

11.35 ACRES AVAILABLE

2882 PRUDEN BLVD

SUFFOLK, VIRGINIA

11.35 AC
ZONED B2

Table of Contents



Property Overview Page 3

Highlights Page 4

Port 460 Page 5

Local Area Page 6

Demographics Page 7

Site Plan Page 8

Additional Images Page 9



Levi Thomson

Executive Vice President
lthomson@divaris.com
757.333.4382



Kris Fuller

Vice President
kris.fuller@divaris.com
757.333.4321





PROPERTY Overview

2882 PRUDEN BOULEVARD | SUFFOLK, VA | 23434

The property consists of approximately 11.35 acres located along Pruden Boulevard (Route 460) in Suffolk, Virginia, positioned for retail development in a highly visible location along one of the region's primary transportation corridors. The site offers direct frontage on Route 460 with strong traffic volumes and convenient access to the surrounding Hampton Roads market.

The property sits directly across from Port 460, a major new logistics and distribution campus planned to deliver more than 5 million square feet of industrial space over multiple phases. As the project builds out, it is expected to bring a significant concentration of industrial users and employees to the immediate area, establishing a new employment center in western Suffolk tied to the Port of Virginia and the broader regional distribution network.

Given its location adjacent to this emerging logistics hub, the site is well positioned to support retail and service uses that typically cluster near large employment centers and high-traffic corridors. The property provides an opportunity to serve the growing workforce associated with Port 460 as well as commuter traffic traveling through the Route 460 corridor.

PROPERTY Highlights

- ✘ **11.35 acres** zoned B-2 available for development
- ✘ Located along Pruden Boulevard (Route 460) in Suffolk, VA
- ✘ Positioned **directly across from the Port 460 Logistics Center**, a planned 5+ million SF industrial development
- ✘ **High visibility** with strong traffic counts along the Route 460 corridor
- ✘ Planned improvements to **Pruden Boulevard expanding to six lanes**, increasing traffic capacity and access
- ✘ Ideal location for convenience retail, quick-service restaurants, fuel/service uses, and other workforce-oriented retail
- ✘ **Immediate access to US Routes 460 and 58** with convenient connections throughout Hampton Roads
- ✘ **Strategically positioned** to serve the growing industrial workforce and commuter traffic associated with Port 460 and surrounding logistics facilities



The Port 460 Development

Port 460, directly adjacent to 2882 Pruden Boulevard, is a large-scale logistics and distribution development in Suffolk, Virginia designed to support the continued growth of the Port of Virginia and the Hampton Roads regional distribution network. The project is planned to deliver more than 5 million square feet of industrial space across multiple phases, creating one of the region's most significant new logistics hubs. Its location at the intersection of US Routes 460 and 58 provides efficient access to the Port of Virginia terminals and major interstate corridors serving the East Coast.

The development is designed to accommodate modern distribution and logistics users with large-format warehouse buildings, high clear heights, and extensive truck and trailer parking. Early phases include buildings ranging from approximately 250,000 square feet to more than 1 million square feet, with future phases expanding the campus over the coming years. As construction progresses, the project is expected to attract a range of national and regional logistics, e-commerce, and distribution operators.

As these facilities deliver and tenant occupancy increases, Port 460 is expected to generate a substantial daytime workforce and establish a new industrial employment center in western Suffolk. Its proximity to the Port of Virginia, combined with strong highway connectivity throughout Hampton Roads and the broader Mid-Atlantic, positions the development as an important component of the region's growing supply chain and distribution infrastructure.



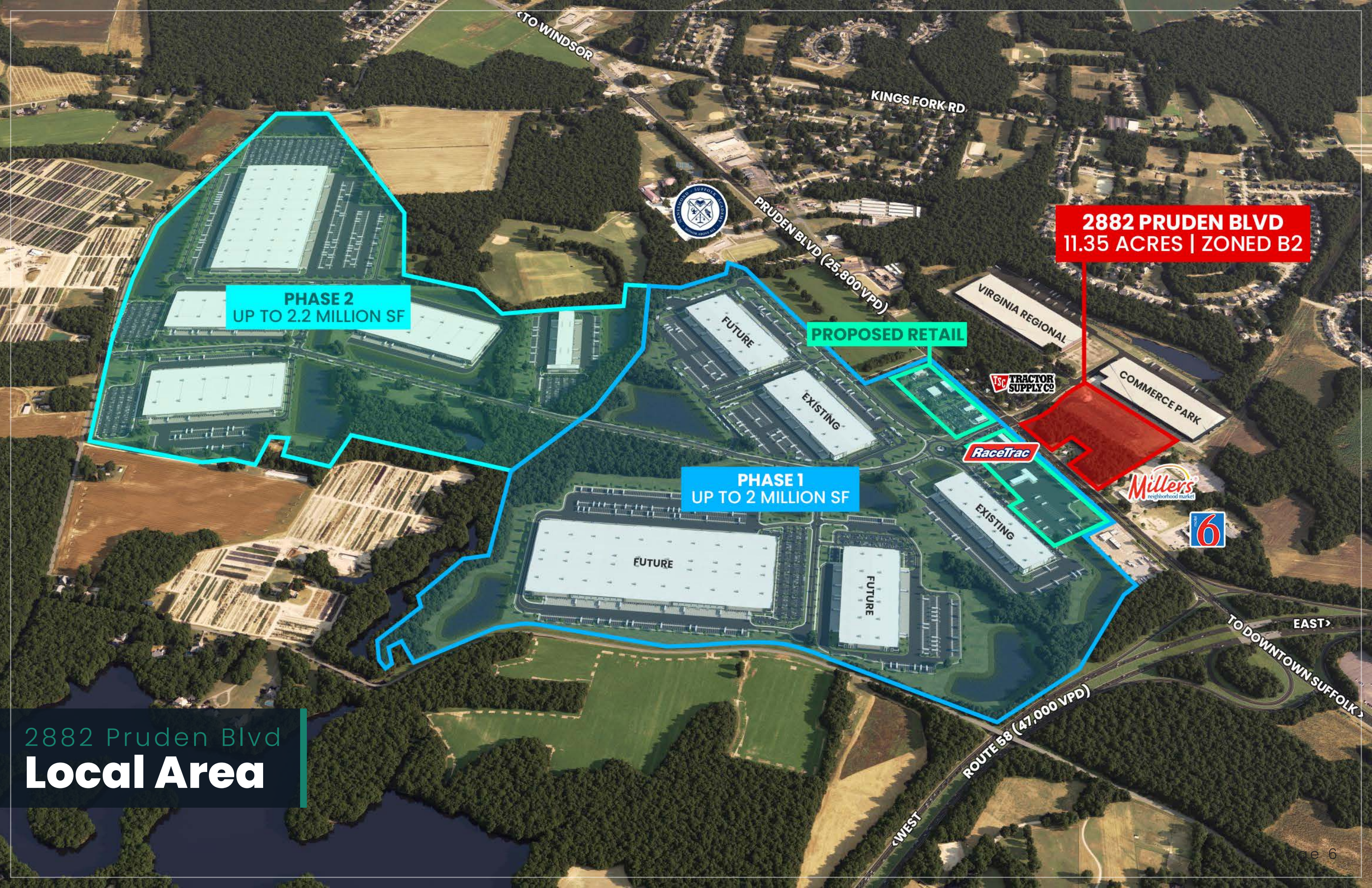
2882 Pruden Blvd
Local Area

PHASE 2
UP TO 2.2 MILLION SF

PHASE 1
UP TO 2 MILLION SF

PROPOSED RETAIL

2882 PRUDEN BLVD
11.35 ACRES | ZONED B2



Demographics

5 MIN DRIVE

23,080
Population

39.2

Median Age

2.5

Average
Household
Size

\$81,776

Median
Household
Income

EDUCATION



32%

College
Degree



12%

2024 Pop Age 25+:
Grad/Professional Degree
(%)

BUSINESS



883

Total Businesses



11,007

Total Employees

10 MIN DRIVE

84,112
Population

40.0

Median Age

2.6

Average
Household
Size

\$81,391

Median
Household
Income

EDUCATION



30%

College
Degree



11%

2024 Pop Age 25+:
Grad/Professional Degree
(%)

BUSINESS



2,088

Total Businesses



26,591

Total Employees

15 MIN DRIVE

387,976
Population

38.4

Median Age

2.5

Average
Household
Size

\$76,079

Median
Household
Income

EDUCATION



32%

College
Degree



12%

2024 Pop Age 25+:
Grad/Professional Degree
(%)

BUSINESS



12,942

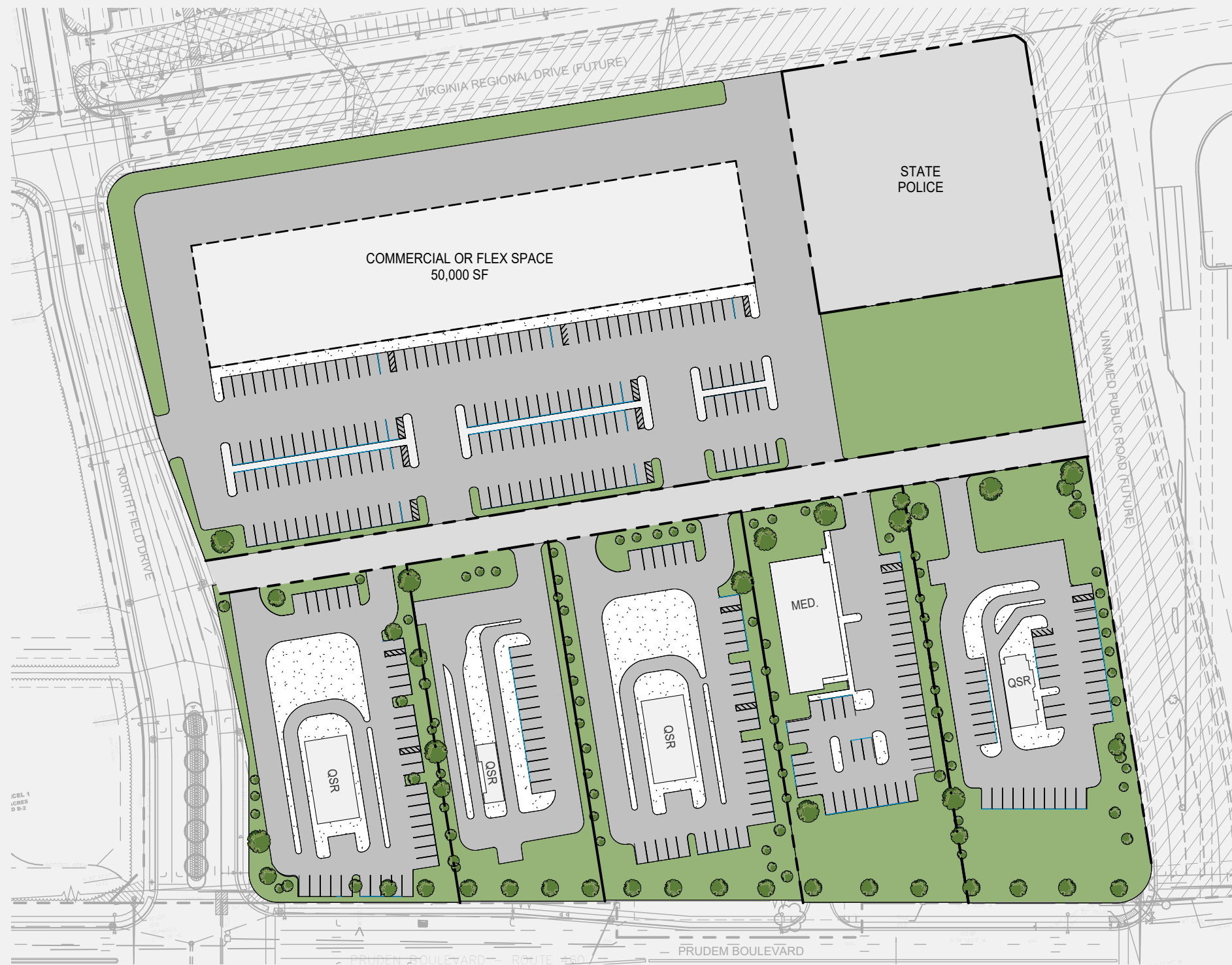
Total Businesses



183,898

Total Employees

CONCEPTUAL SITE PLAN







4525 Main Street | Virginia Beach, VA | 757.497.2113 | Divaris.com