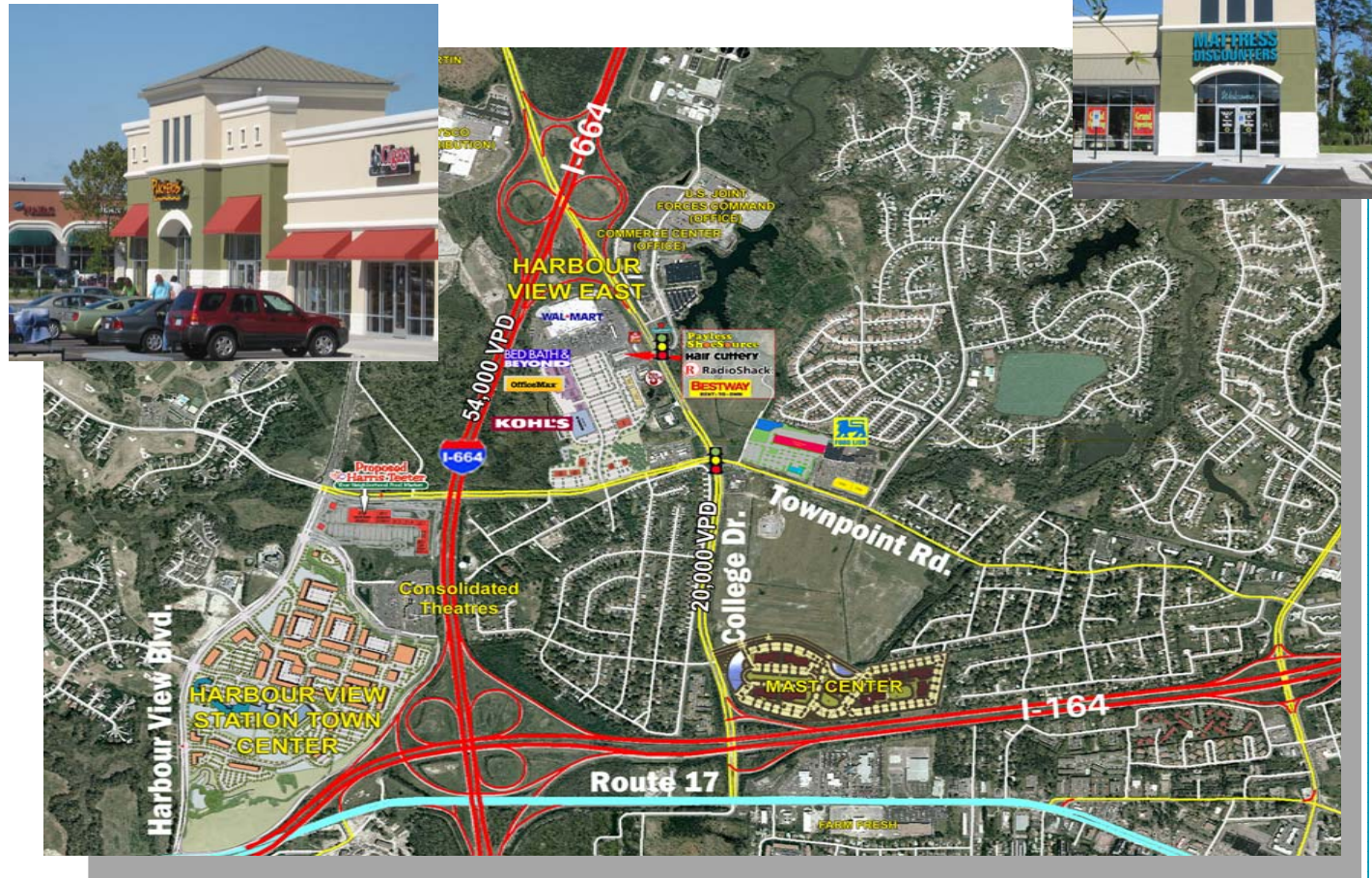
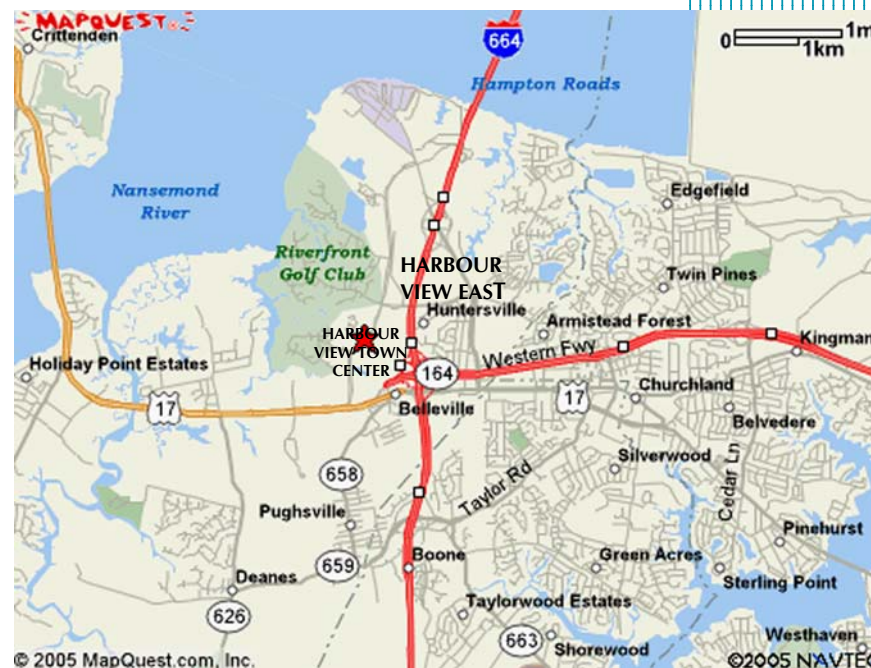


# Site Location



- Suffolk issued as many new home permits (1,090) in 2005 as Virginia Beach, a city five times as large. Most permits issued were in northern Suffolk.
- Northern Suffolk boasts some of the highest average home assessments in all Hampton Roads, including The Riverfront (\$591,600), West Village of Harbourview (\$538,300), Harbour Breeze Estates (\$459,950), and South Village of Harbourview (\$414,500).
- Daytime employers include the U.S. Joint Forces Command, Lakeview Technology Center, Bridgeway Technology Center I & II, Lockheed Martin's Global Center for Innovation, Bon Secours Medical Center, and the Virginia Modeling Analysis and Simulation Center (VMASC), all growing enterprises.



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# Harbour View East

Suffolk, Virginia



Harbour View East is a developing power center, with a GLA of nearly 450,000 square feet and boasting the largest, most successful anchors, centrally located in north Suffolk's growing, high-end Harbour View trade area.

### Space Available:

- Mid-sized anchors
- 45,000 square feet of small shop retail
- Outparcels for banks, restaurants, and retail

### Anchors:



### Existing Tenants:

Ruby Tuesday, Wendy's, Radio Shack, Hair Cuttery, Payless Shoesource, Custom Nails, Solar Beach Tanning Salon, Pancho's Mexican Grill, Firehouse Subs, Mattress Discounters, Sally Beauty Supply, Lee Spa Nails, Hallmark Gold Crown, Bond's Fine Cigar Shoppes, and more.

### 5-Mile Radius Demographics:

■ 2008 Population	82,788
■ 2008 Households	30,615
■ 2008 Average Household Income	\$75,008
■ 2013 Projected Household Growth	9.11%

### Traffic Count:

- 50,000 AADT on I-664 at College Dr. and 20,000 AADT on College Dr. between I-664 & Townpoint Rd.

### Location:

Harbour View East is located off Interstate 664, bounded by College Drive and Townpoint Road, and served by two signalized entrances. Nearby developments include the MAST Center and Hampton Roads Crossing, Harbour View Station Town Center, Consolidated Theatres, Harris Teeter, Bon Secours Medical Center, and several hotels.



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# Harbour View East

## SMALL SHOPS



TOWN POINT ROAD

INTERSTATE 664



**KOHL'S**  
68,000 SF  
NOW OPEN

RETAIL 20,000 SF 122' FRONTAGE  
RETAIL 32,000 SF 148' FRONTAGE  
OfficeMax 18,000 SF 108' FRONTAGE  
BED BATH & BEYOND 28,000 SF 126' FRONTAGE

Arby's

OUT PARCEL C  
8,000 SF

OUT PARCEL B  
5,000 SF

OUT PARCEL A  
5,000 SF

RETAIL  
15,160 SF

RETAIL 7,500 SF

OfficeMax

BED BATH & BEYOND

WAL\*MART  
ALWAYS LOW PRICES. Always.

Existing PAD B  
13,300 SF

COLLEGE DRIVE