

# Development Opportunity

BECO Commercial Real Estate



Northgate Commerce Park - Land Parcel  
110 Maya Way, Suffolk, VA - Hampton Roads

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BECO Commercial Real Estate

609 Independence Pkwy

Suite 115

Chesapeake, VA 23320

[View LoopNet Listing](#)

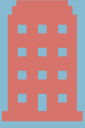
# ABSTRACT



110 Maya Way  
Suffolk, VA 23435



4.09 Acres



Zoned B-2



Ground Lease



Build to Suit



## The Opportunity

**Lease Term:** Negotiable, 15-Year Minimum

**Land Parcel:** Pad Ready

**Location:** Northgate Commerce Pkwy & Nansemond Pkwy Signalized Intersection  
Entrance of Amazon Robotic Fulfillment Center  
Adjacent to Tractor Supply Co.

One Access from Nansemond Pkwy & Two from Northgate Commerce Pkwy w/ Turn Lane

**Site Plan:** Available for land lease or build to suit (BTS) with a 4,650 SF convenience store with fueling pumps, a 10,134 SF retail strip with an end cap drive-thru, and a 4,333 SF quick service restaurant with a drive-thru.

**Utilities:** Brought to Site

**Option:** Can be subdivided to preferred parcel size

## The Market

Traffic Counts:

10,624 VPD\* - Northgate Commerce Pkwy  
17,414 VPD\* - Nansemond Pkwy

Demographics:

### Total Population:

1 Mile	1.5 Mile	2 Mile
1,303	2,541	7,168

### Median HH Income:

1 Mile	1.5 Mile	2 Mile
\$119,376	\$120,493	\$121,152

\*Vehicles Per Day | Source: private and government sources.

Source: IMST Corp Market Profile Report for Northgate Commerce Park

## Population & HH Expenditures

	1 Mile	1.5 Mile	2 Mile
Total Daytime Population:	1,311	2,022	4,276
Daytime Workers:	421	734	1,640
Daytime Residents (age 16+):	540	1,139	3,148
Food Away from Home Avg.	\$4,748	\$4,699	\$4,613
Gasoline Average	\$2,716	\$2,739	\$2,755

Source: IMST Corp Market Profile Report for Northgate Commerce Park

