



IHOP at 6200 College Drive, Suffolk (Harborview), Virginia 23435
Contact: Lawrence 757-623-1062 ext 213 or Lakebarb4@aol.com









DISCOUNT TIRE



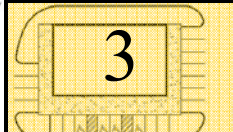
MATTRESS FIRM



NO BUILD AREA
Space Remains Green
Pylon Sign can be close to stop light

PARCEL 7A

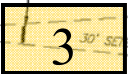
WAWA SIGN LOCATION



PARCEL 1A

PARCEL 2A

PARCEL 1A

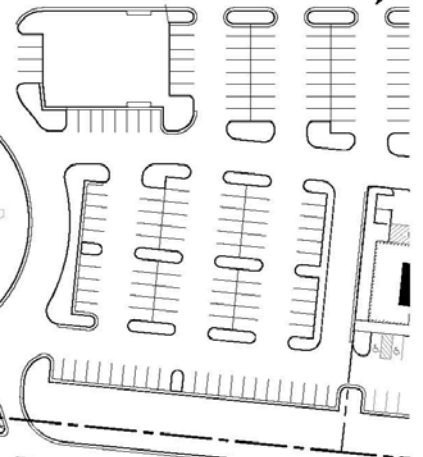


SIGN LOCATION

15,260 sf
w/2 dock level
doors



RETAIL SHOPS



TO I-664

COLLEGE DRIVE

BURBAGE DRIVE

BURBAGE DRIVE

HAMPTON ROADS PARKWAY

TO SETBACK

TO SETBACK

RIGHT-OF-WAY

VIRGINIA POWER EASEMENT
D.B. 279, PG. 678

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D.B. 279, PG. 678



15,260 sf + 3 outparcels
 Drive-thru development opportunities
 6540-6550 Hampton Roads Parkway
 Harborview, North Suffolk, Virginia 23435
 JCF 757-623-1062 ext. 213 (tel)
 Attn: Lawrence / LAKEBARB4@aol.com





TACO BELL

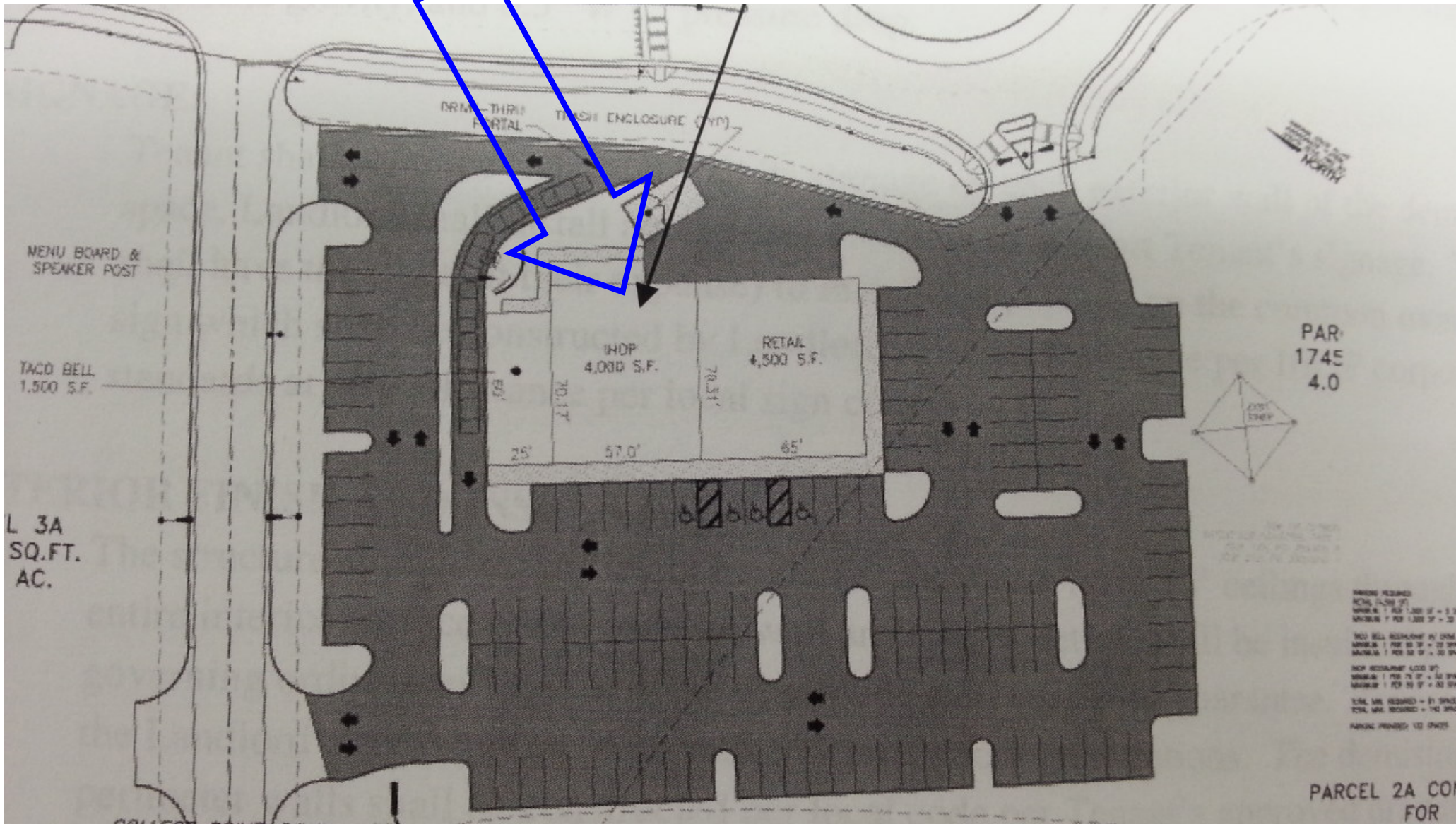
IHOP

MATTRESS FIRM

6200

DISCOUNT TIRE

6204



MENU BOARD & SPEAKER POST

TACO BELL
1,500 S.F.

L 3A
SQ.FT.
AC.

DRIVE-THRU PORTAL
TRASH ENCLOSURE (CYD)

INOP
4,000 S.F.

RETAIL
4,500 S.F.

PAR.
1745
4.0

MARKING REQUIRED:
 ROWS: 1 FOR 1,000 SF - 1 SP
 SERVICE: 1 FOR 1,000 SF - 2 SP
 INOP REQUIREMENT: 4,000 SF
 SERVICE: 1 FOR 75 SF - 1 SP
 SERVICE: 1 FOR 50 SF - 1 SP
 TOTAL MARKING REQUIRED: 142 SPACES
 PARKING PROVIDED: 132 SPACES

PARCEL 2A CON
FOR







