



AIRPORT  
INDUSTRIAL  
PARK

VIEW ONLINE 

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NORFOLK  
INTERNATIONAL  
AIRPORT

NOW OPEN  
  
NORFOLK  
PREMIUM OUTLETS  
A SIMON CENTER

LAKE WRIGHT  
OFFICE PARK

USAA  
OFFICE PARK

SITE



NORFOLK  
ACADEMY

# Land available next door to IKEA with I-64 signage available too!

FOR SALE OR LEASE | 5900 Northampton Boulevard | Norfolk | VA, 23502  
PAD/LAND AVAILABLE

SITE WILL BE DELIVERED TO TENANTS AS FOLLOWS:

- Cleared site
- Buildable pad
- Utilities and services to within 5' of building pad
- Storm water system in place
- Shared parking lot including paving, striping, lighting and landscaping
- Ingress and egress from site
- Signage on pylon sign(s)

Ned Brooks  
Senior Vice President  
+1 757 228 1829  
ned.brooks@colliers.com

Tyler Brooks  
Senior Associate  
+1 757 213 8110  
tyler.brooks@colliers.com



Colliers International  
150 West Main St | Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300  
F: +1 757 490 1200

Accelerating success.

## EXECUTIVE SUMMARY

**PROPERTY DESCRIPTION:** +/- 7.25 acres located at the signalized intersection of USAA Drive and Northampton Boulevard in Norfolk, VA. This property is located beside the 331,000 square foot IKEA, which breaks ground in Fall 2017. The closest IKEA store is in Woodbridge, VA, in the Potomac Mills Center. This location is also next door to the new Simon Outlet Mall.

This project will not only place your business beside IKEA, but close to the following list of traffic generators:

- + USAA Office Park - Multiple class A office buildings and hotels
- + Norfolk Premium Outlets, A Simon Center - 332,000 square feet
- + Norfolk International Airport - Served 3,199,000 passengers in 2017
- + Norfolk Commerce Parke - 5,191,198 square feet
- + Airport Industrial Park - 3,722,427 square feet
- + Lake Wright Office Park - 168,221 square feet
- + Norfolk Academy - 1,200 students
- + Virginia Wesleyan University - 2,000 students, 145 academic staff, 199 admin staff
- + Lake Taylor High School - 1,260 students
- + Walmart, Target, Home Depot, Lowe's, Costco, BJ's and JANAF Shopping Yard - 3,500,000 square feet +
- Little Creek Amphibious Base - 11,112 active duty military and 3,663 civilians
- + Naval Station Norfolk - 43,928 active duty and 20,429 civilian personnel

**ADDRESS:** 5900 Northampton Boulevard | Norfolk | VA, 23502

**PARCEL SIZE:** +/- 7.25 acres

**PRICE:** \*Contact Agent for pricing\*

**INGRESS/EGRESS:** Signalized intersection at USAA Drive and Northampton Boulevard. Right in/right out and left in access from Northampton Boulevard.

**ZONING:** C-3

**UTILITIES:** To each pad. Common retention.

**SIGNAGE:** Each pad will potentially have monument signage. Interstate 64 signage is being considered.

**TRAFFIC COUNTS:** 36,000 VPD on Northampton Boulevard (Route 13) at USAA Drive  
47,000 VPD on Military Highway and Northampton Boulevard  
193,000 VPD on I-64 at Northampton Boulevard



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# EXECUTIVE SUMMARY

## DEMOGRAPHIC

**CHARACTERISTICS:** This hub is considered to be the geographical center of Southside Hampton Roads and easily accessible to the entire MSA of over 1.7+ Million residents. The growing residential population exceeds 293,000 in a 5-mile radius. Of that population, over 63% have some college to graduate/professional degree. Average income in the 5-mile radius exceeds \$64,000 per year.

The Northampton Boulevard corridor is known for its huge amount of commuters. The cross section of commuters includes students, office and industrial workers, airport employees and travelers, military personnel, vacationers, shoppers, medical employees and many more. There are nearly 344,000 employees in a 5-mile radius.

## INTERCHANGE UPDATES:

VDOT recognizes the Northampton interchange as one of the highest volume interchanges in the region. Major upgrades are under way that will provide direct access to this site and IKEA's property.

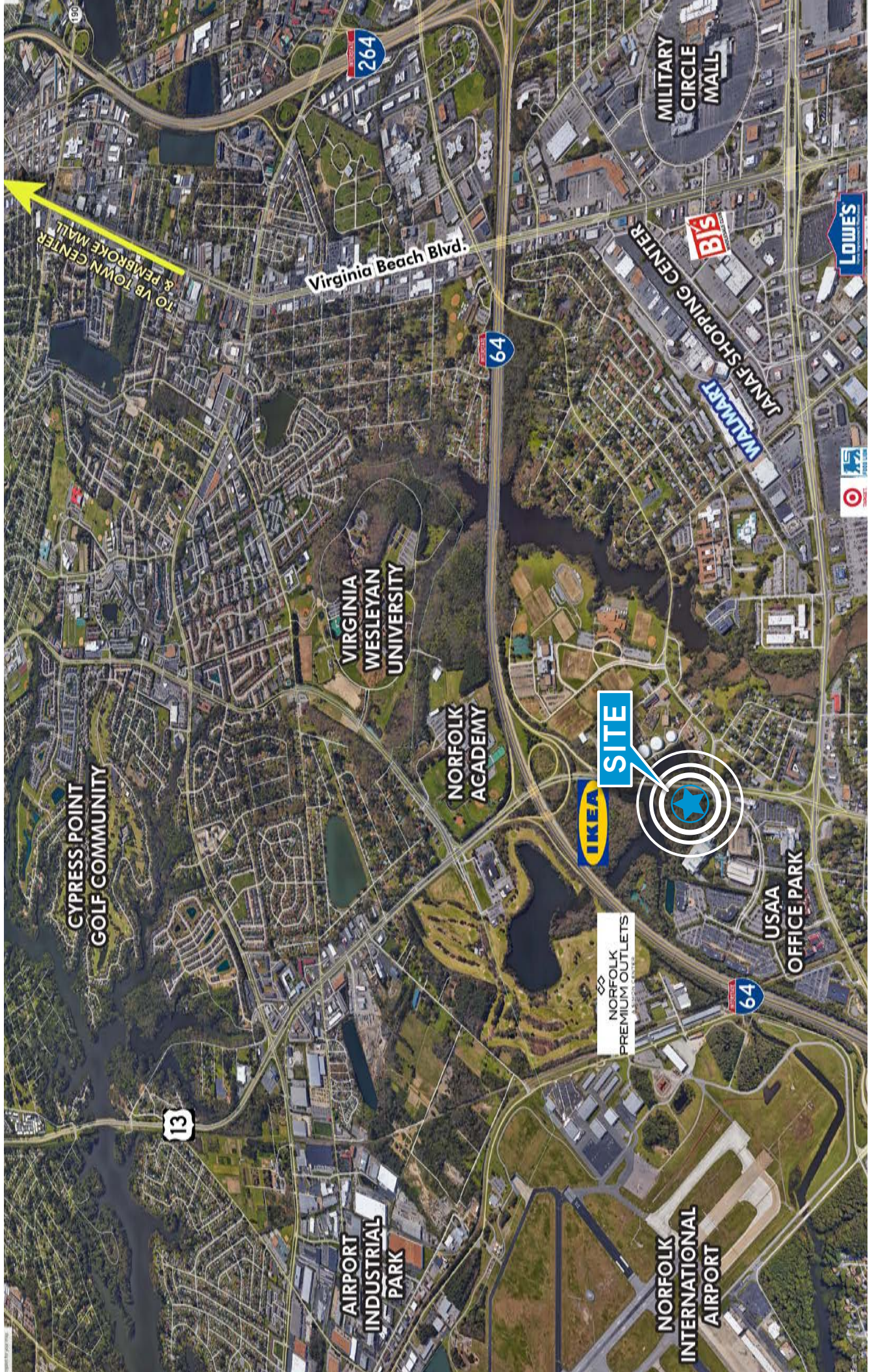
[https://pilotonline.com/news/local/transportation/ikea-and-outlets-will-be-easier-to-get-to-once/article\\_aa968a1f-74dd-5bd9-b66a-03ed5a33b410.html](https://pilotonline.com/news/local/transportation/ikea-and-outlets-will-be-easier-to-get-to-once/article_aa968a1f-74dd-5bd9-b66a-03ed5a33b410.html)



# PRELIMINARY CONCEPTUAL SITE PLAN



# AERIAL



TO VB TOWN CENTER  
& PEMBROKE MALL

Virginia Beach Blvd.

VIRGINIA  
WESLEYAN  
UNIVERSITY

NORFOLK  
ACADEMY

SITE

IKEA

NORFOLK  
PREMIUM OUTLETS

USAA  
OFFICE PARK

AIRPORT  
INDUSTRIAL  
PARK

NORFOLK  
INTERNATIONAL  
AIRPORT

MILITARY  
CIRCLE  
MALL

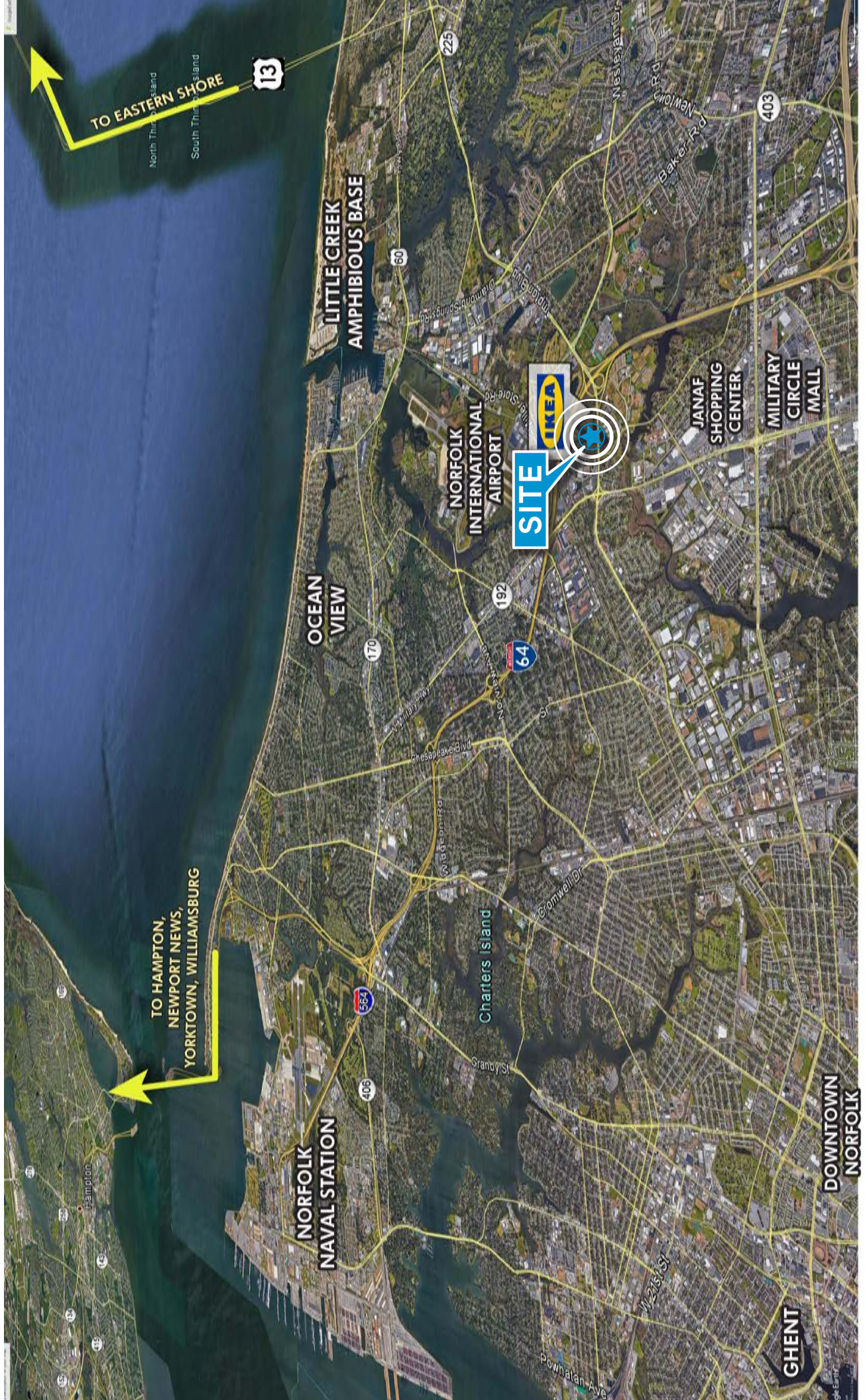
JANAF SHOPPING CENTER

WALMART

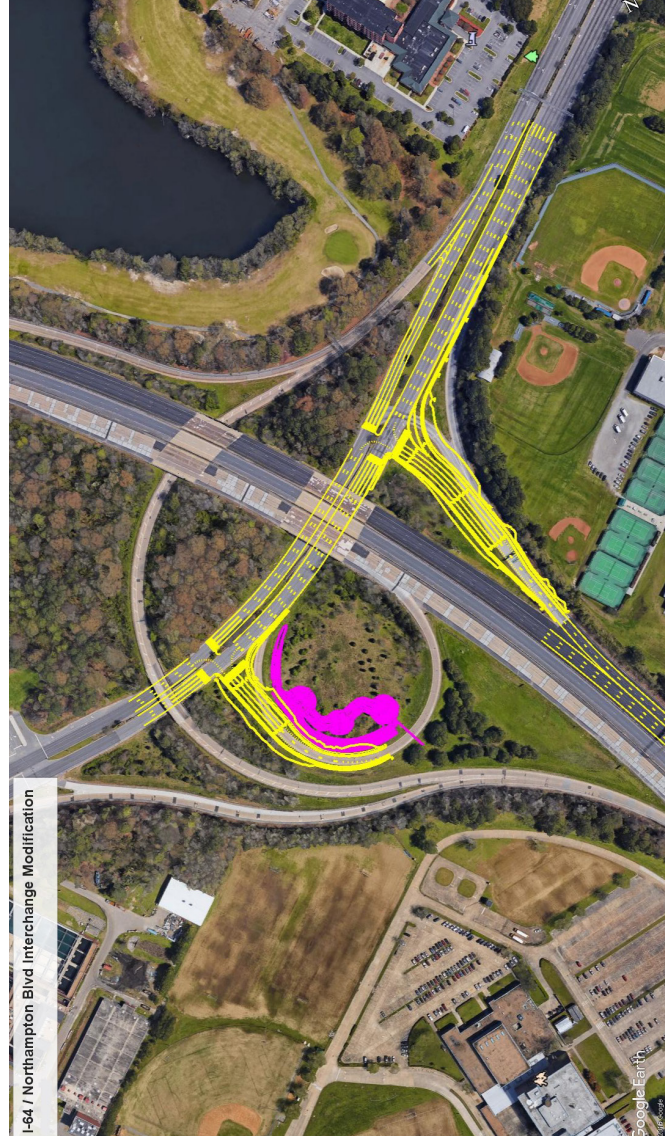
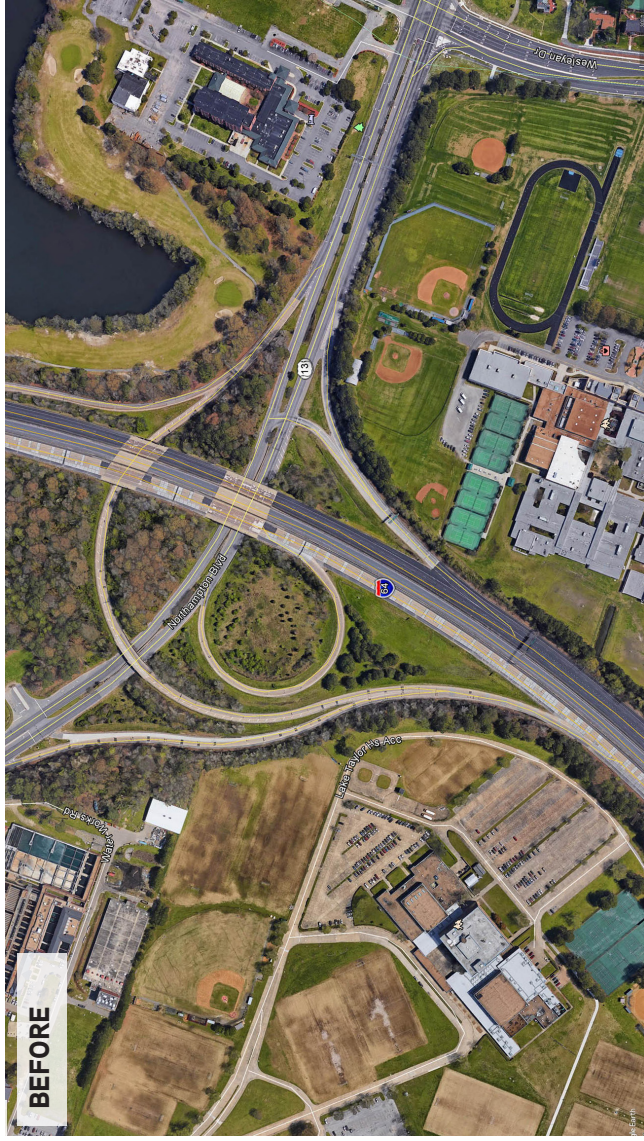
LOWE'S

Target

# AERIAL



# TRAFFIC



## TRAFFIC | VDOT



## NEWS RELEASE

VirginiaDOT.org

RELEASE: IMMEDIATE  
CONTACT: Shellee Casiello (757) 925-1647  
Media Emergency Number (757) 925-2584  
[Shellee.Casiello@VDOT.Virginia.gov](mailto:Shellee.Casiello@VDOT.Virginia.gov)

July 7, 2017

**I-64/NORTHAMPTON BOULEVARD INTERCHANGE IMPROVEMENTS***Project scheduled to begin the week of July 10*

**NORFOLK**– This interchange is one of the highest volume interchanges in the region. The project will modify the off-ramp interfaces to Northampton Boulevard from I-64 and lengthen the acceleration lane from Northampton Boulevard to I-64 West.

The work includes widening the I-64 West exit ramp approach to Northampton Boulevard from two lanes to five lanes (two left turns, two right turns and the existing continuous flow lane will be maintained but tightened for a more integrated movement onto Northampton Boulevard). The traffic signal at Northampton will also be modified.

The I-64-East ramp to Northampton Boulevard will be realigned to a signalized “T” and the ramp merge onto Northampton will be removed.

The project will increase the off-ramp capacity and eliminating difficult arterial weaving movements on Northampton Boulevard will greatly improve operations and safety at this location.

Branch Civil was awarded the construction contract valued at \$3.9 million to improve safety and operation of this high-volume interchange. The construction will result in some nightly shoulder and mobile lane closures. The project is scheduled to be completed May 2018.

To learn more about the project, please visit:

[http://www.virginiadot.org/projects/hamptonroads/northampton\\_interchange.asp](http://www.virginiadot.org/projects/hamptonroads/northampton_interchange.asp)

Motorists will be advised to check VDOT’s weekly lane closure report for details about traffic impacts. [http://www.virginiadot.org/travel/travel\\_alerts/hampton\\_roads/default.asp](http://www.virginiadot.org/travel/travel_alerts/hampton_roads/default.asp)

All construction work is dependent upon weather conditions

Motorists are encouraged to visit [www.511virginia.org](http://www.511virginia.org), call 511, download Virginia’s free [511 mobile app](#) or listen to Highway Advisory Radio (HAR) 1680 AM or call the Traffic Information Line at 757-361-3016 for current traffic and travel information.

## Contact us:

**Ned Brooks**

Senior Vice President

+1 757 228 1829

ned.brooks@colliers.com

**Tyler Brooks**

Senior Associate

+1 757 213 8110

tyler.brooks@colliers.com

Colliers International | 150 West Main St | Suite 1100 | Norfolk, VA 23510

P: +1 757 490 3300 | F: +1 757 490 1200

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