

# FOR SALE OR LEASE

0.67 ACRE OUTPARCEL

3231 Bridge Road | Suffolk, VA 23435



S.L. NUSBAUM  
REALTY CO.



**PIERCE JACOBSON**  
Partner | Shopping Center Leasing  
O. 757.452.6141  
pjacobson@slnusbaum.com

**CHRIS HUCKE**  
Senior Vice President  
O. 757.640.2205  
chucke@slnusbaum.com

# PROPERTY SUMMARY

0.67 ACRE OUTPARCEL

3231 Bridge Road | Suffolk, VA 23435



S.L. NUSBAUM  
REALTY CO.



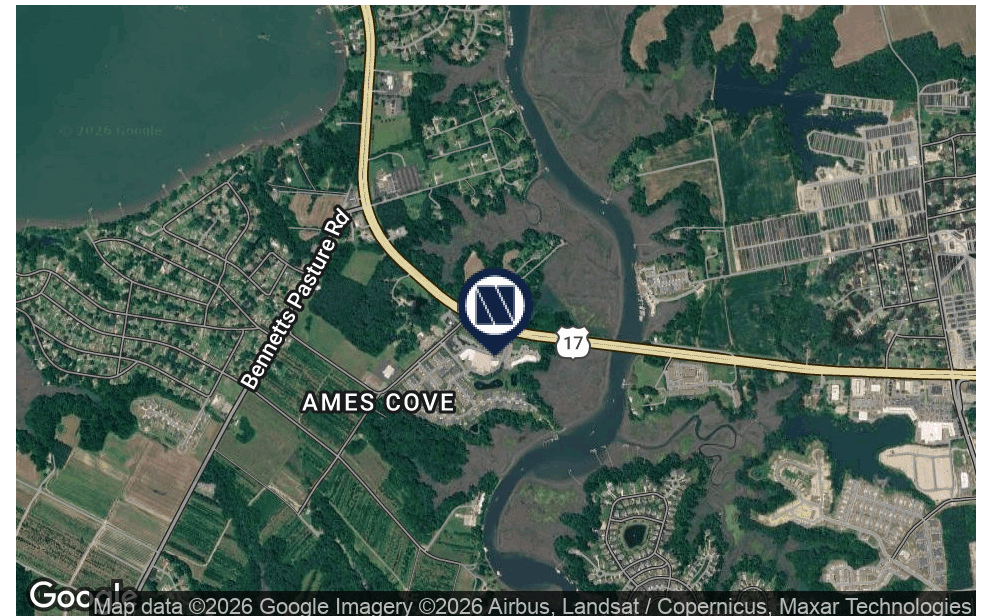
## PROPERTY DESCRIPTION

0.67 acre outparcel available for sale or lease. Creekside Village tenants include: Taylor's Do It Center, Domino's, North Suffolk Family Medicine, Nail Time, and Folk City Tattoo. Off-site BMP and cross parking.

## OFFERING SUMMARY

Lot Size:	0.67 Acres
Sale Price:	\$699,000.00
Lease Rate:	Contact Agent

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,057	8,809	25,261
Total Population	2,886	22,643	67,816
Average HH Income	\$160,459	\$150,625	\$129,392



# OUTPARCEL BOUNDARY

0.67 ACRE OUTPARCEL

3231 Bridge Road | Suffolk, VA 23435



S.L. NUSBAUM  
REALTY CO.





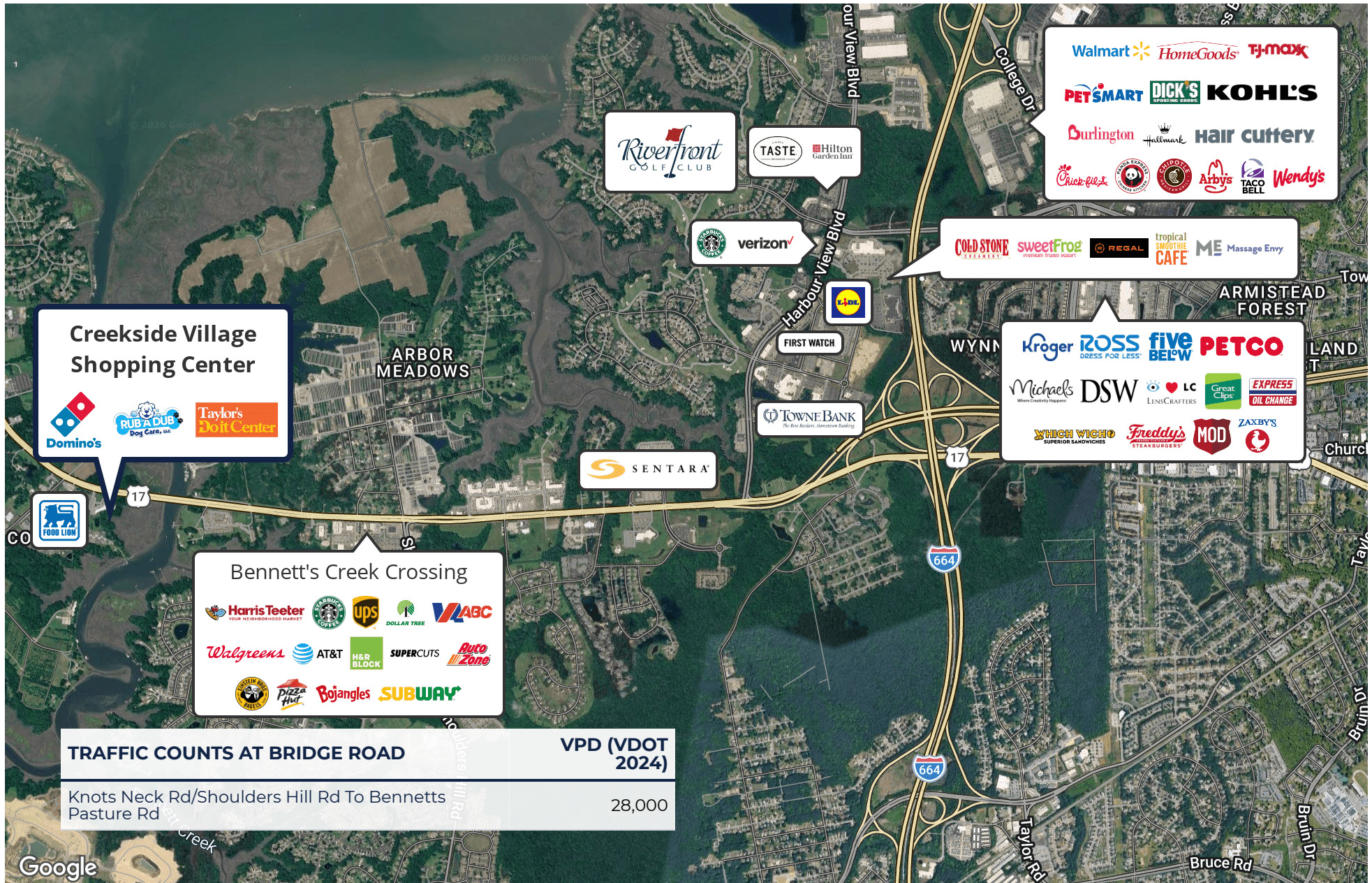
# AREA RETAIL

0.67 ACRE OUTPARCEL

3231 Bridge Road | Suffolk, VA 23435



S.L. NUSBAUM  
REALTY CO.

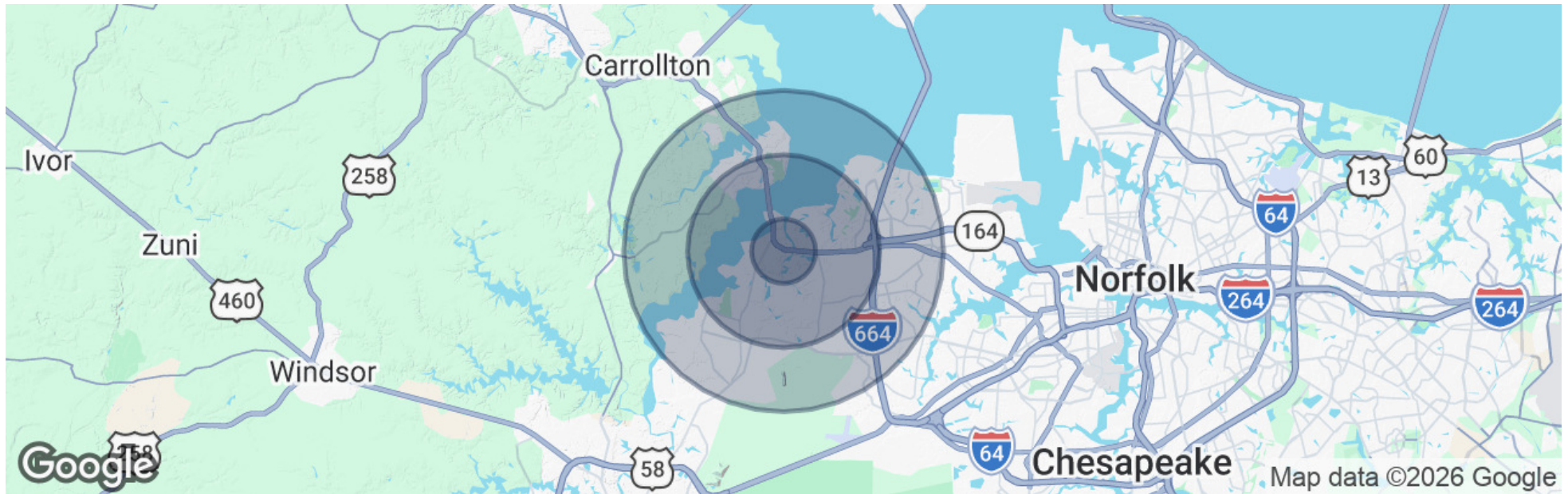


# DEMOGRAPHICS MAP & REPORT

0.67 ACRE OUTPARCEL  
3231 Bridge Road | Suffolk, VA 23435



S.L. NUSBAUM  
REALTY CO.



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,886	22,643	67,816
Average Age	40.1	41.2	38.9
Average Age (Male)	36.2	39.2	37.4
Average Age (Female)	42.0	43.1	40.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,057	8,809	25,261
# Of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$160,459	\$150,625	\$129,392
Average House Value	\$420,362	\$417,972	\$380,568

2023 American Community Survey (ACS)

# CONTACT INFORMATION

0.67 ACRE OUTPARCEL  
3231 Bridge Road | Suffolk, VA 23435



**S.L. NUSBAUM**  
REALTY CO.

**PIERCE JACOBSON**

Partner | Shopping Center  
Leasing  
O. 757.452.6141  
pjacobson@slnusbaum.com

**CHRIS HUCKE**

Senior Vice President  
O. 757.640.2205  
chucke@slnusbaum.com



**COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

**CLICK HERE TO LEARN MORE**

**DISCLAIMER:**

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.