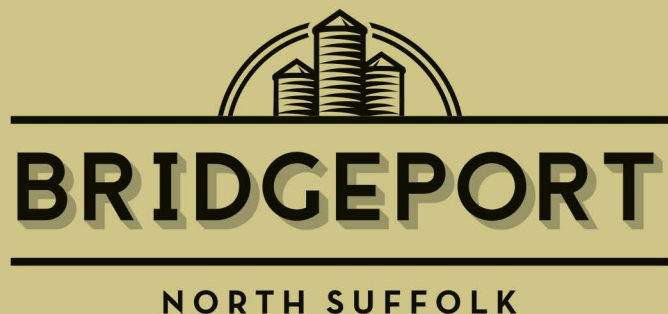




Commercial Leasing

Centered Around You



Leasing Contact

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BECO ASSET MANAGEMENT
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BRIDGEPORT SUFFOLK
www.bridgeportsuffolk.com
36° 51' 44.9" N 76° 27' 29.4" W

BECO
COMMERCIAL REAL ESTATE

609 Independence Parkway, Suite 200
Chesapeake, VA 23320

BRIDGEPORT is the city of Suffolk's first mixed-use development located in the Harbour View corridor, just half a mile west of I-664 on Bridge Road. The project includes 720 luxury apartments above 130,000+ Sq Ft of first floor commercial space. Bridgeport combines upscale residences, Class A office & medical suites, boutique retail, unique dining options and an outdoor entertainment venue that together capture the essence of Coastal Virginia.



RETAIL



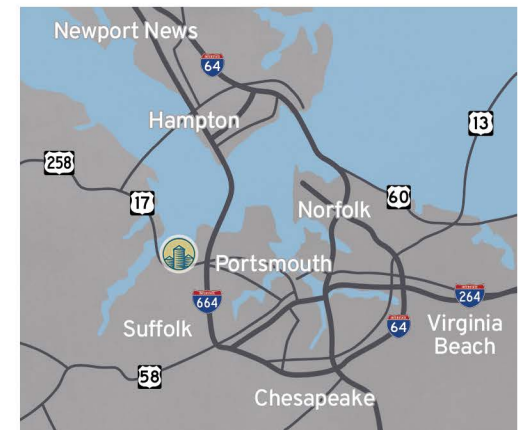
OFFICE



RESIDENTIAL

MARKET HIGHLIGHTS

- Suffolk is the fastest growing city in southeastern Virginia – surpassing Norfolk, Virginia Beach, Chesapeake, Portsmouth, Hampton and Newport News. Together, these seven cities are known as “Hampton Roads” and border Virginia’s coastline
- Hampton Roads represents the largest metropolitan statistical area (MSA) in a 400 mile span between Charlotte, NC and Northern VA/D.C.
- Hampton Roads is the second largest MSA in Virginia with a population of two million; Northern VA is first with 3.3 million and Richmond takes third with 1.2 million
- Suffolk is leading the region in residential and commercial real estate development, total population growth, highest influx in employment opportunity and greatest increase in total number of households
- The time is now for your business to establish presence in this highly active & increasingly competitive market



Bridgeport is named one of the top five retail developments of the region by The Hampton Roads Real Estate Market Review and Forecast.

PROPERTY HIGHLIGHTS

- First mixed-use project constructed in the city of Suffolk; located in the Harbour View corridor off Bridge Rd (38,000 VPD); half a mile west of I-664 (60,000 VPD)
- Over 130,000 Sq Ft of first floor commercial space with 720 luxury residential apartments providing a strong on-site customer base of over 1,400 residents
- Four-way signalized intersection at development's main entrance and two right-in/right-out intersections on the east and west ends of development
- Amazon Fulfillment & Processing Centers located four miles south; totaling 1.4 million Sq Ft providing 3,000 new jobs to the market
- Average household income within one mile is \$121,768; within five miles is \$103,077
- Bridge Road's expansion to be completed in Q1 2026 - expanding from two lanes to four lanes and adding additional turn lanes at the intersection of Shoulders Hill Road to accommodate escalating traffic volumes and recent population surge
- Outdoor entertainment venue for live music, local performances, farmers markets, art shows & more
- Parking: 700 spaces in Phase I; 464 spaces in Phase II; Two-level parking garage in Phase III (Delivery Q4 2026)
- Pet friendly grounds

Tenants: 7-Eleven, Orangetheory Fitness, Ivy Rehab Physical Therapy, Edward Jones, Fin & Tonic, La Parrilla Mexican Grill, Sojourn Fermentory, Breeze Dental, IV Nutrition, Virginia's Daughter Bridal, Salon on Pointe, Knotts Coffee Co., Sight 2 See Optometry, The Nail Box Nail Salon, The Velvetten Rabbit Children's Boutique, Waxing the City, LM Window Tinting, Blue Hippo Car Wash, Westside Burgers, The Silos Bar and Event Space, Caring Hands Animal Hospital, Forefront Dermatology, VINO Italian Bistro, Smallcakes Cupcakery and Creamery, and Gourmet Gang.

Property Demographics*

	1 Mile	3 Miles	5 Miles
Total Households	2,033	16,182	33,557
Total Population	5,059	43,746	90,132
Average HH Income	\$121,768	\$100,698	\$103,077

*Based on 2024 demographic data from esri®.

Delivery:

Phase I: Buildings 1-4 Completed Q3 2020
3800 Acqua Apartments: 291 units 100% leased
70K Sq Ft of 1st floor commercial space 85% leased

Phase II: Buildings 5-6 Completed Q1 2022
Royal Sail Apartments: 159 units 99% leased
34K Sq Ft of 1st floor commercial space 30% leased

Phase III: 284 apartment units
Two-story parking garage
Q4 2026 Delivery

Site Specifications:

Total Land Area: 50.45 Acres

Property Use: Mixed - residential, retail, office, medical, entertainment, service, fitness, education

Zoning: B-2

Deal Terms:

- 5, 7, or 10 year terms
- Landlord offering above market tenant improvement allowance
- Lease Structure:
 - Phase I: Triple-Net (NNN)
 - Phase II: Full Service

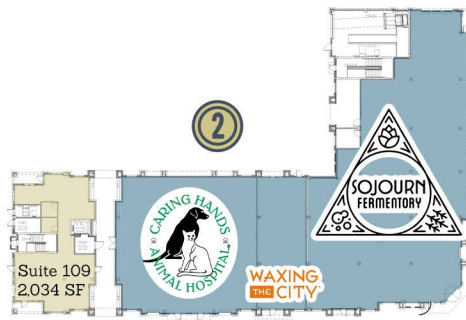
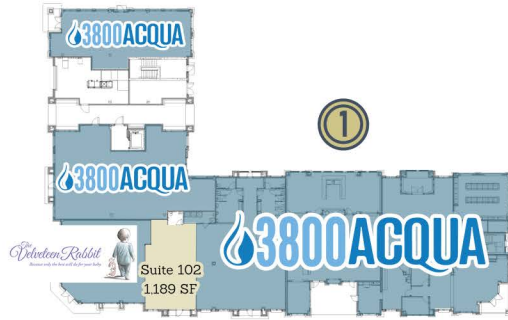




17 US "Coastal Highway"

Bridge Rd 38,000 VPD





AVAILABLE SUITES		
Building	Suite	SF
1	102	1,189
2	109	2,034
3	103	7,177

☒ Restaurant Availability

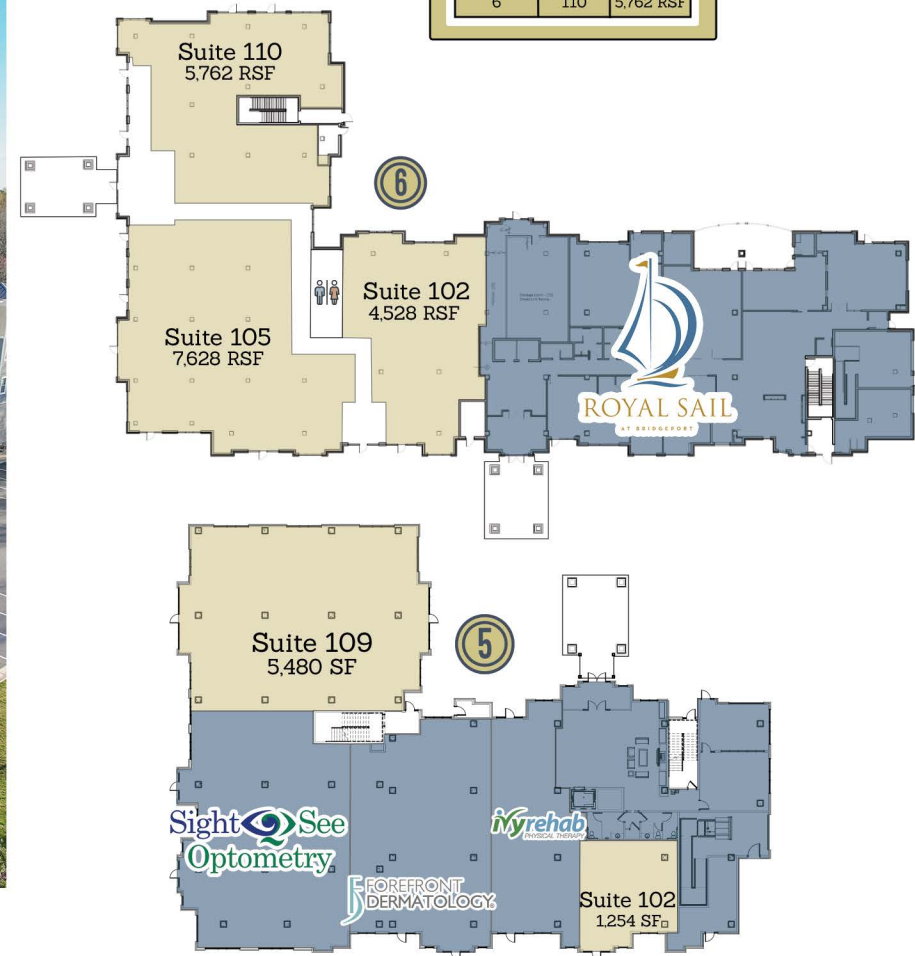


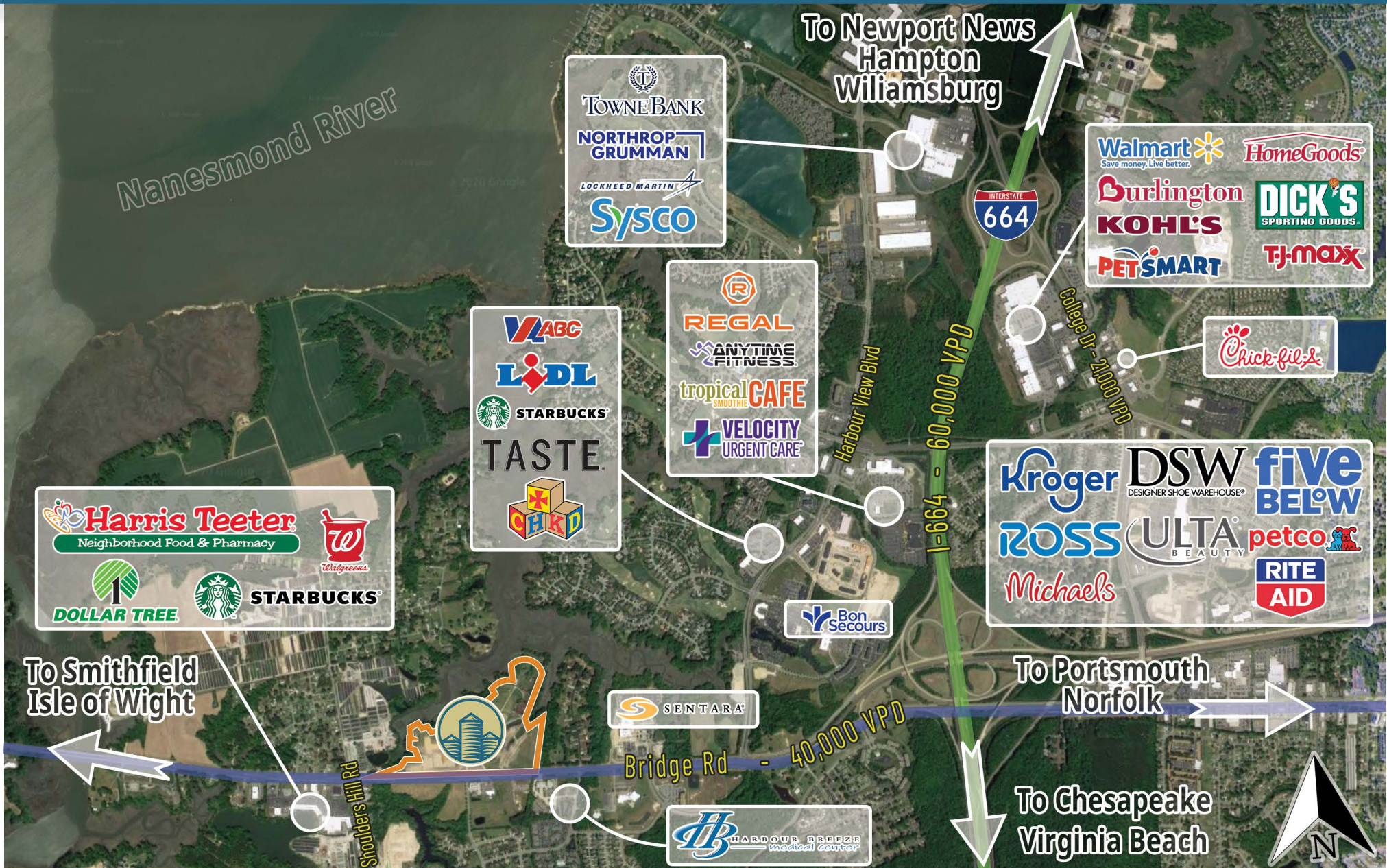
Royal Sail at Bridgeport is a luxury community for 55+ including 159 apartments with first floor suites available for commercial-use tenants. These suites are ideal for medical or office users.

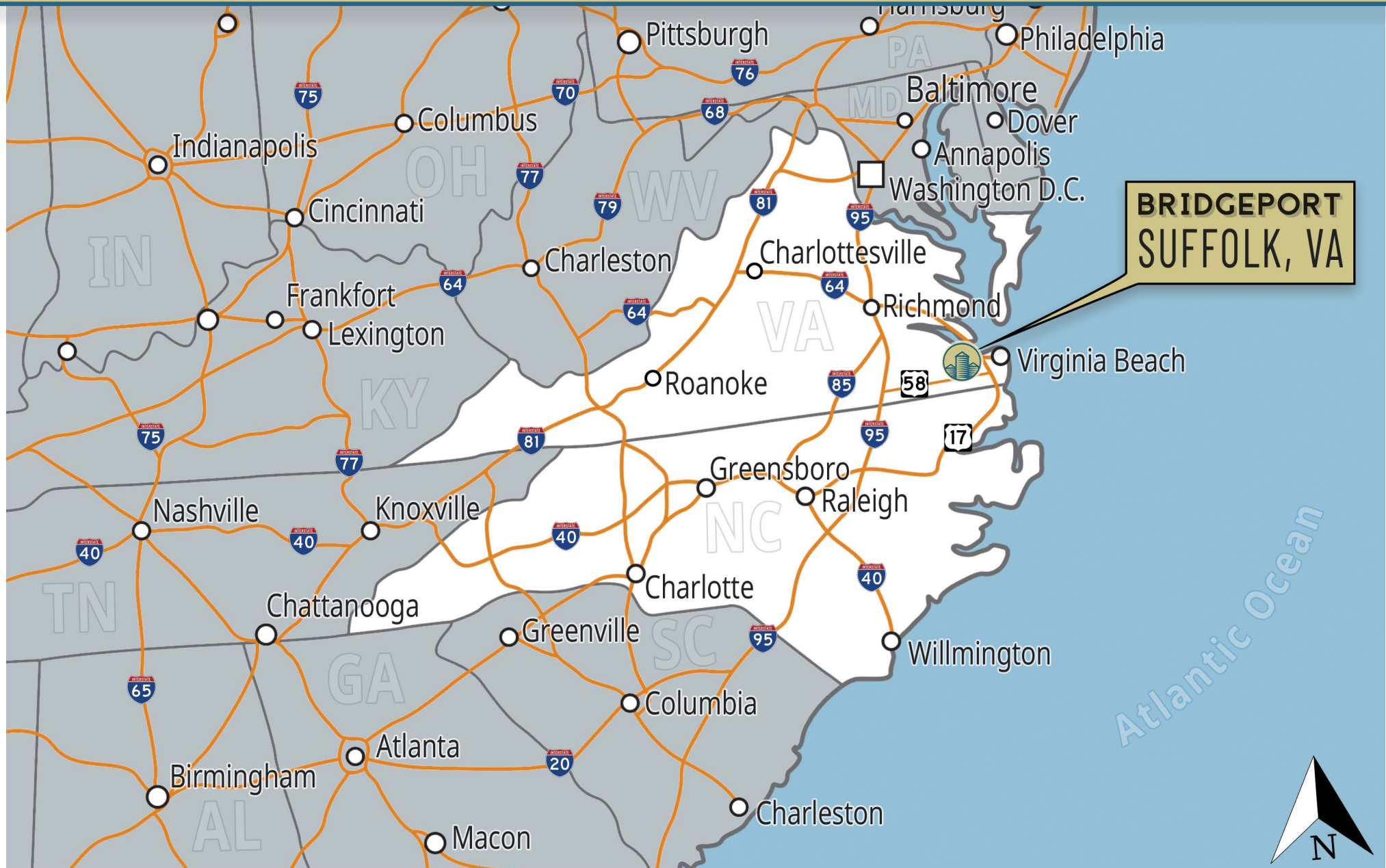


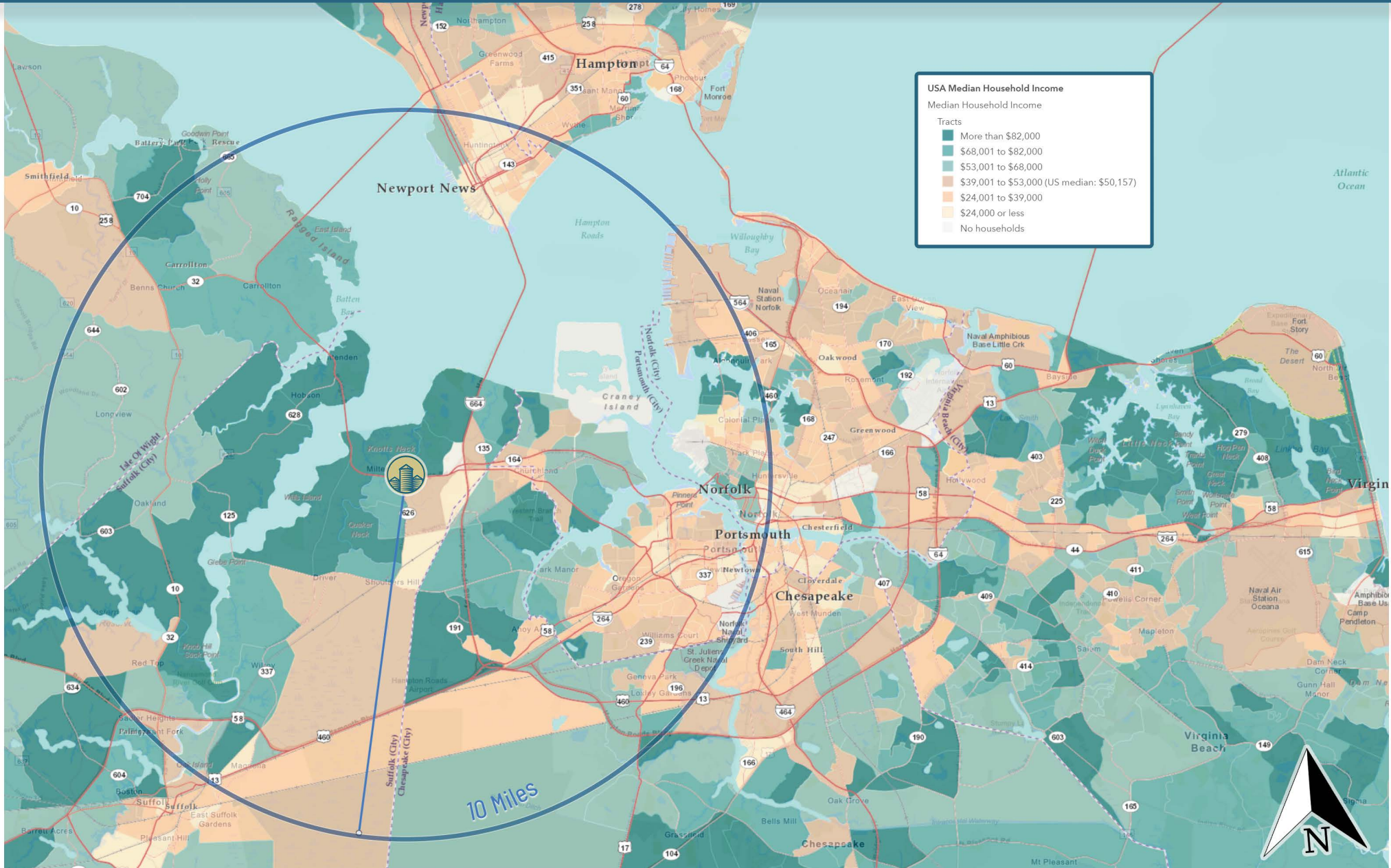
Commercial Suites Available Now

AVAILABLE SUITES		
Building	Suite	SF / RSF
5	102	1,254 SF
5	109	5,480 SF
6	102	4,528 RSF
6	105	7,628 RSF
6	110	5,762 RSF

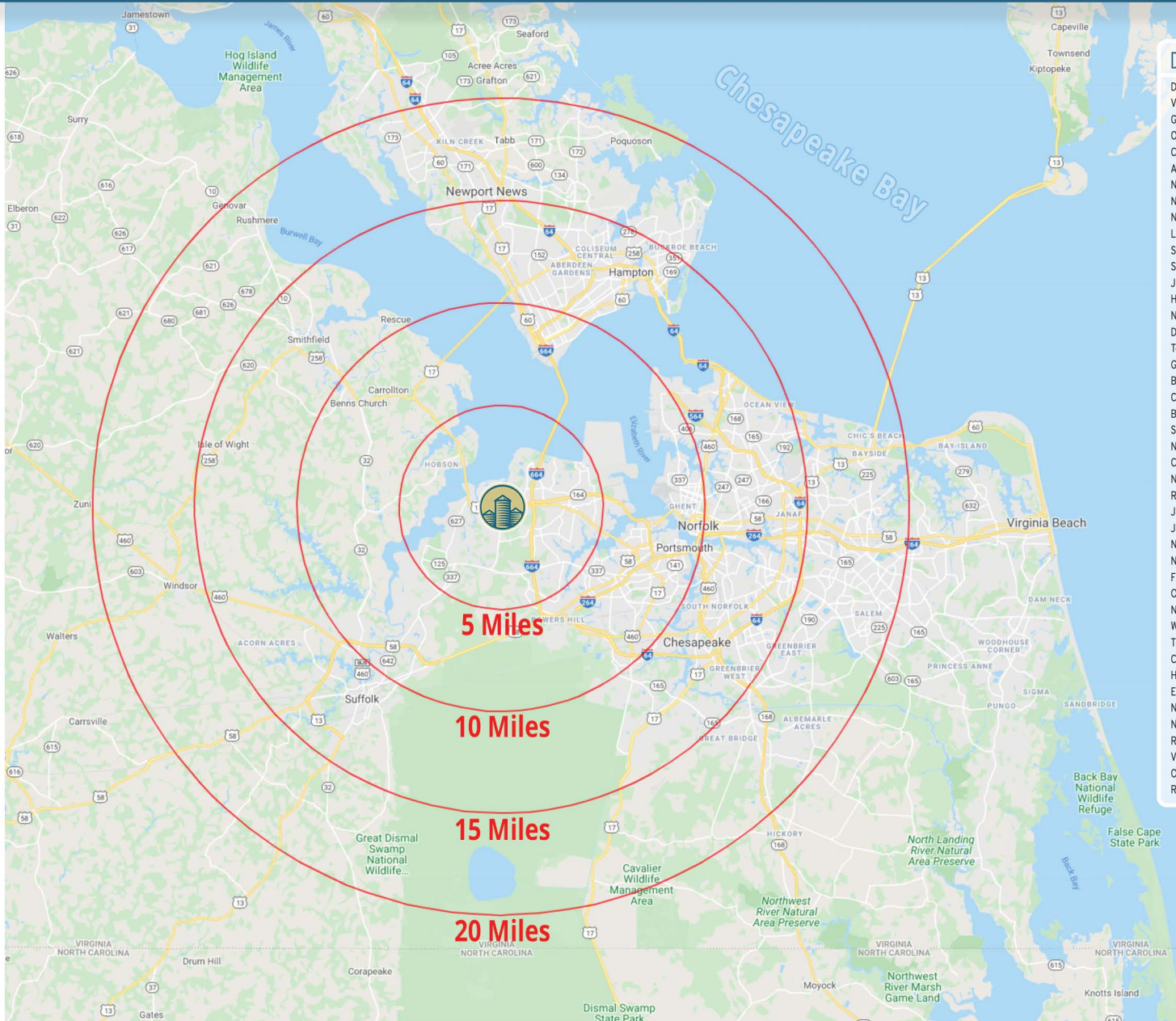








Miles & Minutes Map

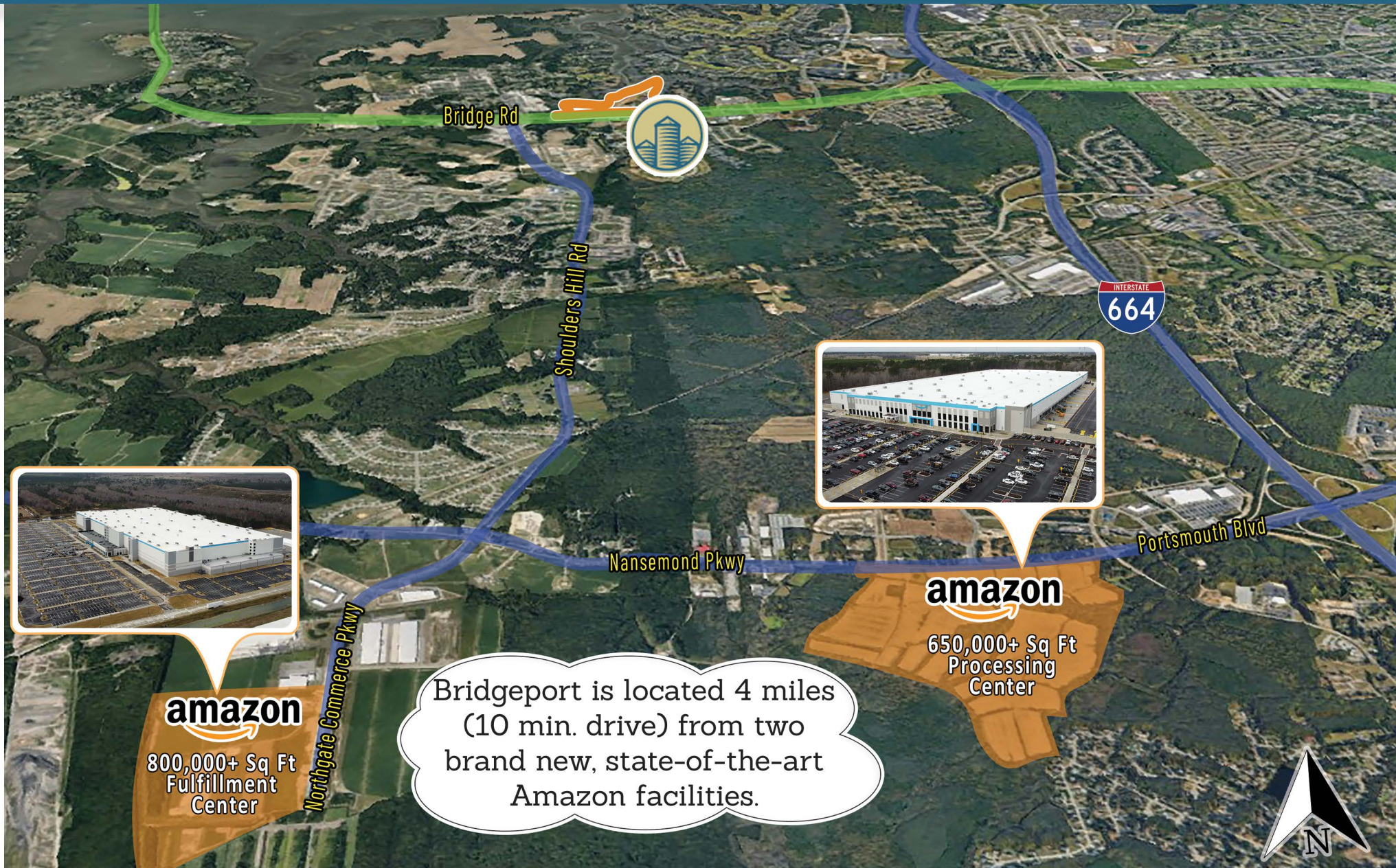


DESTINATION	MILES	MINUTES
Downtown Norfolk	13.9	18
Virginia Beach Town Center	22.4	26
Greenbrier	20.1	26
Oyster Point City Center	25.4	29
Chesapeake Square Mall	6.6	13
Amazon	4.2	9
Norfolk Naval Shipyard	12	16
NASA Langley Research Center	20.5	25
Northrop Grumman	3.4	10
Lockhead Martin	3.3	10
SYSCO Foods	3.4	12
Smithfield Foods	15.2	23
Jifcom - Mock Mill	?	?
Huntington Ingalls Industries	12	16
Newport News Ship Building	12	16
Dollar Tree HQ	18.9	25
TowneBank	2.6	9
GEICO Direct	31.1	42
BAE Systems Norfolk Ship Repair	13.3	19
Canon	24.9	30
Bon Secours	1.7	7
Sentara	1	5
Naval Medical Center Portsmouth	11.2	19
Chesapeake Regional Medical Center	20	26
Norfolk General	9.9	13
Riverside Health System	17.9	26
Joint Base Langley-Eustis	22.9	31
Joint Expeditionary Base Little Creek-Fort Story	25	34
Naval Air Station Oceana	32.6	40
Naval Station Norfolk	17.2	32
Fifth Coast Guard District	12.2	17
Old Dominion University	11.2	17
Norfolk State University	14.2	19
William & Mary	43.8	46
Tidewater Community College	11.8	16
Christopher Newport	17.7	25
Hampton University	18.2	21
Eastern Virginia Medical School	10.2	16
Norfolk International Airport	22.8	28
Newport News / Williamsburg Airport	26.5	30
Richmond Airport	84.5	81
Virginia Beach Oceanfront	30.9	36
Outer Banks	78.7	87
Richmond	89.9	86



Harbour View New Residential Map







Contact us today!

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LIVE • WORK • PLAY

We are excited to invite you to our growing community of commercial and residential tenants.

Maximize your commercial business' potential when you position it at the epicenter for community congregation and social engagement.

Bridgeport continues to transform the North Suffolk corridor, one of the fastest growing areas in Virginia, with a premier community-centric mixed-use space.

