

retail/office/medical FOR LEASE

OFFICE/MEDICAL BUILDING

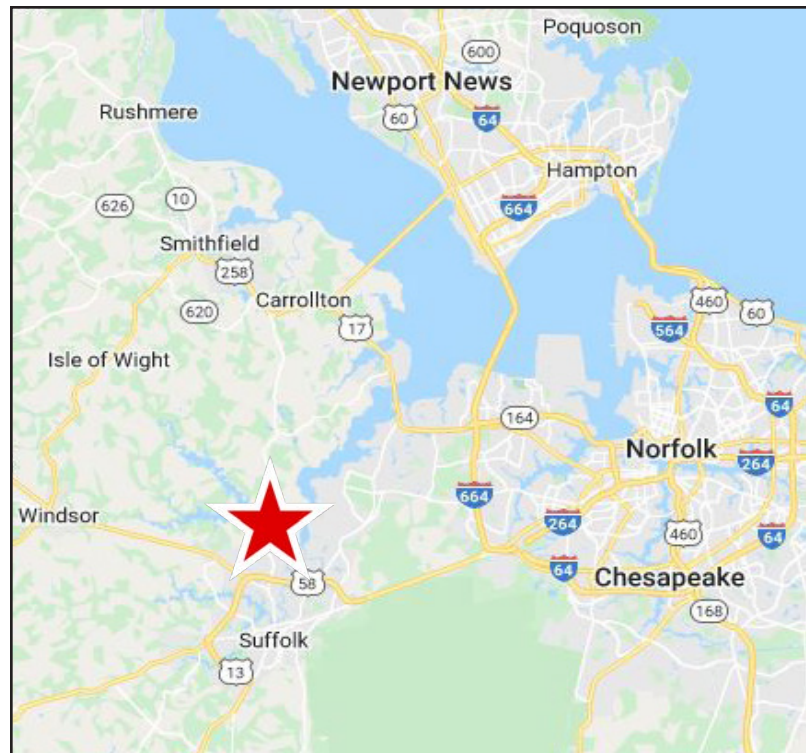


New Retail/Office/Medical Development | 3016 & 3024 Godwin Blvd. & 1001 Hillpoint Blvd., Suffolk, VA

PROPERTY FEATURES:

- **Units available from ±1,200-18,000 SF! New retail/office/medical development** located on Godwin Boulevard!
- **Directly across the street from the Gallery at Godwin** (255+ apartment complex), as well as Port 58 @ Hillpoint (224+ apartments)
- **Over 3,000 new/under construction/permitted/proposed** single family homes, townhomes & apartments along this corridor.
- **Prime site for retail/office/medical uses**, located less than a mile from Sentara Obici Hospital (175 beds) and 1.5 miles from US-58 Bypass.
- **Signalized access at both Hillpoint Blvd. intersections; High visibility** with over 21,941 VPD along Goodwin Blvd.

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Est. Population	14,038	50,829	103,064
Avg. HH Income	\$112,778	\$92,371	\$108,078
Households	4,899	19,038	38,556



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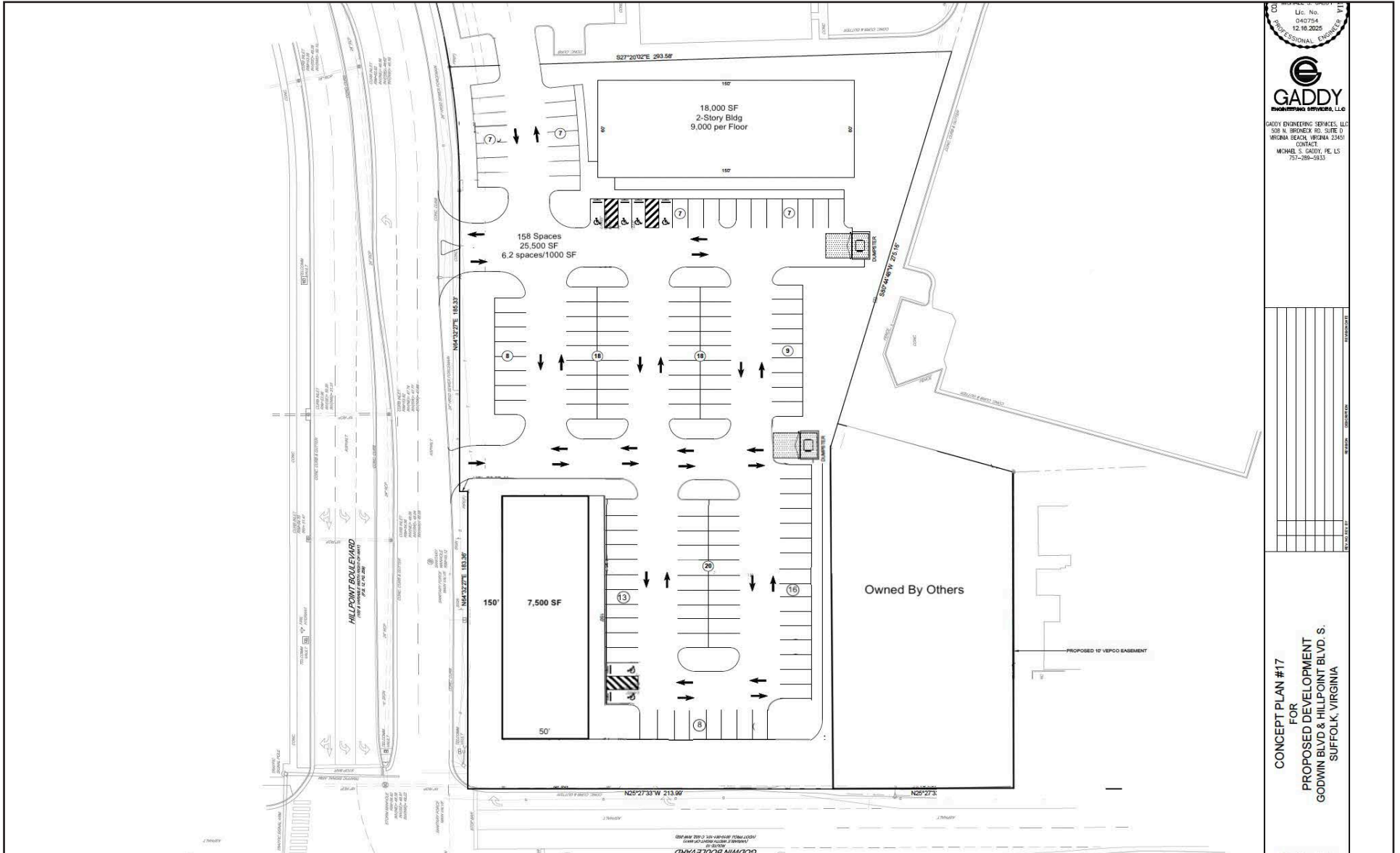
RENDERINGS (RETAIL/OFFICE/MED BUILDING)



RENDERINGS (RETAIL BUILDING)



SITE PLAN - OPTION I



SITE PLAN - OPTION II

