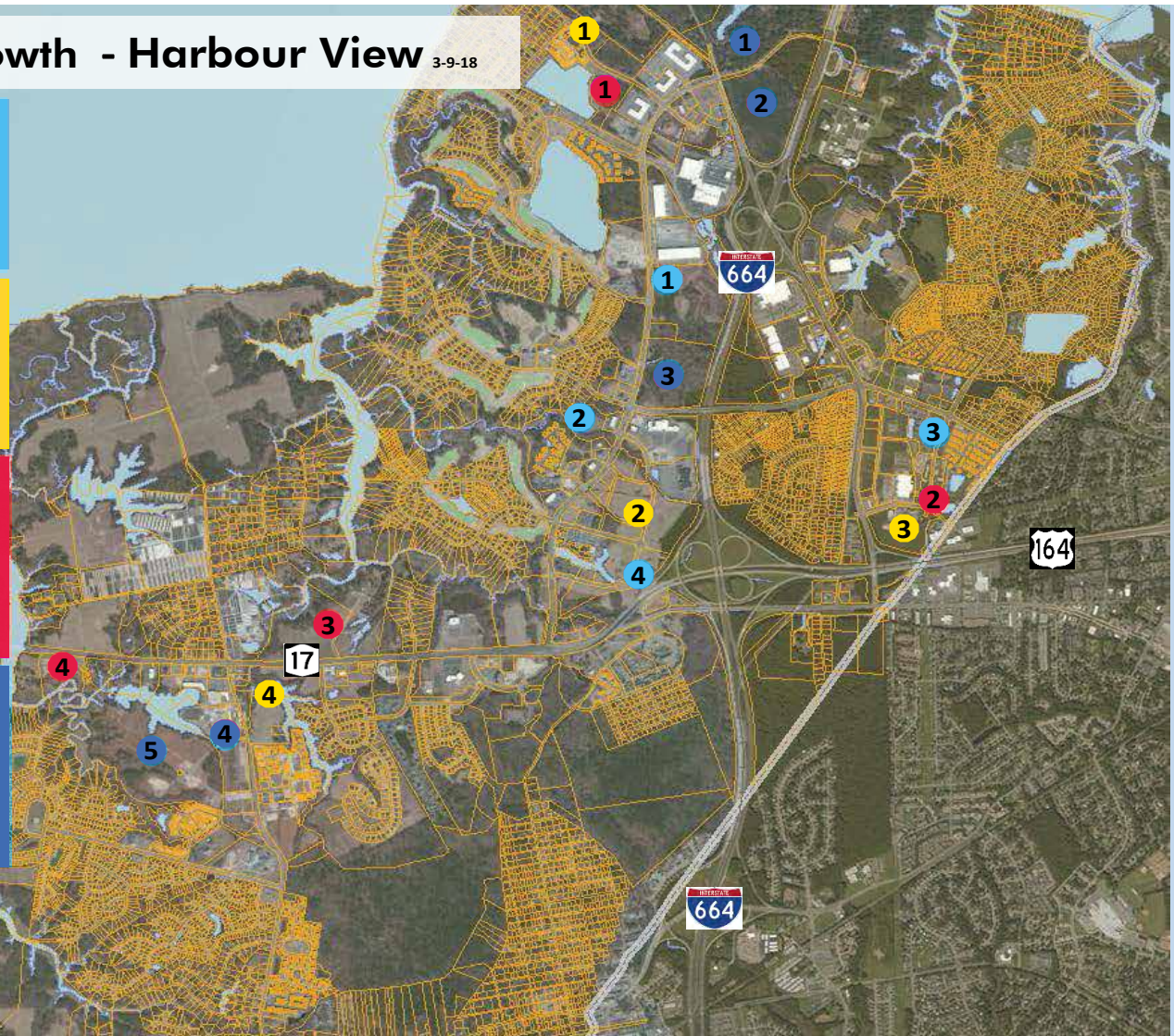
- 1- Sunfall (sale)– 85 units
- 2- Claremont at Harbour View (rental)– 276 units
- 3- Park 216 (rental)– 250 units
- 4- Shoulders Hill (rental) – 147 units

Future Development (zoning in place)

- 1- Bridgeway Dr. (sale)– 70 units
- 2- Hampton Roads Crossing (sale)– 266 units
- 3- 3800 Aqua (for rent)– 400 units
- 4- Rt 17 Apartments (rental) – 125 units
- 5- River Club (sale)– 430 units

Concept Development (rezoning required)

- 1- TCC Site (sale/rental)–1,000+ units
- 2- Pt at HV (sale/rental) – 500 units
- 3- Harbour View/HR Pkwy (rental)– 500 units
- 4- Shoulders Hill II (sale/rental)– 250 units
- 5- Bennett's Creek (sale)– 430 units



Harbour View Market Profile, 2017 – 2022 (proj.)

Population:

2017 5 miles: 93,512 10 miles: 346,751 15 miles: 865,271
 2022 5 miles: 98,326 10 miles: 357,829 15 miles: 891,665

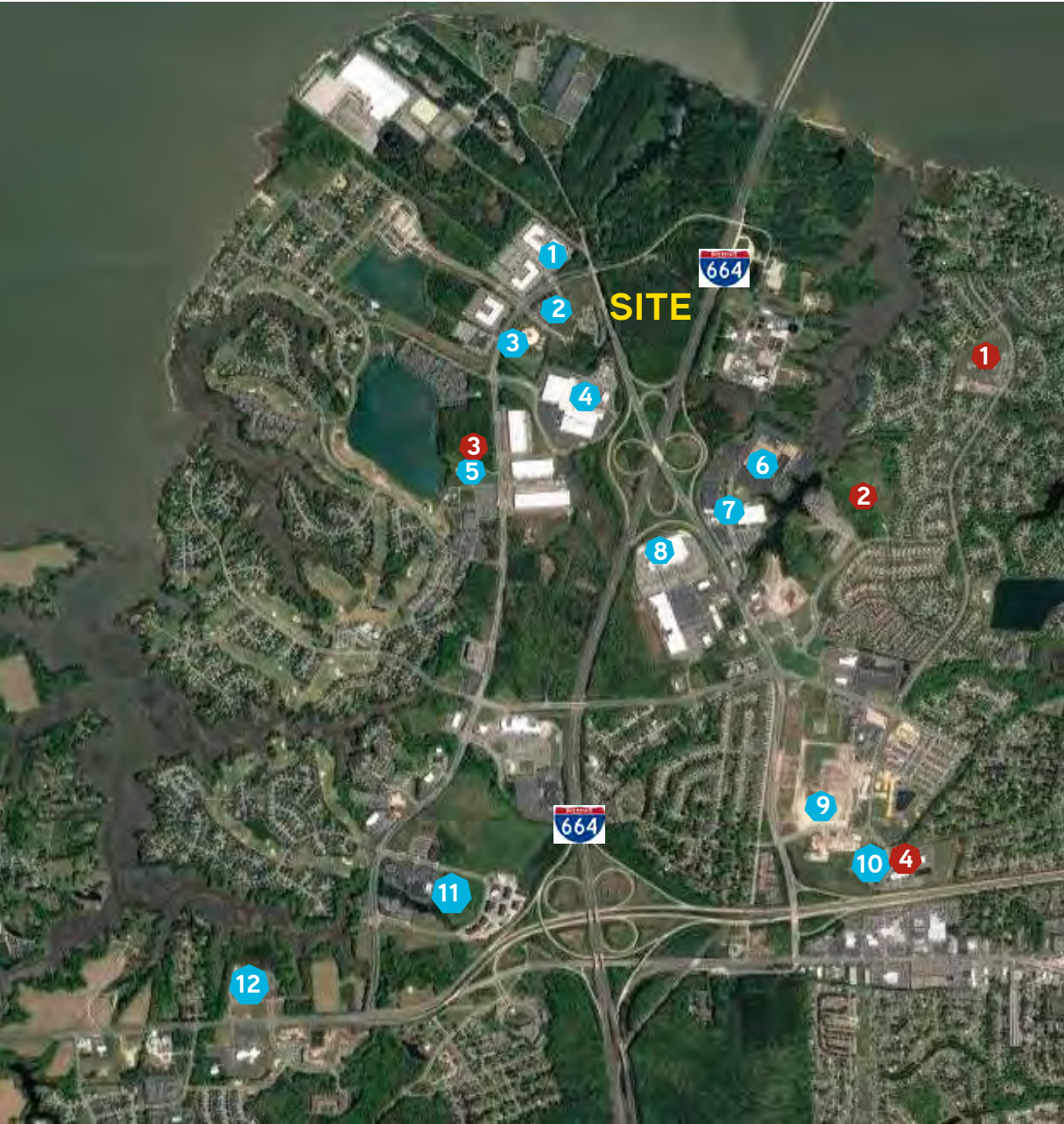
Source: esri

Housing Units:

2017 5 miles: 34,888 10 miles: 121,945 15 miles: 322,723
 2022 5 miles: 36,573 10 miles: 125,916 15 miles: 332,249

Source: esri

MAJOR EMPLOYERS



Harbour View Market
Suffolk, VA

<u>Employer</u>	<u># of Employees</u>
1 - General Dynamics	50
2 - Northrup Grumman	85
3 - Lockheed Martin	70
4 - Sysco Foods	500
5 - TowneBank	300
6 - DoD Joint Staff J7	1,700
7 - US Navy Dom Forces (cyber)	1,500
8 - Walmart	225
9 - Kroger	150
10 - Old Dom Univ /TCC	65
11 - Bon Secours Medical	375
12 - Sentara Medical	300

Significant employers nearby...

<u>Employer</u>	<u># of Employees</u>
Huntington Ingalls Shipyard	18,000
	8 miles north
Dt. Norfolk	30,000
	10 miles east
Norfolk Naval Station	110,000
	16 miles east

Schools

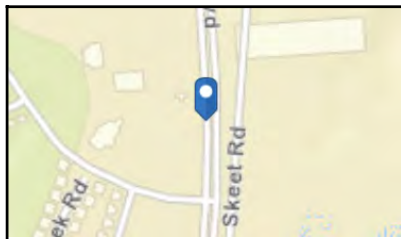
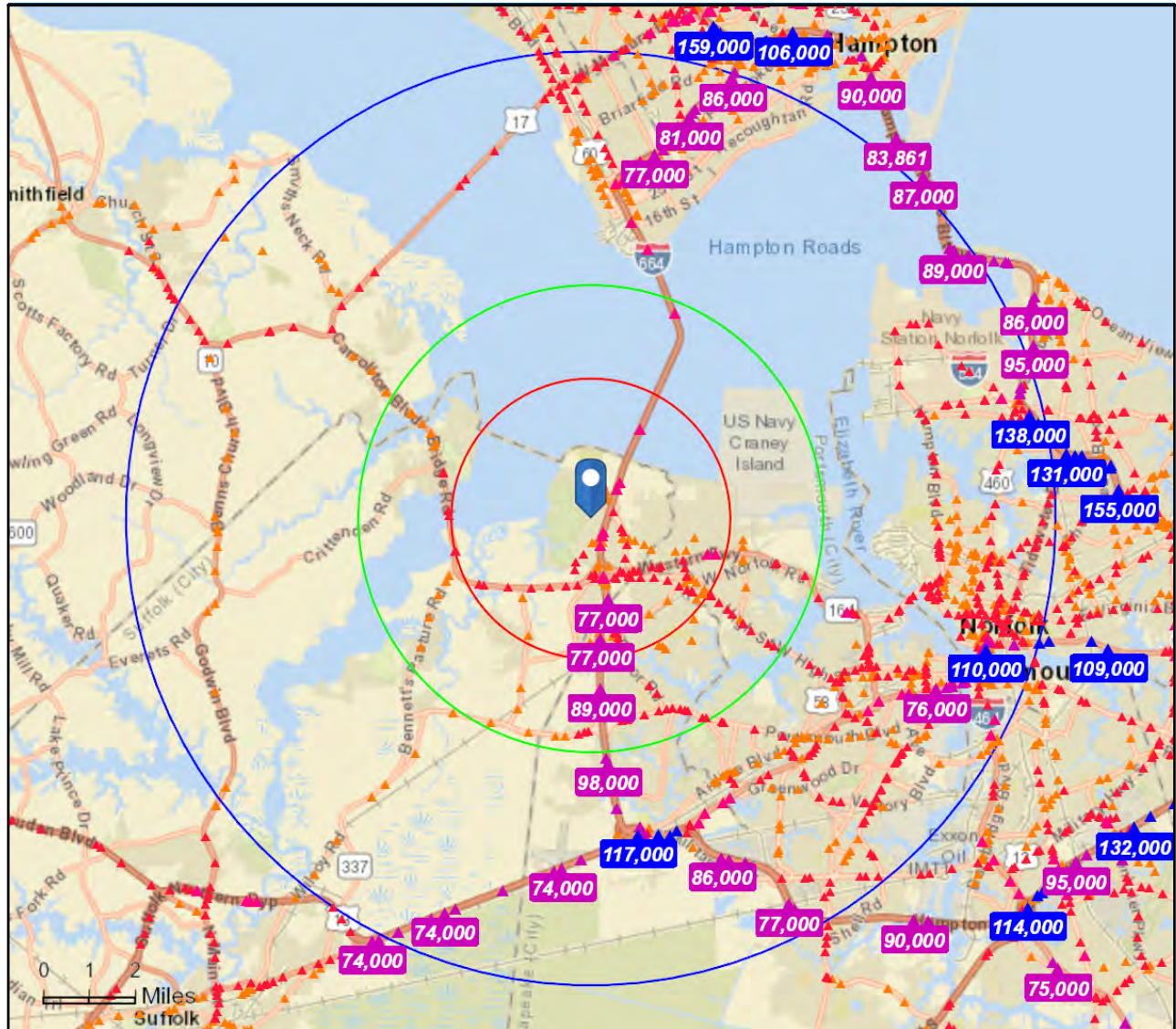
- 1 - Northern Shores Elem.
- 2 - North Suffolk Middle (under const)
- 3 - Nansemond Suffolk Academy
- 4 - Old Dominion Univ. (Tri-City Campus)
- 4 - Tidewater Comm. College (Tri -City Campus)



Traffic Count Map

Harbour View Blvd, Suffolk, Virginia, 23435 3
Harbour View Blvd, Suffolk, Virginia, 23435
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 36.88376
Longitude: -76.43709



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

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