

# FOR GROUND LEASE

SECOND GENERATION RESTAURANT OUTPARCEL

1210 North Main Street | Suffolk, VA 23434



S.L. NUSBAUM  
REALTY CO.



**CHRIS HUCKE**

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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# PROPERTY SUMMARY

## SECOND GENERATION RESTAURANT OUTPARCEL

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### OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF Building:	4,042± SF
Lot Size:	0.956 AC

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,237	14,043	17,683
Total Population	2,881	36,880	46,379
Average HH Income	\$91,742	\$93,211	\$97,256

### TRAFFIC COUNTS AT NORTH MAIN STREET

	VPD (VDOT 2024)
Bus US 58/Bus US 460 To Old NCL Of Suffolk	30,000

### PROPERTY HIGHLIGHTS

- Second generation restaurant with hood system, walk-in cooler/freezer, dining area with seating, and restrooms
- Adjacent to national retailers including Lowe's, Starbucks, and Walmart Supercenter. This location offers excellent exposure, strong traffic counts, and a vibrant retail atmosphere.
- Located at the signalized main entrance for Lowe's and Suffolk Village Shopping Center
- Other nearby retailers include: Belk, Kroger, Verizon, Zales, Panera Bread, and Mattress Firm
- Monument signage
- Abundant parking

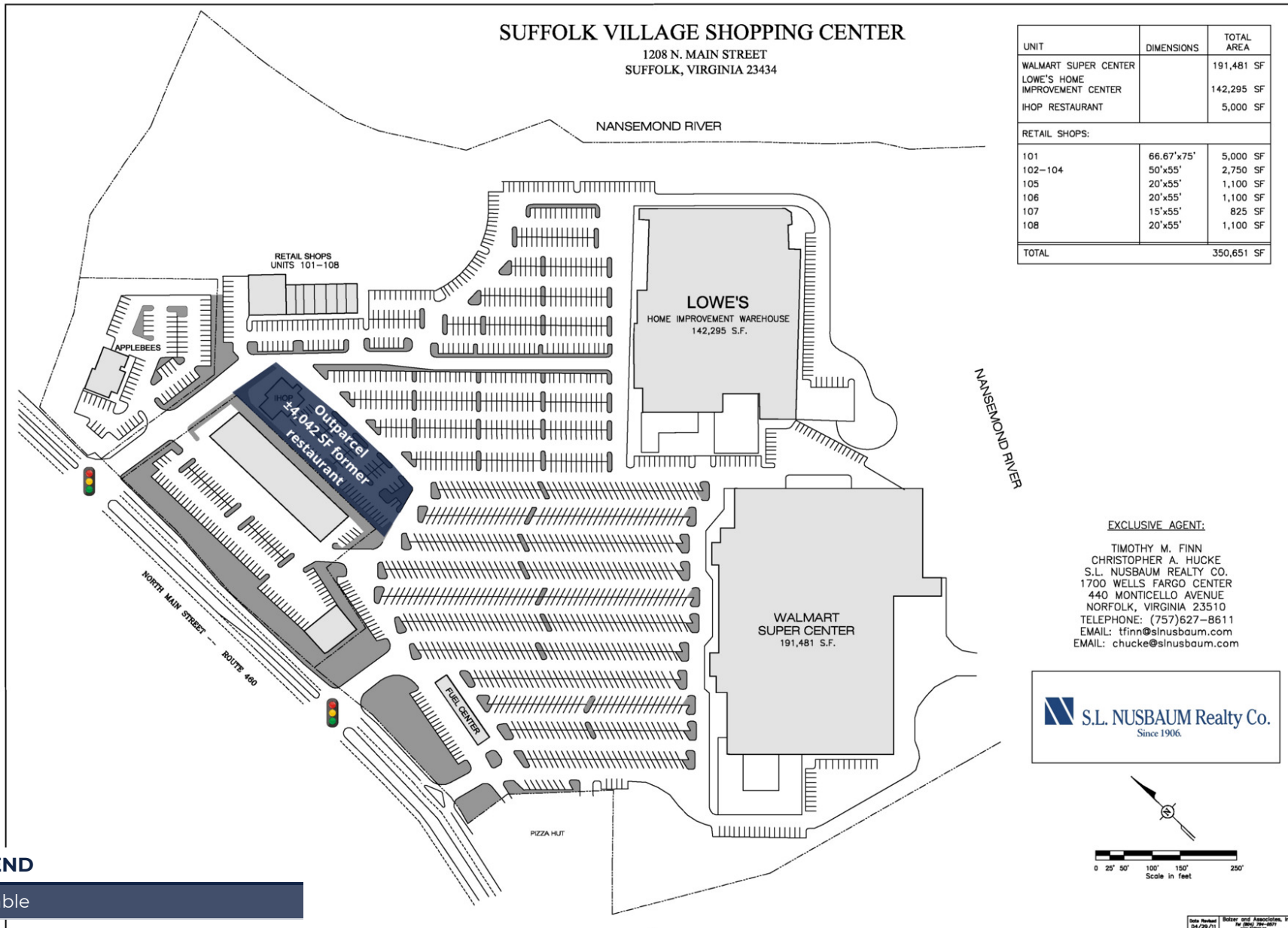
# SITE PLAN

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# AREA RETAIL

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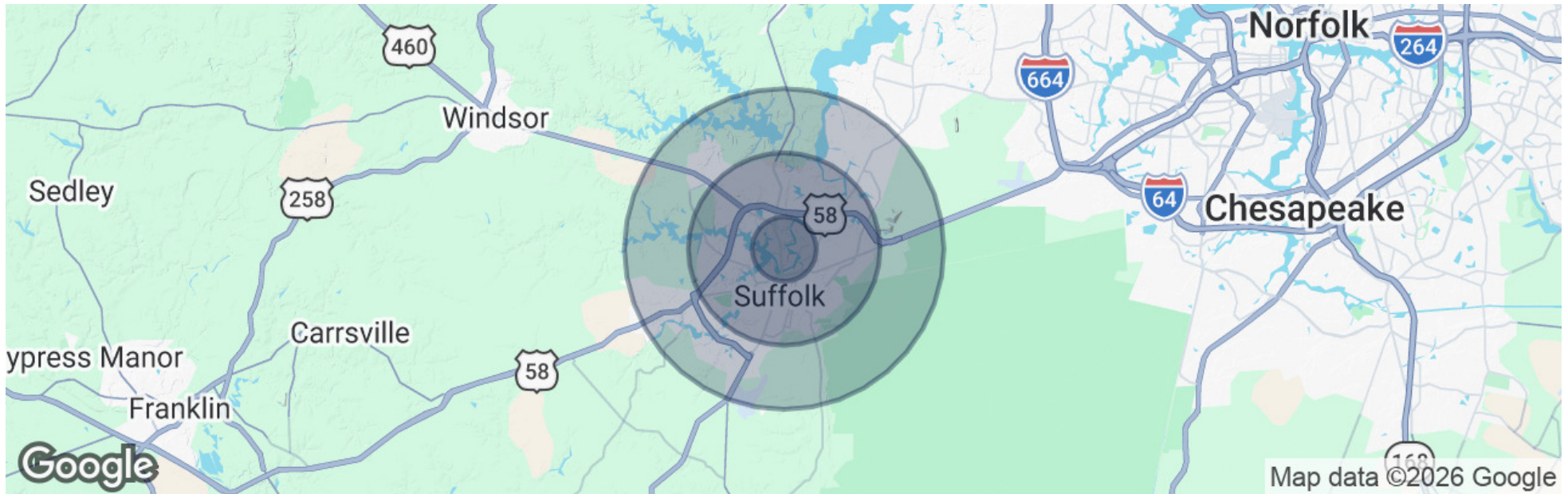
# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,881	36,880	46,379
Average Age	45.0	37.1	37.7
Average Age (Male)	42.5	35.0	36.4
Average Age (Female)	46.6	39.4	39.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,237	14,043	17,683
# Of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$91,742	\$93,211	\$97,256
Average House Value	\$300,512	\$307,182	\$316,166

2023 American Community Survey (ACS)

# CONTACT INFORMATION

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