

RETAIL SPACE, OFFICE SPACE & OUTPARCELS AVAILABLE

FOR LEASE



RETAIL • HOTEL • OFFICE
GEE'S GROUP PARTNERS
SUFFOLK, VA



RESTAURANTS
GEE'S GROUP PARTNERS
SUFFOLK, VA



TOWNHOMES • APARTMENTS
GEE'S GROUP PARTNERS
SUFFOLK, VA

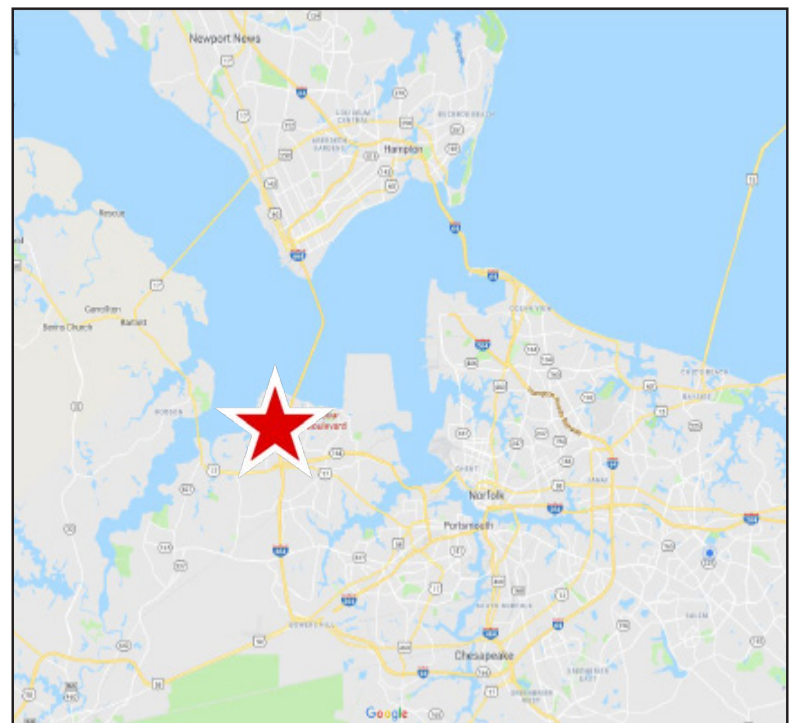


THE POINT AT HARBOUR VIEW | College Drive & Harbour View Boulevard, Suffolk, Virginia

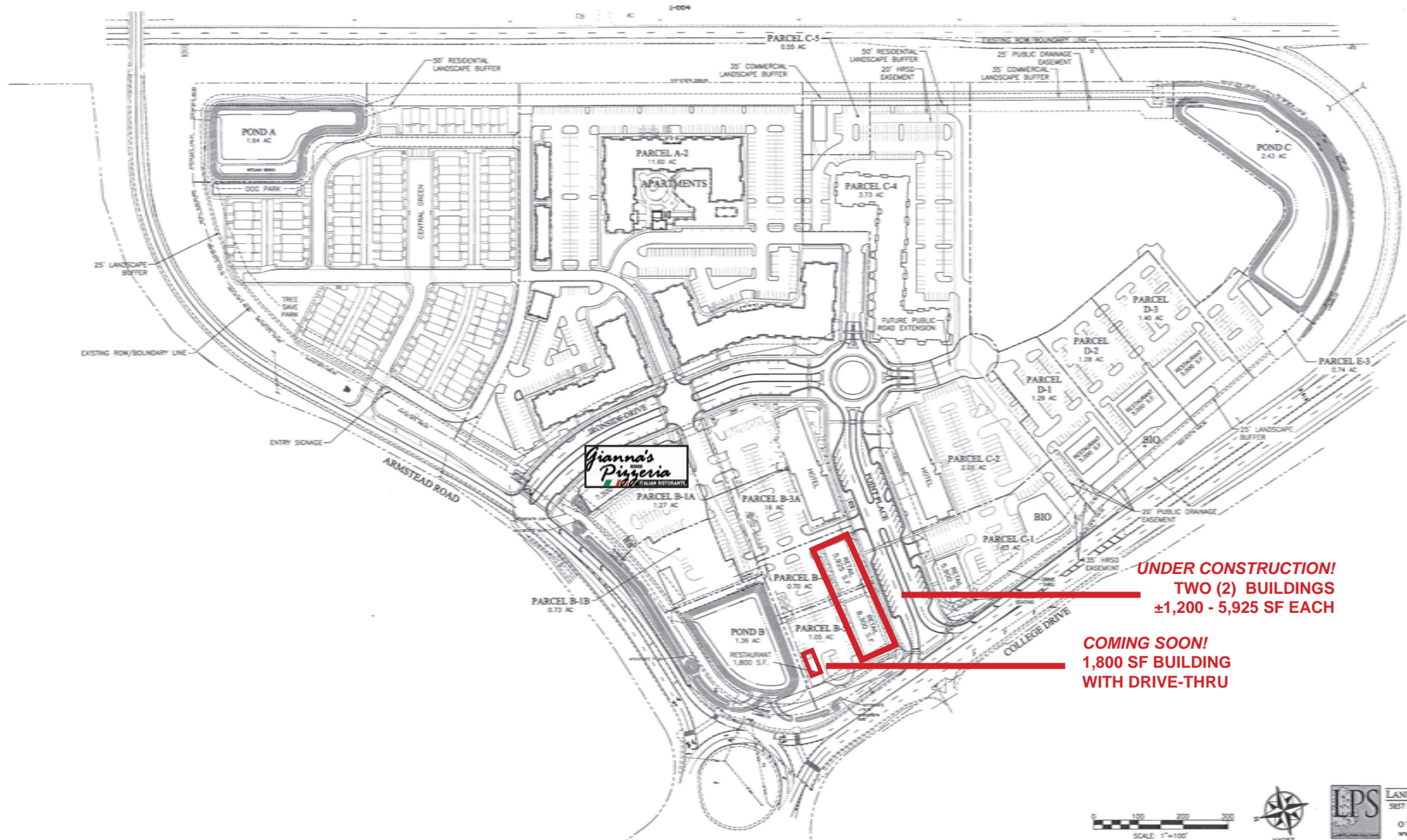
PROPERTY FEATURES:

- **JOIN OUR NEWEST TENANTS** - Gianna's Pizzeria & Italian Ristorante & Harbourview Nail Lounge & Spa!
- **UNDER CONSTRUCTION!** Two (2) buildings - ±1,200-5,925 SF of Retail Space! **COMING SOON!** One (1) 2,500 SF building with drive-thru!
- **The Point is a 55 acre mixed-use development** located in the heart of Harbour View in Suffolk. The development is designed to accommodate up to ±212,000 sf of multi-use space, including outparcels. The Point also features a first-class residential component containing 100 townhomes and 300 apartments within walking distance.
- **±1,200 - 100,000 SF of contiguous space** (retail or office); **Build to suit opportunities available**
- **Parcels can be subdivided** to accommodate various requirements
- **Over 62,000 VPD on I-664**; interstate signage available
- **Neighborhood Employers include:** DOD (1,700 employees); US Navy (1,500 employees); and Sysco Foods (500 employees)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Est. Population	38,579	95,920	291,406
Avg HH Income	\$66,756	\$72,505	\$74,896
Households	15,131	39,431	119,269



PRELIMINARY PLAN



THE POINT
AT HARBOURVIEW

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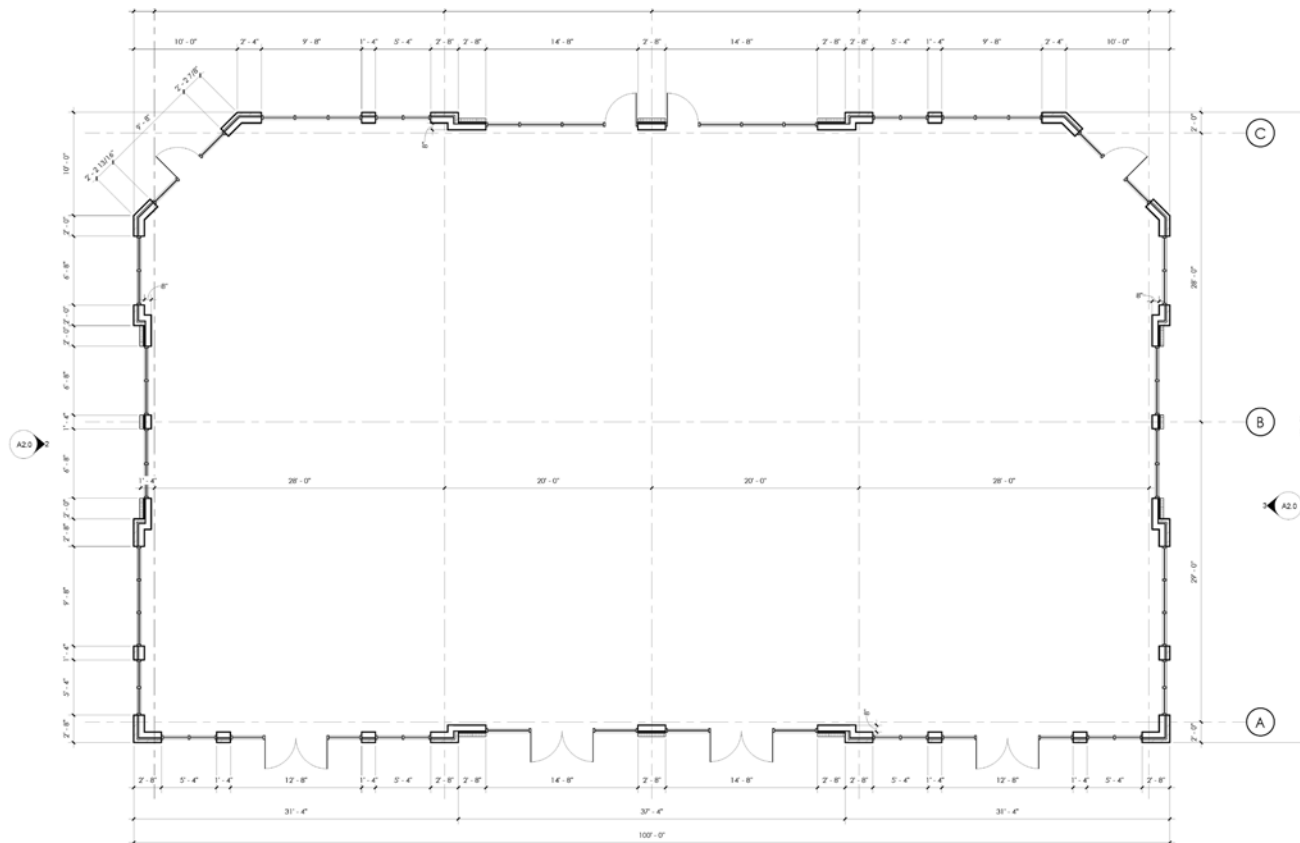
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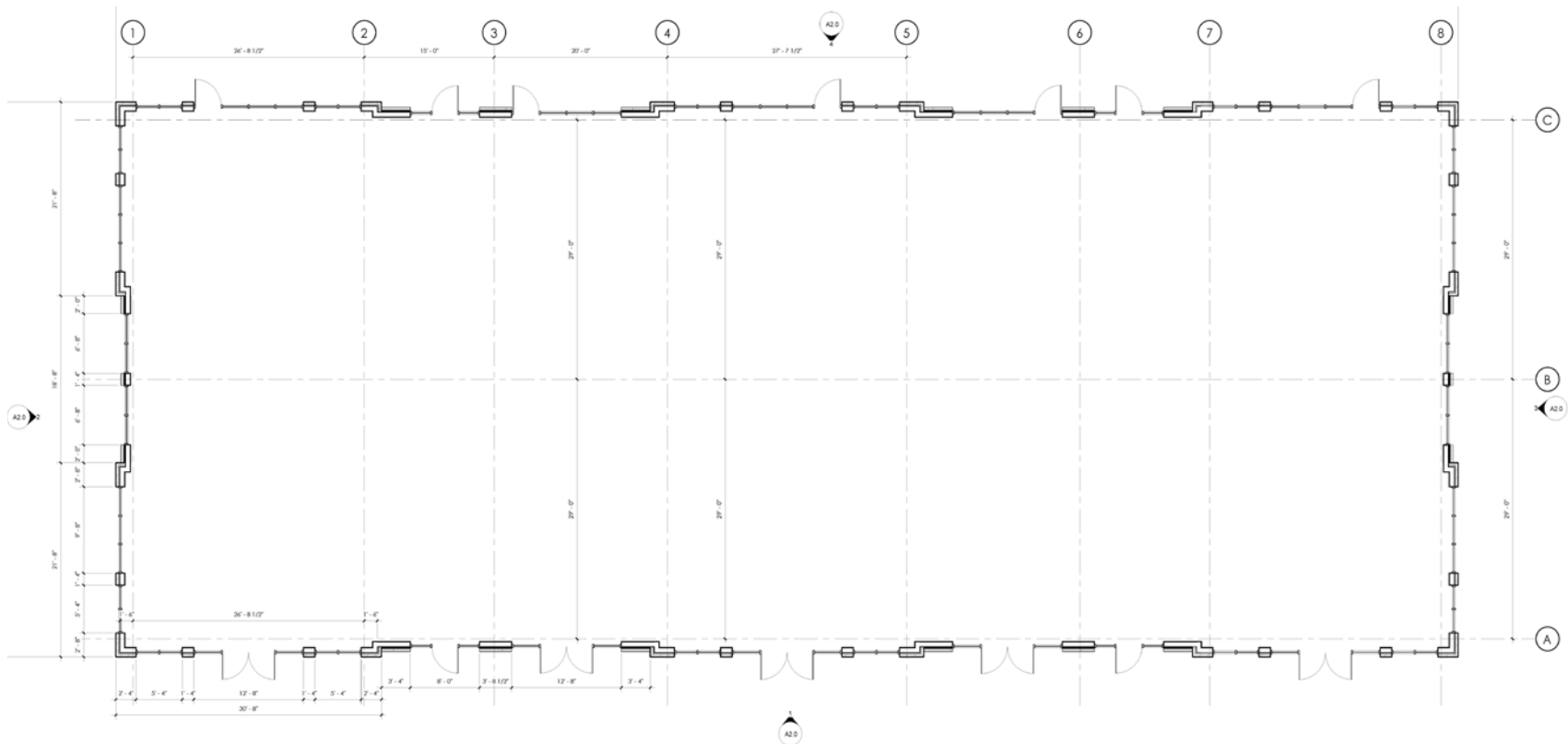
BUILDING PLAN



NEW RETAIL SHOPPING CENTER FOR
THE POINT
SUFFOLK, VIRGINIA



BUILDING PLAN



NEW RETAIL SHOPPING CENTER FOR
THE POINT
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THE POINT
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RENDERINGS



New Residential - Harbour View 7-24-20

Recently Completed

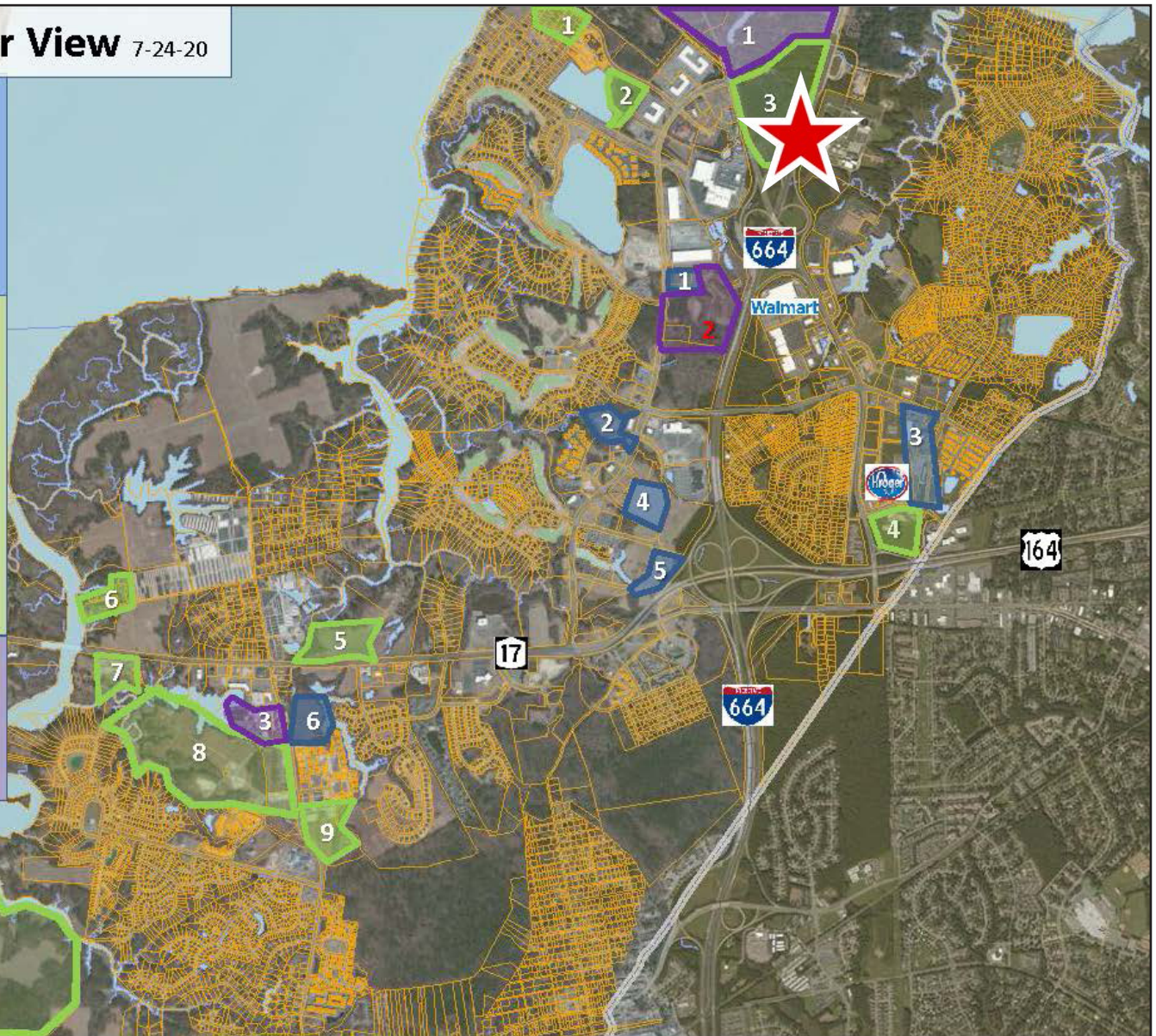
- 1- Bickford Senior (aged care) - 45 units
- 2- The Crossings (aged care) - 174 units
- 3- H. Roads Crossing (sale/rental) - 30/444 units
- 4- Claremont at H.View (rental) - 276 units
- 5- Meridian at H.View (rental) - 224 units
- 6- Hilltop Terrace (rental) - 147 units

Under Construction

- 1- Sunfall (sale) - 85 units
- 2- Bridgeway Dr. (sale) - 70 units
- 3- Point at H.View (rental/sale) - 300/100 units
- 4- Park 216 (rental) - 250 units
- 5- 3800 Aqua/Royal Sail (for rent) - **700+** units
- 6- Decoy's (sale) - 28 units
- 7- Rt 17 Apartments (rental) - 125 units
- 8- Bennett's Creek Qtr (sale) - 560 units
- 9- The Cove (sale) - 45 units
- 10- River Club (sale) - 430 units

Preplanning (zoning needed)

- 1- College Point (sale/rental) - **2,500+** units
- 2**- HV Blvd Mixed Use (sale/rental) - 600 units
REZONED 7/20
- 3- Shoulders Hill (rental) - 250 units



Harbour View Market Profile, 2018 – 2023

Population:

2018 5 miles: 96,632 10 miles: 348,604 15 miles: 869,560
 2023 5 miles: 101,022 10 miles: 357,561 15 miles: 892,860

Source: esri

Households:

2018 5 miles: 35,917 10 miles: 122,800 15 miles: 324,849
 2023 5 miles: 37,404 10 miles: 125,974 15 miles: 333,338

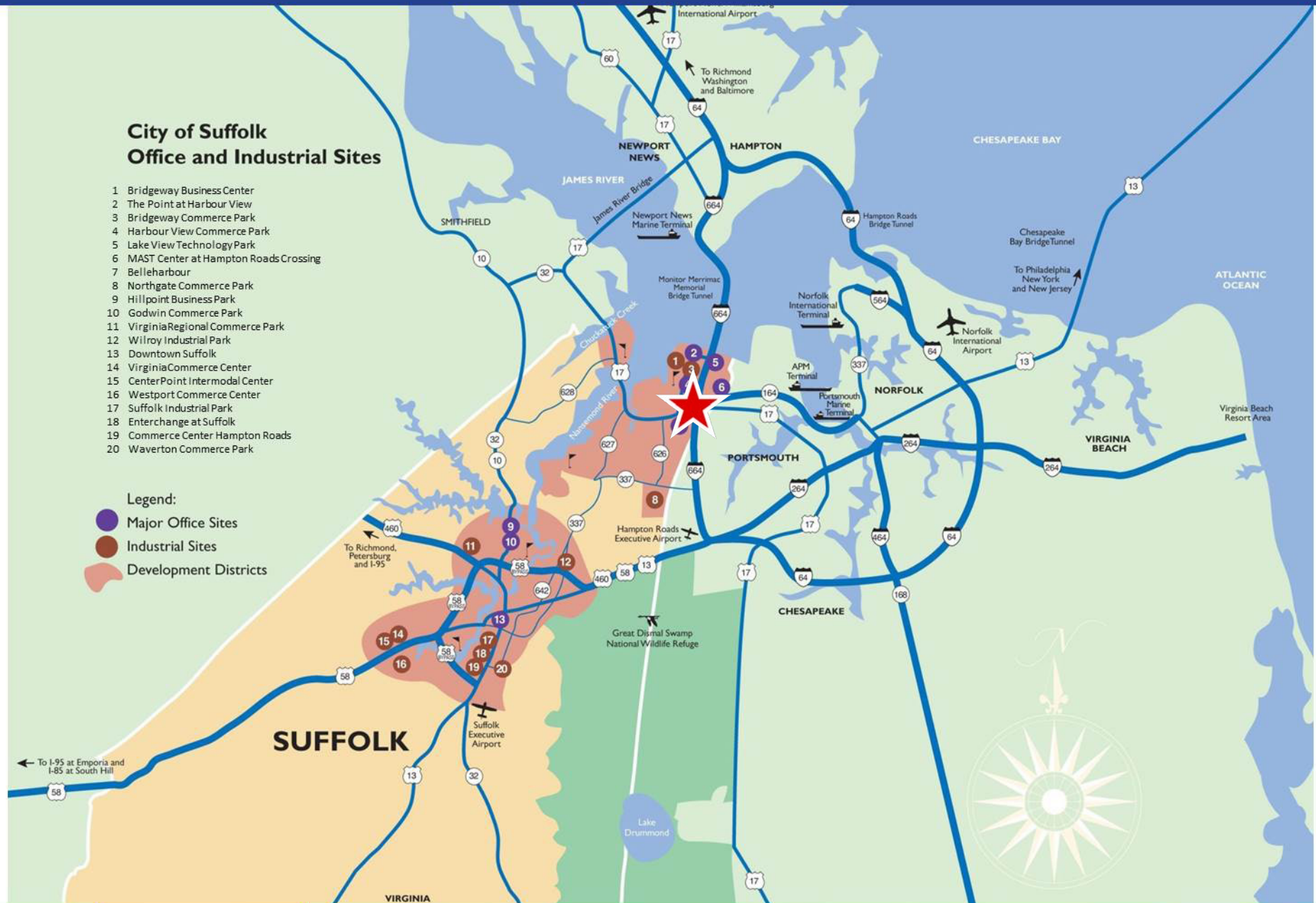
Source: esri

City of Suffolk Office and Industrial Sites

- 1 Bridgeway Business Center
- 2 The Point at Harbour View
- 3 Bridgeway Commerce Park
- 4 Harbour View Commerce Park
- 5 Lake View Technology Park
- 6 MAST Center at Hampton Roads Crossing
- 7 Belleharbour
- 8 Northgate Commerce Park
- 9 Hillpoint Business Park
- 10 Godwin Commerce Park
- 11 Virginia Regional Commerce Park
- 12 Wilroy Industrial Park
- 13 Downtown Suffolk
- 14 Virginia Commerce Center
- 15 CenterPoint Intermodal Center
- 16 Westport Commerce Center
- 17 Suffolk Industrial Park
- 18 Enterchange at Suffolk
- 19 Commerce Center Hampton Roads
- 20 Waverton Commerce Park

Legend:

- Major Office Sites
- Industrial Sites
- Development Districts



Suffolk Virginia

