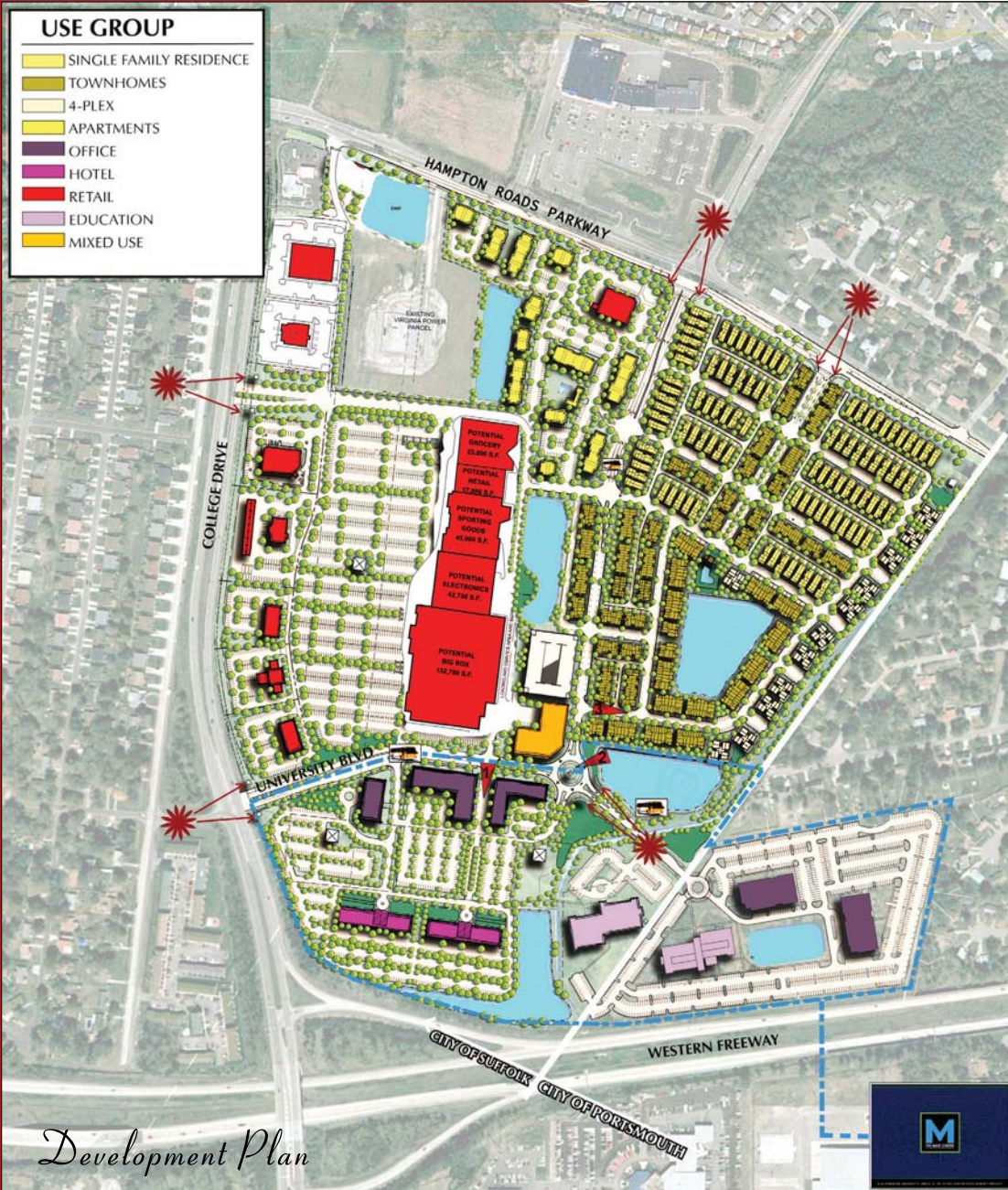


Hampton Roads Crossing

Suffolk, Virginia

HRC



Project Description

Hampton Roads Crossing is being developed as a campus community, where residential, retail shopping and commercial business districts will materialize over time. The development is a true mixed-use center that spans the Suffolk-Portsmouth city lines.

Currently, the commercial campus is comprised of three state-of-the-art buildings situated along the Western Freeway. The MAST Center is home to the Virginia Modeling, Analysis and Simulation Center (VMASC) and the Tri-Cities Center, both operated by Old Dominion University. These buildings, along with office space located in the Mast One building, add a high-tech sophistication to the Hampton Roads Crossing community. Additional office buildings and a hotel site are planned for the future.

The Hampton Roads Crossing retail campus will front College Drive. Once developed, this 40-acre site will feature key anchor box tenants and several outparcels.

Contact:

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Demographics

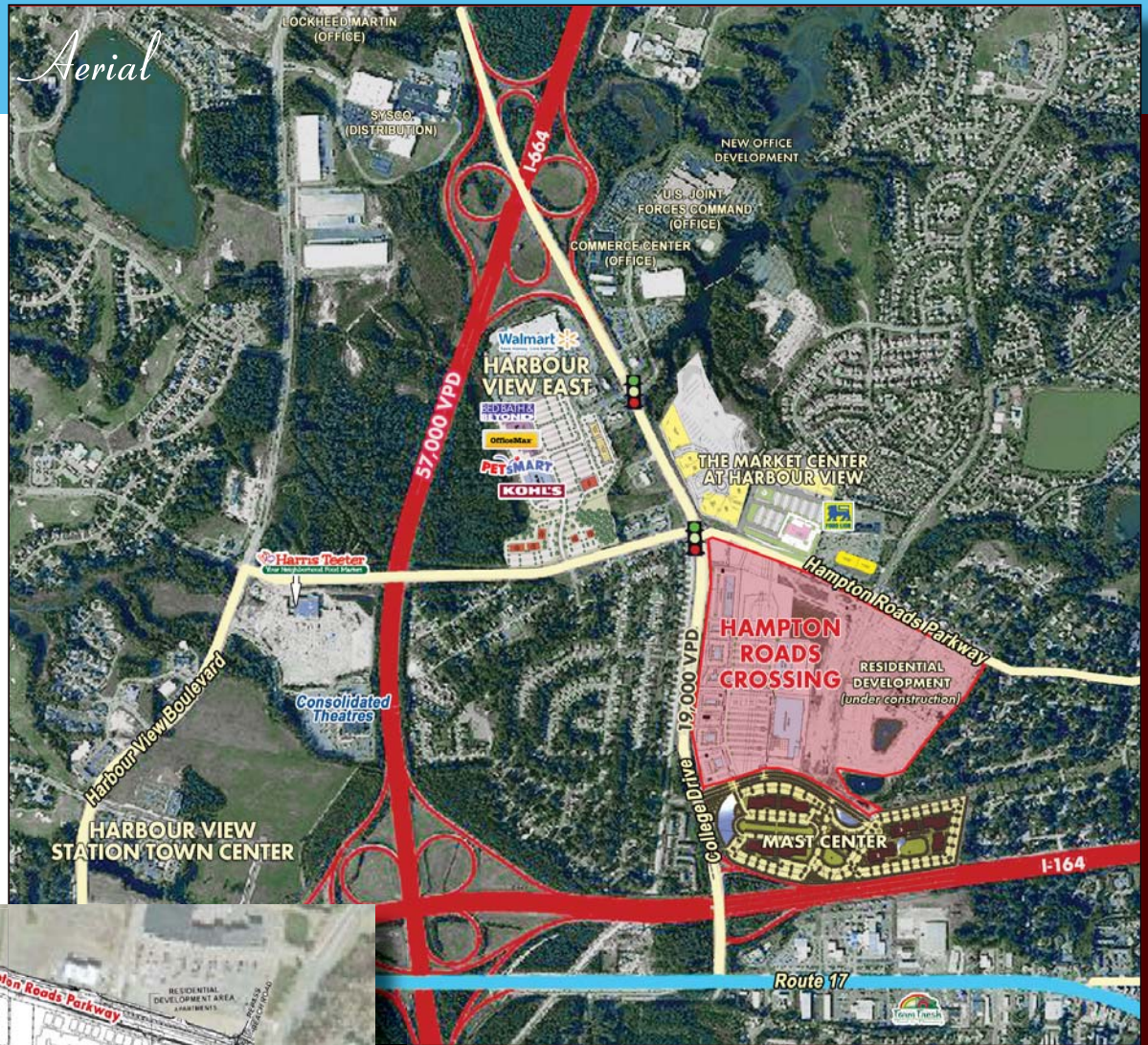
	1 MILE	3 MILES	5 MILES
2010 EST. POP.:	16,067	55,239	89,391
AVG. HH. INCOME:	\$58,928	\$62,721	\$64,014

HRP Hampton Roads Crossing

Suffolk, Virginia

Location

Located in Harbour View section of northern Suffolk adjacent to Harbour View East, Harbour View Station Town Center, and the United States Joint Forces Command, the 40-acre retail portion of Hampton Roads Crossing will front College Drive on the southeast corner of College Drive and Hampton Roads Parkway. The site has convenient access from both I-664 and Rt. 164 (Western Freeway).



Traffic Counts

WESTERN FREEWAY:	43,000 VPD
COLLEGE DRIVE:	19,000 VPD
INTERSTATE 664:	57,000 VPD

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Site Plan