

HIGHLY VISIBLE PARCEL

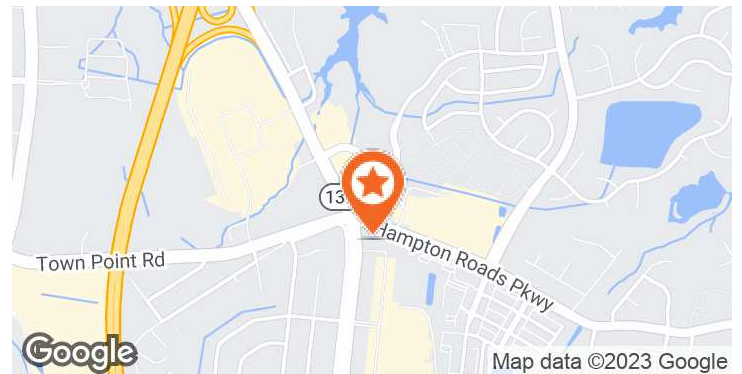
6150 COLLEGE DRIVE, SUFFOLK, VA 23434

FOR LEASE




LOCATION DESCRIPTION

Located in the heart of the Harbour View retail market in northern Suffolk. The site is surrounded by exceptional retailers such as Kroger Marketplace, Walmart, HomeGoods, TJ Maxx, Kohl's, Dick's Sporting Goods, Ulta, and Michaels to name a few. This site has convenient access to and from I-664 as well as VA-164 Western Freeway.



PROPERTY HIGHLIGHTS

- One parcel available for ground lease with potential for multiple tenants | 1.46 acres
- Situated at the fully signalized intersection of College Drive and Hampton Roads Parkway
- Multiple points of ingress and egress
- B2 zoning
- Dedicated monument sign
- Excellent visibility

 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,282	58,777	97,300
Total Households	4,837	22,781	38,142
Median HH Income	\$70,956	\$81,593	\$85,176
Average HH Income	\$85,810	\$113,014	\$114,931



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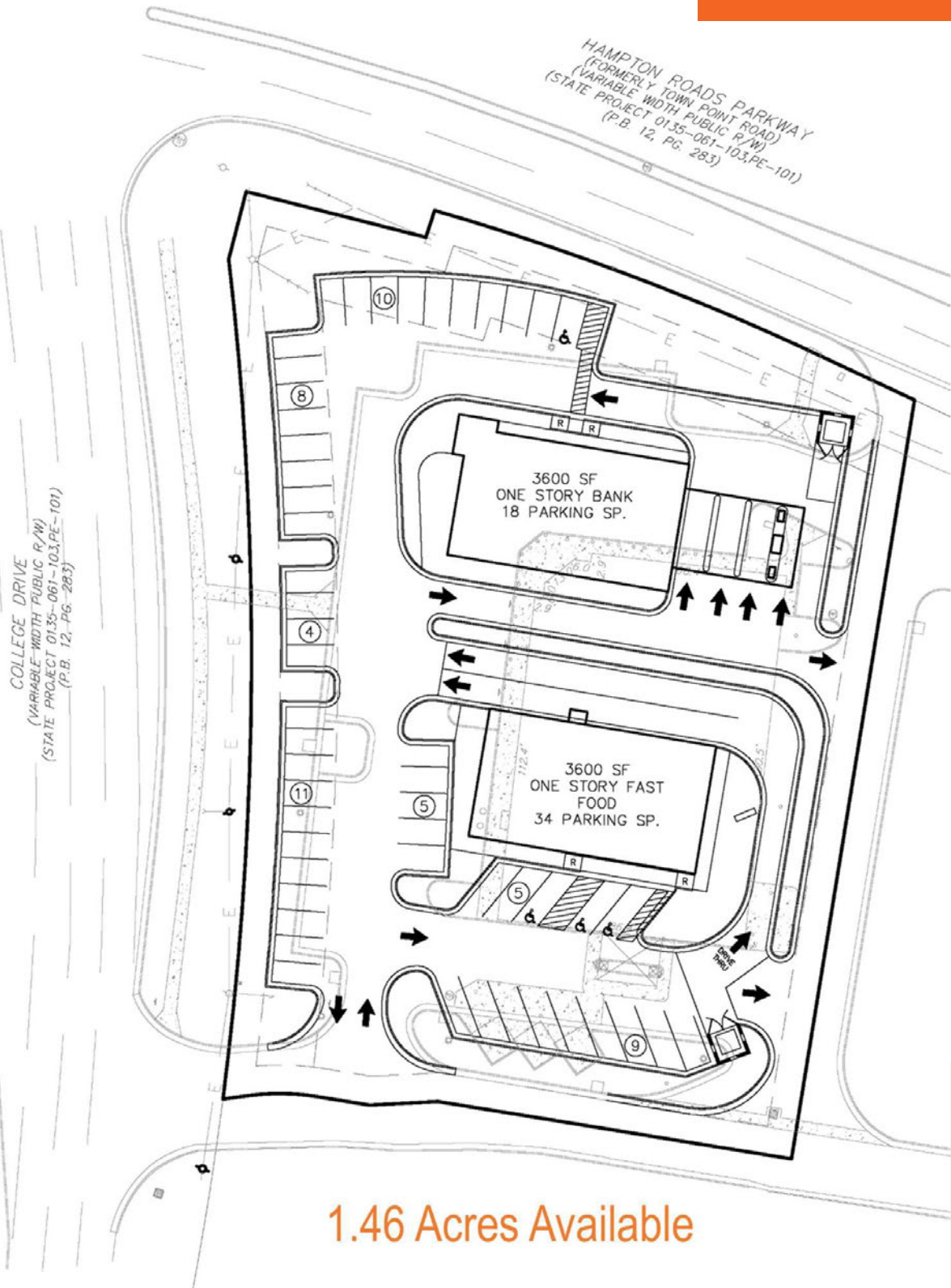
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