

**3803 Bridge Road
Suffolk, VA 23435**

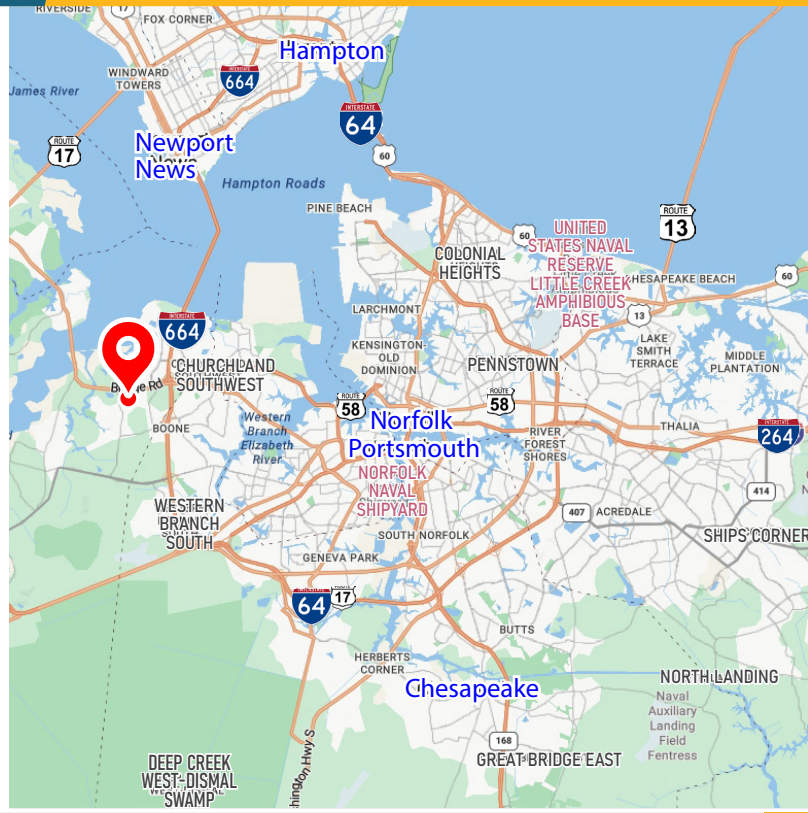


**CLOSE PROXIMITY TO
HARBOUR VIEW & SENTARA**

Listing Price: \$10,176,000

- 20.12 acres for sale in the Harbour View area of Suffolk
- Additional adjacent 10.35 acre parcel also available for sale
- Access off of Bridge Road with over 1,300 feet of frontage
- Directly across the street from the highly successful Bridgeport mixed use development
- Zoned B2 - General Commercial and RR - Rural Residential District
- Traffic Count: 35,000 VPD along Bridge Road

2024 DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	5,934	48,492	95,175
Households	2,569	18,822	36,729
Average HH Income	\$128,503	\$121,452	\$123,772
Total Businesses	244	1,086	2,186



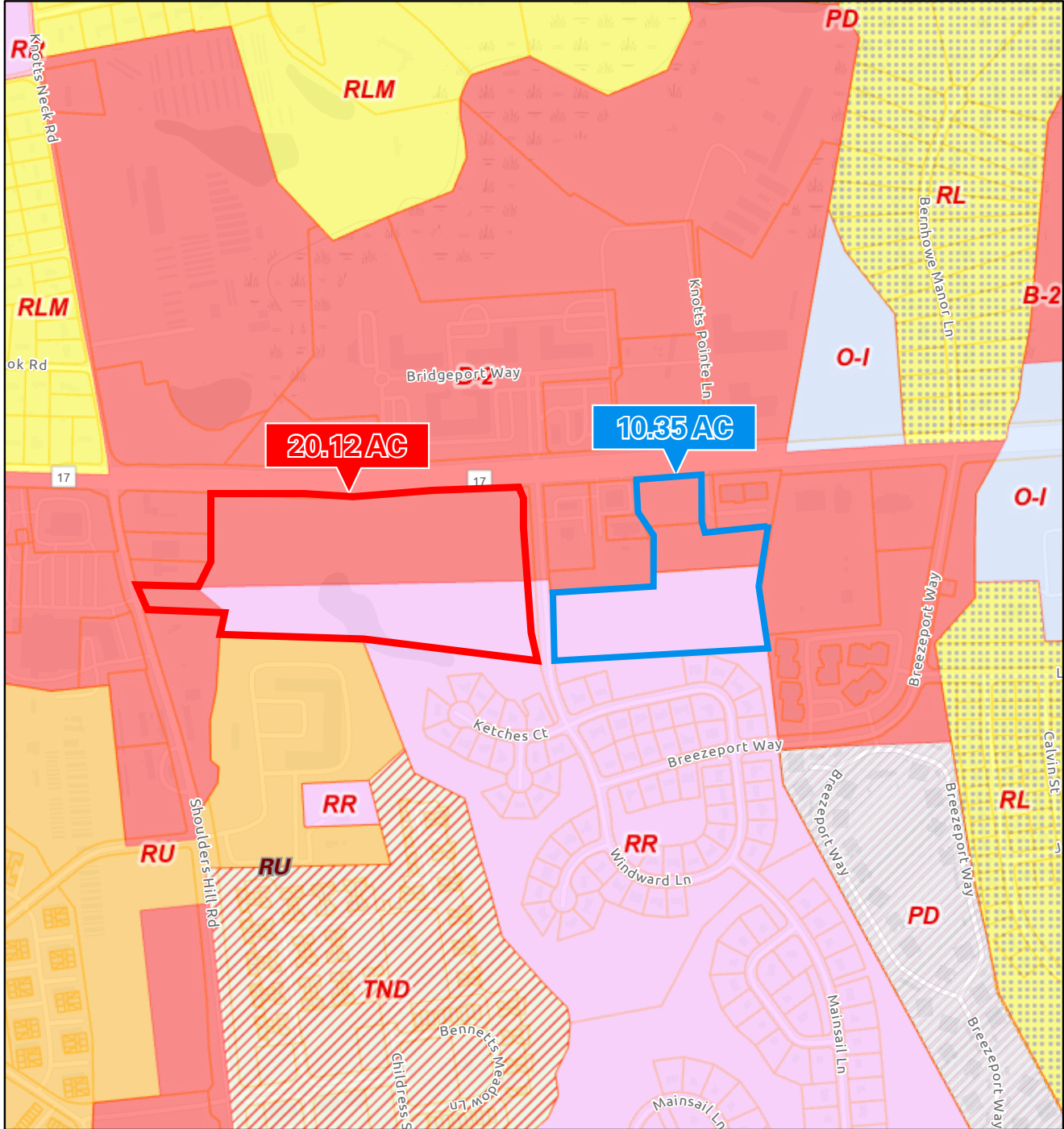
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ZONING | 3803 Bridge Road, Suffolk, VA

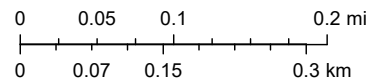
City of Suffolk, VA - Zoning Districts and Land Use



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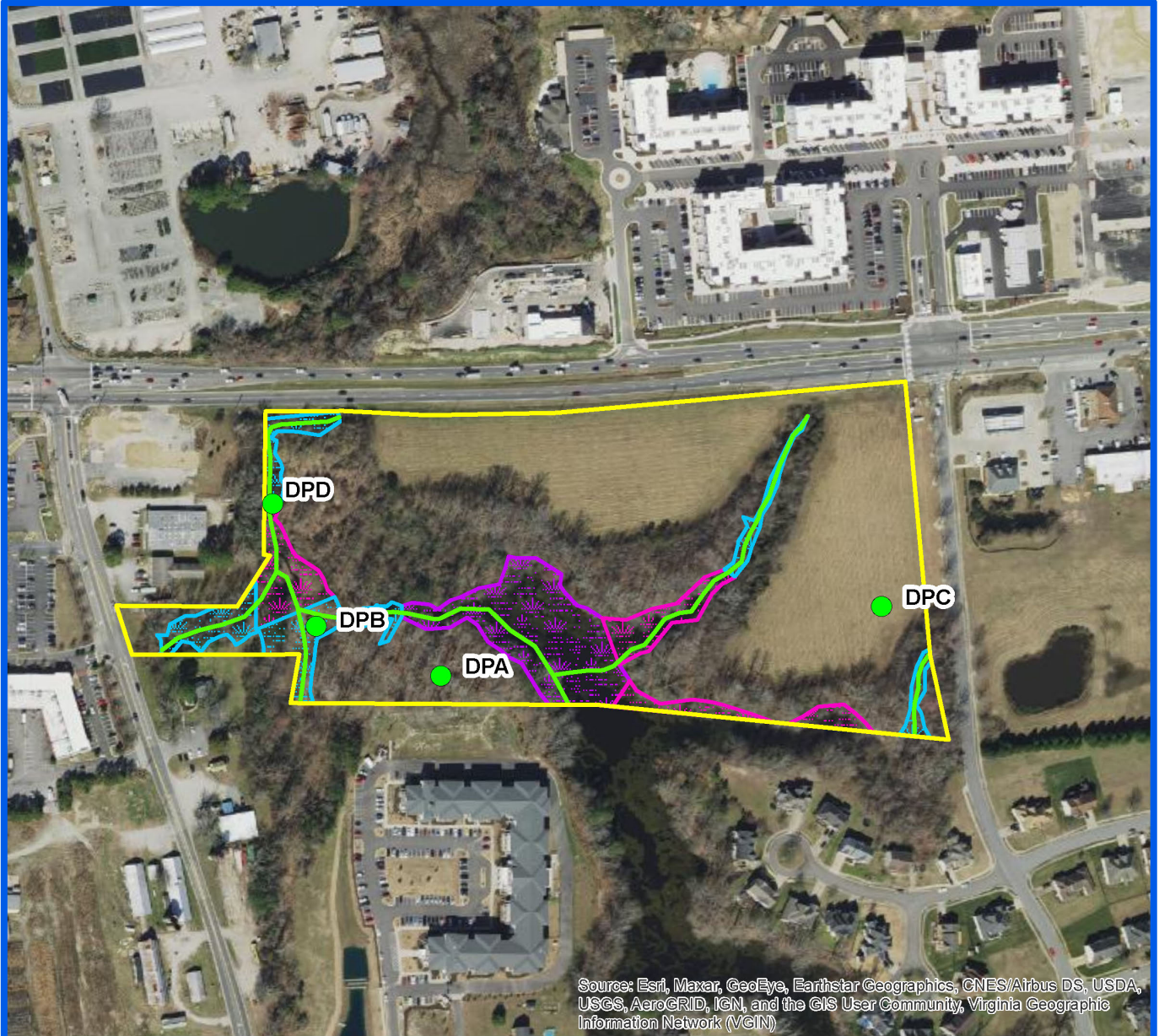
- City of Suffolk Boundary
- Parcels
- ALL Zoning Districts
 - RR - Rural Resident District
 - RL - Residential Low District
 - RLM - Residential Low-Medium District
 - RU - Residential Urban
 - B-2 - General Commercial District
 - O-I - Office-Instituional District
 - PD - Planned Development Overlay District
 - TND - Traditional Neighbourhood Development



Esri Community Maps Contributors, City of Chesapeake, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Suffolk, VA - Zoning Districts and Land Use
Printed from: City of Suffolk - Website GIS Maps

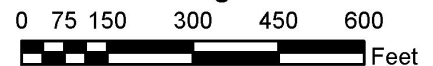
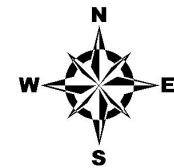
WETLAND DELINEATION | 3803 Bridge Road, Suffolk, VA



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Virginia Geographic Information Network (VGIN)

Legend

- Study Area ~ 20.66 acres
- Data Points
- PFO Wetlands ~ 1.23 acres
- Stream Channel ~ 2,703.55 square feet
- PEM Wetlands ~ 1.14 acres
- PUB Wetlands ~ 1.53 acres



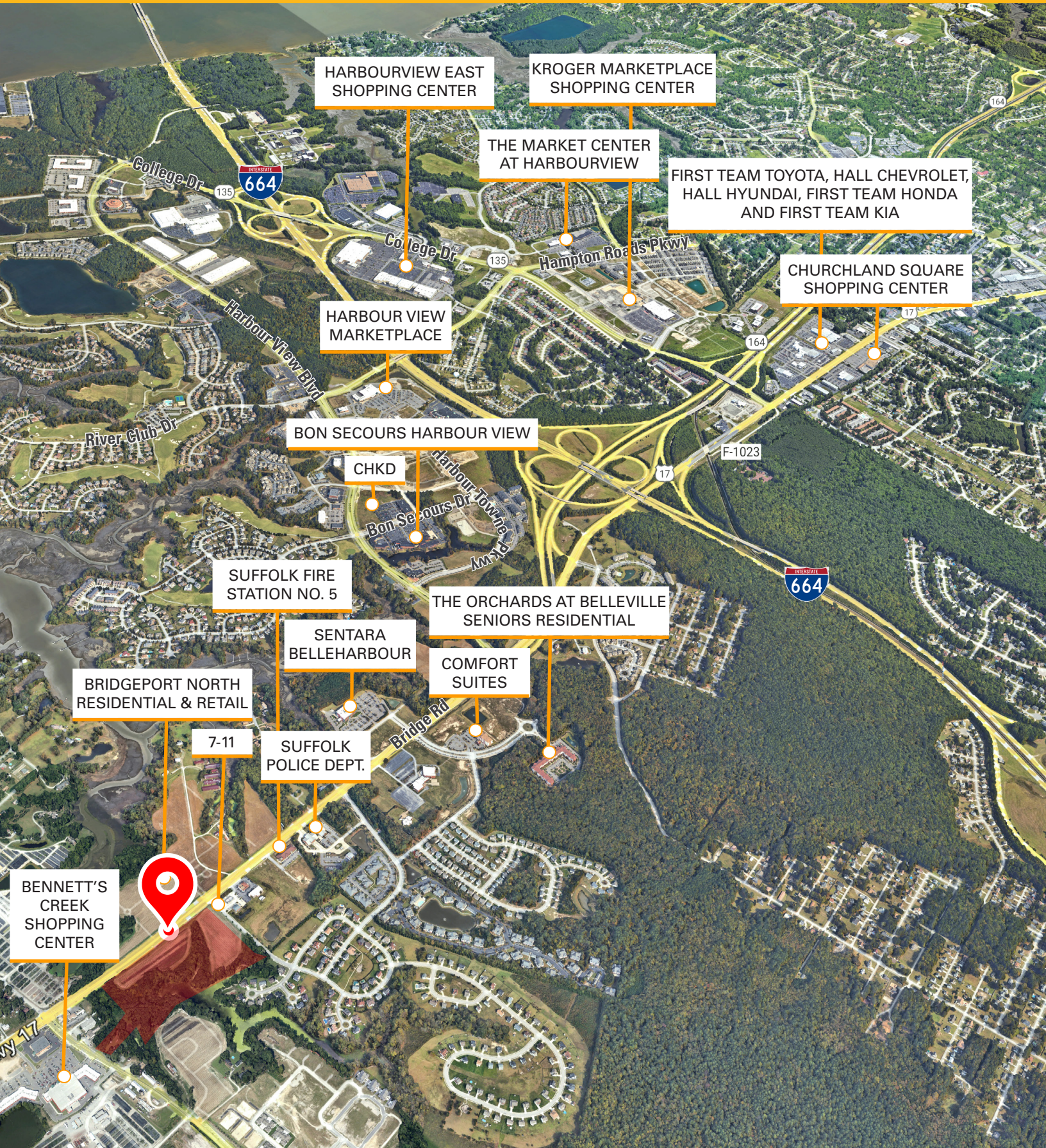
Source: State of Virginia Parcel Data; State of Virginia 2021 Orthophotographs; Wetlands and Data Points located using Trimble GeoXT and 7x in 2019.

Scale: 1 in = 300 ft
 Bay #: 19-190-01
 Date: 02/02/2023
 Prepared by: DCW
 Reviewed by: AJLC
 VA PWD #3402000113

Figure 2: Site Conditions Map
 Wetland Delineation
 Bridge Road,
 Suffolk, Virginia
 Suffolk Tax Map Parcel: 12*55Z*B



AERIAL | 3803 Bridge Road, Suffolk, VA



HARBOURVIEW EAST SHOPPING CENTER

KROGER MARKETPLACE SHOPPING CENTER

THE MARKET CENTER AT HARBOURVIEW

FIRST TEAM TOYOTA, HALL CHEVROLET, HALL HYUNDAI, FIRST TEAM HONDA AND FIRST TEAM KIA

CHURCHLAND SQUARE SHOPPING CENTER

HARBOUR VIEW MARKETPLACE

BON SECOURS HARBOUR VIEW

CHKD

SUFFOLK FIRE STATION NO. 5

THE ORCHARDS AT BELLEVILLE SENIORS RESIDENTIAL

SENTARA BELLEHARBOUR

COMFORT SUITES

BRIDGEPORT NORTH RESIDENTIAL & RETAIL

7-11

SUFFOLK POLICE DEPT.

BENNETT'S CREEK SHOPPING CENTER

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