

OFFERING MEMORANDUM



GODWIN MARKETPLACE
3090-3098 Godwin Boulevard
Suffolk, VA 23434

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EXECUTIVE SUMMARY

GODWIN MARKETPLACE | SUFFOLK, VIRGINIA



EXECUTIVE SUMMARY



PURCHASE PRICE: \$10,426,566.67*

CAP RATE: 6.00%

NOI: \$ 658,520.00

VACANCY (5%): (\$ 32,926.00)

ADJUSTED NOI: \$ 625,594.00

Parker Burnell is pleased to offer to qualified investors Godwin Marketplace, a ±10,797 SF building featuring two (2) ground leased outparcels (15+ years) situated on 4.201 acres of land in the affluent Planter's Station submarket of Suffolk, VA. The property is situated on the heavily trafficked Godwin Boulevard with excellent visibility - over 32,704 VPD. This Center is located across the street from a new Publix-anchored center and less than a 1/2 mile from Sentara Obici Hospital.

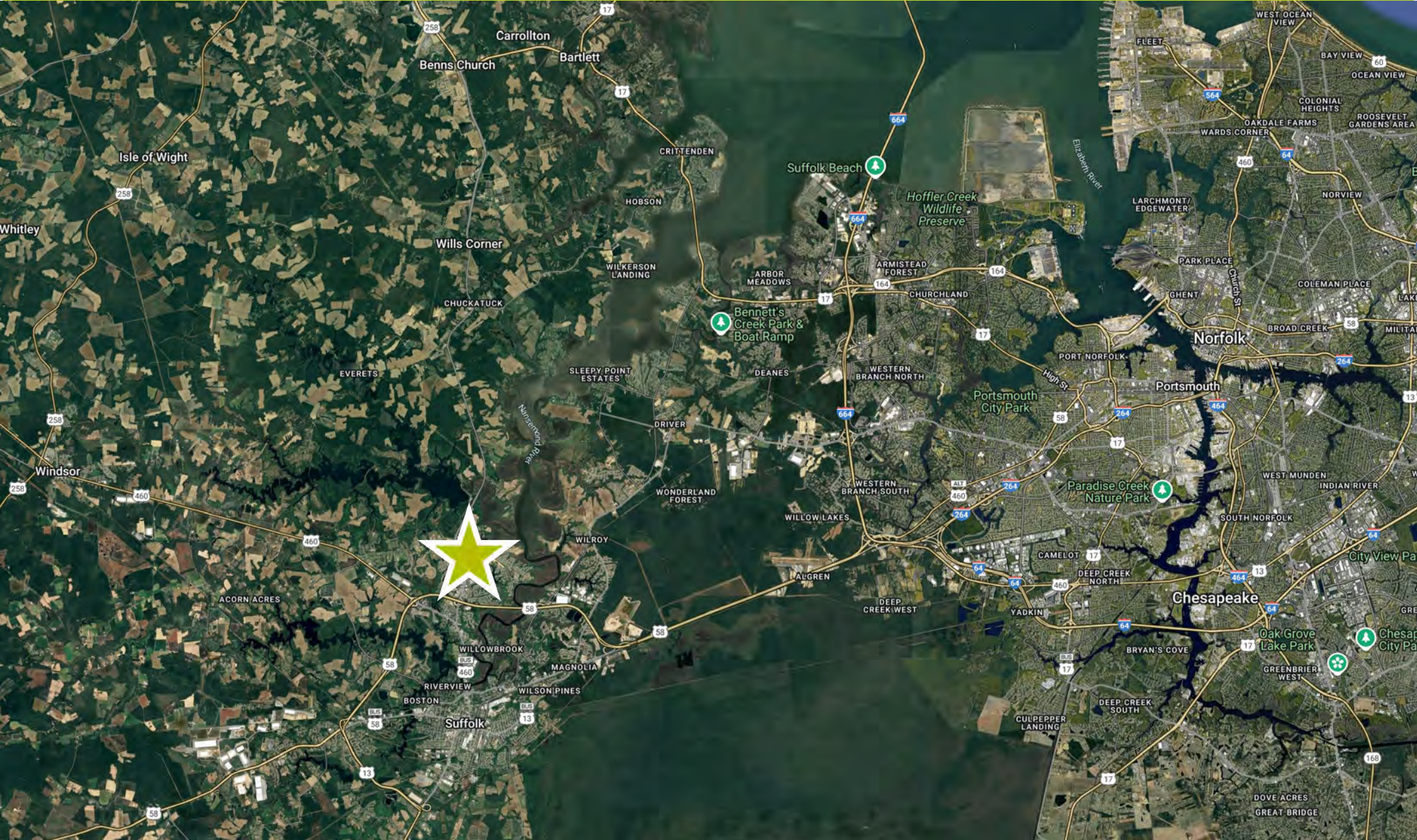
Godwin Marketplace is centrally located within one (1) mile from Route 58 & Route 460 in Suffolk, in a moderately populated area with over 51,232 people living within a 5-mile radius of the property. It is one of Virginia's fastest-growing cities, projected to exceed 100,000 residents before the end of 2026 and housing is expected to grow 9.20% by 2030.

Suffolk's transportation infrastructure includes several major highways, including US 13, 17, 58, 258, and 460, and is served by Interstate 664, part of the Hampton Roads Beltway. The property is located in Virginia's second largest city by land area and the 14th largest in the United States, covering 400-430 square miles.

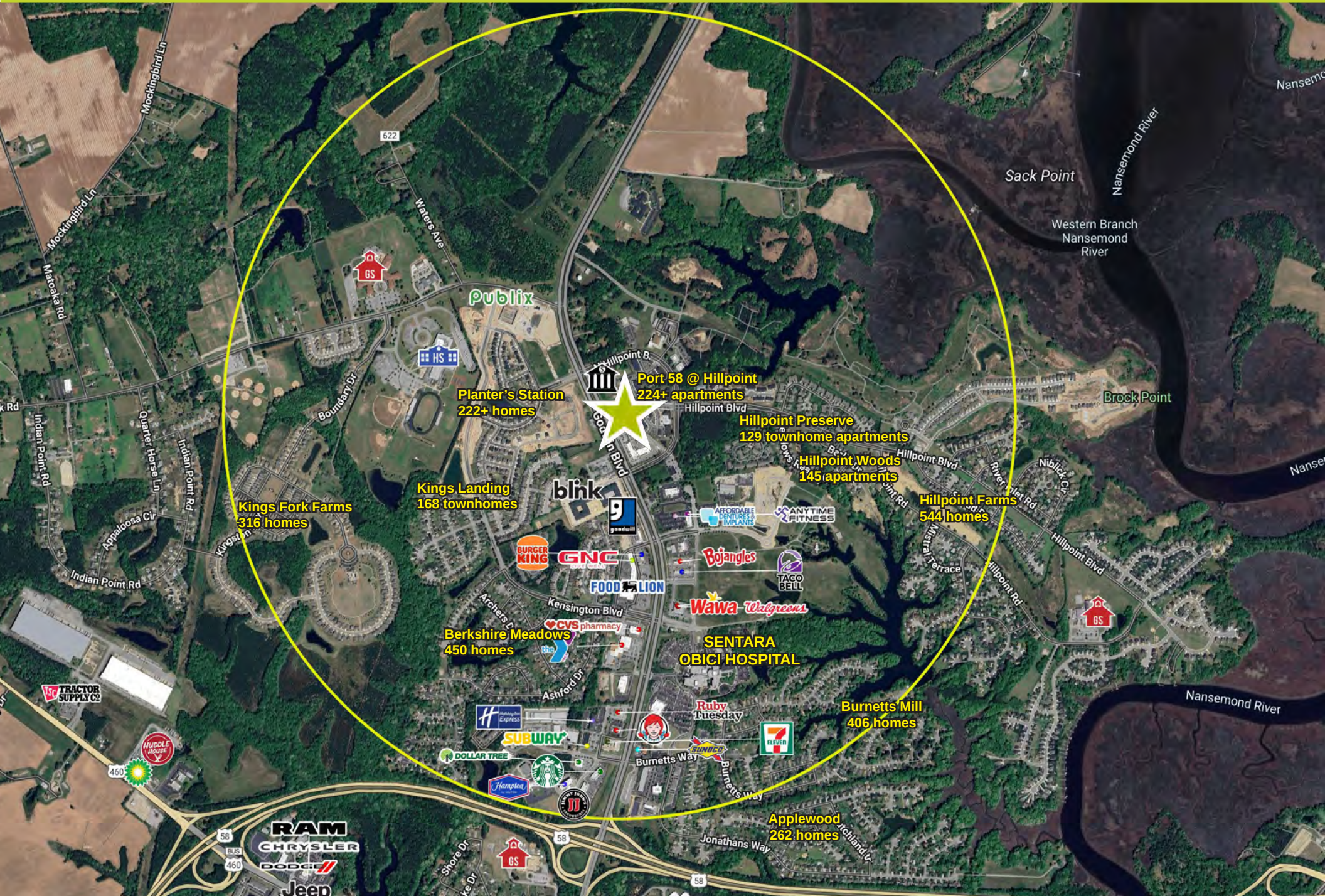
It has three freight railroads and is being considered for a potential branch line of the Southeast High Speed Rail Corridor. Suffolk Transit provides local bus service, with connections to Hampton Roads Transit. The Monitor-Merrimac Memorial Bridge-Tunnel connects Suffolk to Newport News across the Hampton Roads harbor.

*RETAIL SHOPS & OUTPARCELS CAN BE SOLD SEPARATELY

LOCATION MAP



AERIAL (1 MILE)



AERIAL (3 MILE)



AERIAL PHOTO (SOUTH)

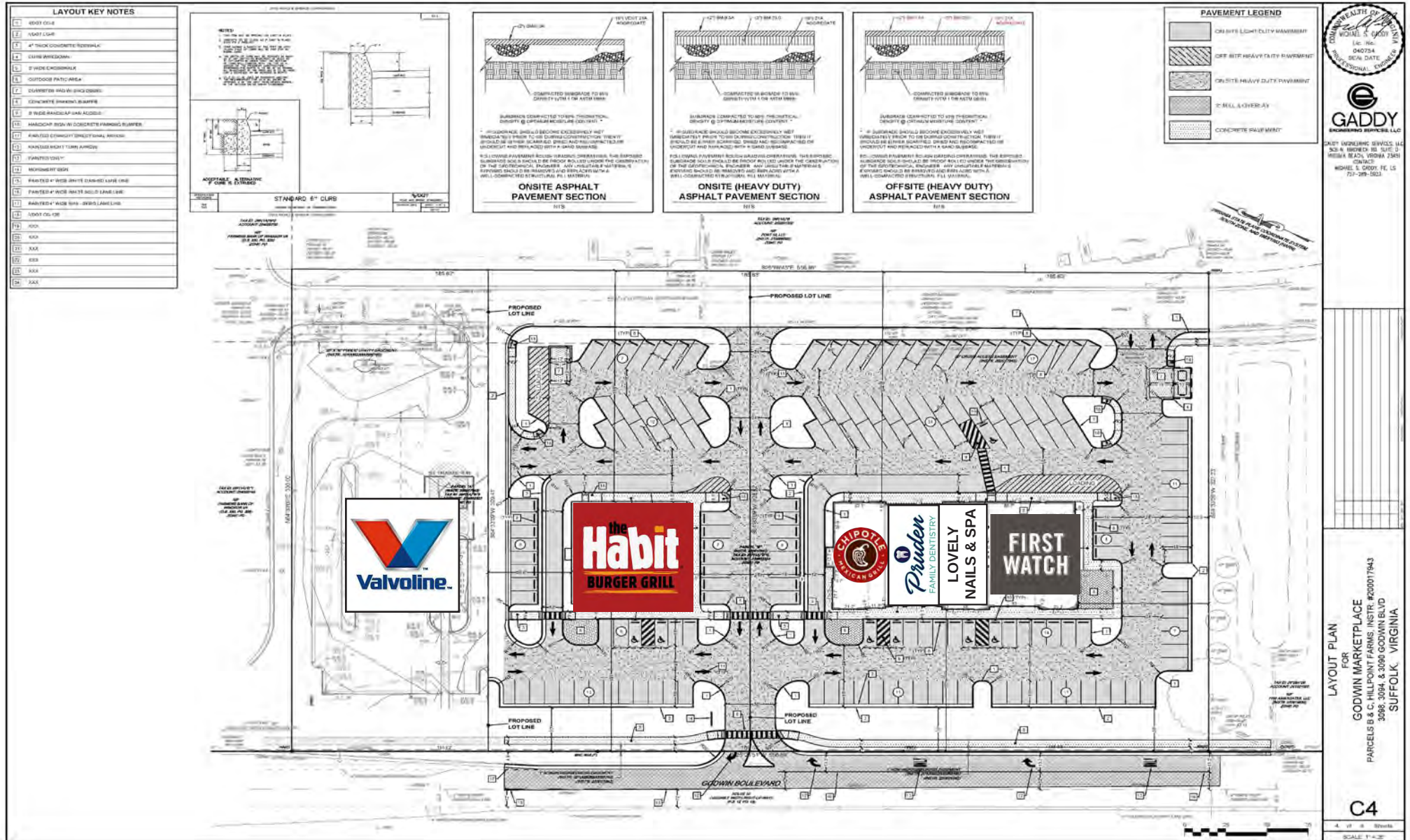


AERIAL PHOTO (XWEST)



New Media Systems, Inc.
204.219.3620
www.newmediasystems.net

SITE PLAN



RENDERINGS



PROPERTY DESCRIPTION

GODWIN MARKETPLACE | SUFFOLK, VIRGINIA



PROPERTY DESCRIPTION



Constructed in 2025, Godwin Marketplace is a ±10,797 SF building with two (2) outparcels situated on 4.201 acres of land in the affluent Planter's Station submarket of Suffolk, VA.

This development provides a unique opportunity for investors to acquire an asset in a rapidly growing area in Suffolk, Virginia. Over 51, 232 people are living within a five mile radius of the property. Average household income within a three mile radius exceeds \$130,634.

In addition to the high average household incomes, the median value of homes are \$330,763 within a one mile radius increasing to \$363,635 within a three mile radius.

Key tenants include Valvoline, The Habit Burger Grill, Chiptole, Pruden Family Dentistry, Queen's Nail Spa by Linh, and First Watch.

LEASE SUMMARY

TENANT	SUITE	SQ. FT.	PRORATA %	LEASE START	LEASE END	ANNUAL RENT	RENT/PSF	OPTIONS
First Watch	3090-100	3,900	36.12%	12/22/2025	12/31/2035	\$156,000.00	\$40.00	3-5 year options @ 10% increases every 5 years
Queen Nails Spa by Linh	3090-110	2,004	18.56%	12/26/2025	12/31/2035	\$70,000.00	\$34.93	2-5 year options @ 2% annual increases
Pruden Family Dentistry	3090-120	2,493	23.09%	03/31/2026	03/31/2036	\$99,720.00	\$40.00	2-5 year options @ 2.5% annual increases
Chiptole	3090-130	2,400	22.23%	11/24/2025	11/30/2035	\$112,800.00	\$47.00	3-5 year options @ 10% increases every 5 years
The Habit Burger Grill	OP-3094	52,347	0.00%	04/30/2026	04/30/2046	\$125,000.00	\$2.39	4-5 year options @ 10% increases every 5 years
Valvoline	OP-3098	39,204	0.00%	04/09/2025	04/30/2040	\$95,000.00	\$2.42	3-5 year options @ 10% increases every 5 years
		10,797	100%			\$658,520.00		



TENANT OVERVIEW



Valvoline Inc. is an American retail automotive services company based in Lexington, Kentucky. It licenses the name for a number of Valvoline-labeled automotive oil, additives, and lubricants. It also owns the Valvoline Instant Oil Change, Great Canadian Oil Change and Valvoline Express Care car repair chains. As of 2023, it is the second largest oil change service provider in the United States with 10% market share and over 1,650 locations.



Habit Burger Grill is a fast-casual restaurant chain known for its charbroiled burgers and other Californian-inspired fare. Founded in Santa Barbara, California, in 1969, it has grown to over 300 locations across 14 states and internationally. The Habit is recognized for its commitment to quality, made-to-order food, including its signature Charburger cooked over an open flame. Beyond burgers, the menu includes handcrafted sandwiches, fresh salads, and creamy shakes. The Habit Burger Grill was acquired by Yum! Brands in 2020, joining the ranks of Taco Bell, KFC, and Pizza Hut, according to Nation's Restaurant News.



Chipotle Mexican Grill is a fast-casual restaurant chain known for its focus on fresh, high-quality ingredients and customizable burritos, bowls, tacos, and salads. Founded in 1993 by Steve Eells, it emphasizes "Food with Integrity," sourcing ingredients responsibly and using classic cooking techniques. Chipotle has grown from a single Denver restaurant to a global chain with over 3,700 locations, according to Statista, and is a leader in the fast-casual sector.



Suffolk dentist, Pruden Family Dentistry is a local, trusted dental practice offering a variety of dental services, including preventative care, restorative dentistry, cosmetic dentistry, and TMJ/TMD treatment.

**Queen's Nail
Spa by Linh**

Queen's Nail Spa by Linh is a popular and well-regarded nail salon with a strong reputation for cleanliness, friendly staff, and quality nail services.



First Watch is a daytime cafe chain known for its fresh, made-to-order breakfast, brunch, and lunch offerings. They focus on using high-quality ingredients and a chef-driven menu, which changes seasonally. First Watch operates in 31 states with over 580 locations and 14,000 employees.

MARKET OVERVIEW

GODWIN MARKETPLACE | SUFFOLK, VIRGINIA



SUFFOLK MARKET SUMMARY

Suffolk is an independent city in Virginia, part of the Hampton Roads metropolitan area. It holds the distinction of being Virginia's largest city by land area and the 14th largest in the United States, covering 430 square miles.

Economy and Industry

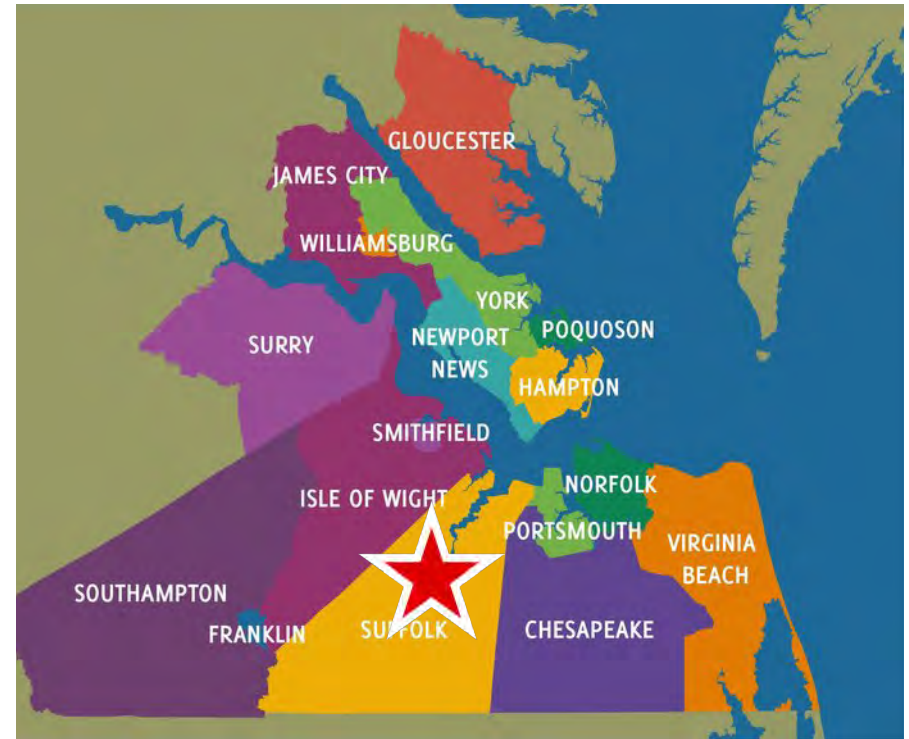
Suffolk has a long history tied to agriculture, particularly tobacco and later peanuts. In 1912, Amedeo Obici founded the Planters Nut and Chocolate Company in Suffolk, leading to the city being known as the "Peanut Capital of the World". Today, Suffolk remains a major peanut processing center and transportation hub. The city's economy is diverse, encompassing industries like food and beverage processing, warehousing, distribution, and professional office space, benefiting from its proximity to The Port of Virginia. It also has a significant presence in the defense and technology sectors, with companies like Lockheed Martin and Raytheon, and has been dubbed "Pentagon South" due to the presence of various Navy commands and the Joint Staff Joint and Coalition Warfighting Center.

Demographics

In 2020, Suffolk's population was 94,324. It is one of Virginia's fastest-growing cities, projected to exceed 100,000 residents before 2025. As of 2023, the racial composition includes 46.5% White (non-Hispanic), 41.5% Black or African American (non-Hispanic), with smaller percentages for other racial and ethnic groups. The median household income in 2023 was \$90,089, and the poverty rate was 9.87%.

Transportation

Suffolk's transportation infrastructure includes several major highways, including US 13, 17, 58, 258, and 460, and is served by Interstate 664, part of the Hampton Roads Beltway. It has three freight railroads and is being considered for a potential branch line of the Southeast High Speed Rail Corridor. Suffolk Transit provides local bus service, with connections to Hampton Roads Transit. The Monitor-Merrimac Memorial Bridge-Tunnel connects Suffolk to Newport News across the Hampton Roads harbor.



DEMOGRAPHICS

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd									
Suffolk, VA 23434		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population									
Estimated Population (2025)		7,697		21,698		51,378		103,125	
Projected Population (2030)		9,116		25,076		56,403		111,442	
Census Population (2020)		5,978		17,214		44,804		93,529	
Census Population (2010)		4,942		14,575		41,515		84,471	
Projected Annual Growth (2025-2030)		1,420	3.7%	3,378	3.1%	5,025	2.0%	8,317	1.6%
Historical Annual Growth (2020-2025)		1,719	5.8%	4,484	5.2%	6,574	2.9%	9,595	2.1%
Historical Annual Growth (2010-2020)		1,036	2.1%	2,639	1.8%	3,289	0.8%	9,059	1.1%
Estimated Population Density (2025)		2,451 psm		768 psm		654 psm		328 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi		314.0 sq mi	
Households									
Estimated Households (2025)		2,875		7,733		19,182		38,754	
Projected Households (2030)		3,443		9,113		21,248		42,237	
Census Households (2020)		2,243		6,216		16,838		35,198	
Census Households (2010)		1,786		5,080		15,148		30,797	
Projected Annual Growth (2025-2030)		568	3.9%	1,381	3.6%	2,066	2.2%	3,483	1.8%
Historical Annual Change (2010-2025)		1,090	4.1%	2,652	3.5%	4,034	1.8%	7,957	1.7%
Average Household Income									
Estimated Average Household Income (2025)		\$119,304		\$130,535		\$106,798		\$123,129	
Projected Average Household Income (2030)		\$116,468		\$126,578		\$104,989		\$121,082	
Census Average Household Income (2010)		\$74,324		\$83,996		\$67,540		\$76,563	
Census Average Household Income (2000)		\$55,190		\$56,986		\$44,987		\$53,033	
Projected Annual Change (2025-2030)		-\$2,836	-0.5%	-\$3,957	-0.6%	-\$1,808	-0.3%	-\$2,047	-0.3%
Historical Annual Change (2000-2025)		\$64,113	4.6%	\$73,549	5.2%	\$61,811	5.5%	\$70,097	5.3%
Median Household Income									
Estimated Median Household Income (2025)		\$107,479		\$103,559		\$84,020		\$97,680	
Projected Median Household Income (2030)		\$105,259		\$101,261		\$82,874		\$96,151	
Census Median Household Income (2010)		\$72,793		\$75,577		\$56,890		\$65,526	
Census Median Household Income (2000)		\$48,478		\$47,526		\$35,604		\$44,092	
Projected Annual Change (2025-2030)		-\$2,219	-0.4%	-\$2,298	-0.4%	-\$1,146	-0.3%	-\$1,529	-0.3%
Historical Annual Change (2000-2025)		\$59,001	4.9%	\$56,033	4.7%	\$48,417	5.4%	\$53,588	4.9%
Per Capita Income									
Estimated Per Capita Income (2025)		\$44,577		\$46,620		\$39,988		\$46,368	
Projected Per Capita Income (2030)		\$43,990		\$46,089		\$39,657		\$45,979	
Census Per Capita Income (2010)		\$26,843		\$29,278		\$24,642		\$27,916	
Census Per Capita Income (2000)		\$18,744		\$19,909		\$16,491		\$19,408	
Projected Annual Change (2025-2030)		-\$586	-0.3%	-\$531	-0.2%	-\$331	-0.2%	-\$388	-0.2%
Historical Annual Change (2000-2025)		\$25,832	5.5%	\$26,711	5.4%	\$23,497	5.7%	\$26,960	5.6%
Estimated Average Household Net Worth (2025)		\$934,690		\$1.14 M		\$978,369		\$1.22 M	

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Suffolk, VA 23434									
Race and Ethnicity									
Total Population (2025)	7,697		21,698		51,378		103,125		
White (2025)	2,966	38.5%	10,029	46.2%	20,310	39.5%	50,563	49.0%	
Black or African American (2025)	3,799	49.4%	9,526	43.9%	27,028	52.6%	42,854	41.6%	
American Indian or Alaska Native (2025)	29	0.4%	71	0.3%	139	0.3%	301	0.3%	
Asian (2025)	288	3.7%	589	2.7%	884	1.7%	2,547	2.5%	
Hawaiian or Pacific Islander (2025)	7	-	17	-	26	-	69	-	
Other Race (2025)	159	2.1%	338	1.6%	688	1.3%	1,520	1.5%	
Two or More Races (2025)	450	5.8%	1,128	5.2%	2,304	4.5%	5,270	5.1%	
Population < 18 (2025)	1,934	25.1%	5,048	23.3%	12,170	23.7%	24,146	23.4%	
White Not Hispanic	635	32.8%	1,956	38.8%	3,907	32.1%	10,063	41.7%	
Black or African American	946	48.9%	2,225	44.1%	6,632	54.5%	10,238	42.4%	
Asian	72	3.7%	167	3.3%	219	1.8%	553	2.3%	
Other Race Not Hispanic	122	6.3%	313	6.2%	711	5.8%	1,617	6.7%	
Hispanic	159	8.2%	387	7.7%	701	5.8%	1,675	6.9%	
Not Hispanic or Latino Population (2025)	7,157	93.0%	20,402	94.0%	48,885	95.1%	97,544	94.6%	
Not Hispanic White	2,851	39.8%	9,731	47.7%	19,759	40.4%	49,212	50.5%	
Not Hispanic Black or African American	3,744	52.3%	9,379	46.0%	26,721	54.7%	42,277	43.3%	
Not Hispanic American Indian or Alaska Native	16	0.2%	41	0.2%	84	0.2%	183	0.2%	
Not Hispanic Asian	288	4.0%	580	2.8%	842	1.7%	2,478	2.5%	
Not Hispanic Hawaiian or Pacific Islander	6	-	12	-	19	-	51	-	
Not Hispanic Other Race	17	0.2%	38	0.2%	104	0.2%	220	0.2%	
Not Hispanic Two or More Races	237	3.3%	622	3.0%	1,355	2.8%	3,122	3.2%	
Hispanic or Latino Population (2025)	539	7.0%	1,296	6.0%	2,494	4.9%	5,581	5.4%	
Hispanic White	115	21.3%	298	23.0%	551	22.1%	1,351	24.2%	
Hispanic Black or African American	55	10.2%	147	11.3%	307	12.3%	577	10.3%	
Hispanic American Indian or Alaska Native	13	2.4%	30	2.3%	54	2.2%	118	2.1%	
Hispanic Asian	-	-	10	0.7%	41	1.7%	69	1.2%	
Hispanic Hawaiian or Pacific Islander	1	0.2%	5	0.4%	8	0.3%	18	0.3%	
Hispanic Other Race	142	26.3%	301	23.2%	584	23.4%	1,300	23.3%	
Hispanic Two or More Races	213	39.5%	506	39.0%	948	38.0%	2,148	38.5%	
Not Hispanic or Latino Population (2020)	5,552	92.9%	16,270	94.5%	42,968	95.9%	89,383	95.6%	
Hispanic or Latino Population (2020)	426	7.1%	944	5.5%	1,836	4.1%	4,147	4.4%	
Not Hispanic or Latino Population (2010)	4,686	94.8%	14,066	96.5%	40,451	97.4%	82,239	97.4%	
Hispanic or Latino Population (2010)	256	5.2%	509	3.5%	1,064	2.6%	2,232	2.6%	
Not Hispanic or Latino Population (2030)	8,239	90.4%	22,998	91.7%	52,527	93.1%	103,345	92.7%	
Hispanic or Latino Population (2030)	878	9.6%	2,078	8.3%	3,877	6.9%	8,097	7.3%	
Projected Annual Growth (2025-2030)	338	12.5%	782	12.1%	1,383	11.1%	2,516	9.0%	
Historical Annual Growth (2010-2020)	170	6.6%	435	8.5%	771	7.3%	1,915	8.6%	

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DEMOGRAPHICS

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Age Distribution (2025)				
Total Population	7,697	21,698	51,378	103,125
Age Under 5 Years	547 7.1%	1,447 6.7%	3,338 6.5%	6,493 6.3%
Age 5 to 9 Years	576 7.5%	1,417 6.5%	3,352 6.5%	6,749 6.5%
Age 10 to 14 Years	515 6.7%	1,357 6.3%	3,345 6.5%	6,717 6.5%
Age 15 to 19 Years	494 6.4%	1,282 5.9%	3,291 6.4%	6,383 6.2%
Age 20 to 24 Years	492 6.4%	1,256 5.8%	3,043 5.9%	5,627 5.5%
Age 25 to 29 Years	574 7.5%	1,494 6.9%	3,400 6.6%	6,212 6.0%
Age 30 to 34 Years	684 8.9%	1,840 8.5%	3,855 7.5%	7,280 7.1%
Age 35 to 39 Years	681 8.8%	1,802 8.3%	3,829 7.5%	7,810 7.6%
Age 40 to 44 Years	592 7.7%	1,649 7.6%	3,534 6.9%	7,167 6.9%
Age 45 to 49 Years	465 6.0%	1,299 6.0%	2,926 5.7%	5,995 5.8%
Age 50 to 54 Years	450 5.8%	1,279 5.9%	3,089 6.0%	6,389 6.2%
Age 55 to 59 Years	385 5.0%	1,252 5.8%	3,286 6.4%	6,480 6.3%
Age 60 to 64 Years	377 4.9%	1,246 5.7%	3,334 6.5%	6,833 6.6%
Age 65 to 69 Years	328 4.3%	1,031 4.8%	2,765 5.4%	5,742 5.6%
Age 70 to 74 Years	212 2.8%	686 3.2%	1,878 3.7%	4,375 4.2%
Age 75 to 79 Years	163 2.1%	602 2.8%	1,422 2.8%	3,283 3.2%
Age 80 to 84 Years	88 1.1%	364 1.7%	918 1.8%	2,029 2.0%
Age 85 Years or Over	74 1.0%	394 1.8%	773 1.5%	1,562 1.5%
Median Age	33.9	37.0	37.4	38.7
Age 19 Years or Less	2,133 27.7%	5,503 25.4%	13,326 25.9%	26,341 25.5%
Age 20 to 64 Years	4,699 61.1%	13,117 60.5%	30,296 59.0%	59,793 58.0%
Age 65 Years or Over	865 11.2%	3,078 14.2%	7,756 15.1%	16,991 16.5%
Female Age Distribution (2025)				
Female Population	4,098 53.2%	10,649 49.1%	26,283 51.2%	52,665 51.1%
Age Under 5 Years	291 7.1%	740 7.0%	1,674 6.4%	3,206 6.1%
Age 5 to 9 Years	307 7.5%	708 6.6%	1,647 6.3%	3,239 6.2%
Age 10 to 14 Years	256 6.3%	644 6.0%	1,587 6.0%	3,237 6.1%
Age 15 to 19 Years	214 5.2%	577 5.4%	1,537 5.8%	3,034 5.8%
Age 20 to 24 Years	231 5.6%	539 5.1%	1,470 5.6%	2,700 5.1%
Age 25 to 29 Years	307 7.5%	716 6.7%	1,693 6.4%	3,108 5.9%
Age 30 to 34 Years	353 8.6%	859 8.1%	2,006 7.6%	3,846 7.3%
Age 35 to 39 Years	355 8.7%	846 7.9%	1,905 7.2%	3,951 7.5%
Age 40 to 44 Years	322 7.9%	797 7.5%	1,821 6.9%	3,648 6.9%
Age 45 to 49 Years	268 6.5%	669 6.3%	1,579 6.0%	3,165 6.0%
Age 50 to 54 Years	255 6.2%	661 6.2%	1,639 6.2%	3,313 6.3%
Age 55 to 59 Years	211 5.1%	647 6.1%	1,749 6.7%	3,426 6.5%
Age 60 to 64 Years	218 5.3%	640 6.0%	1,717 6.5%	3,549 6.7%
Age 65 to 69 Years	194 4.7%	582 5.5%	1,530 5.8%	3,105 5.9%
Age 70 to 74 Years	128 3.1%	361 3.4%	1,019 3.9%	2,358 4.5%
Age 75 to 79 Years	97 2.4%	332 3.1%	808 3.1%	1,825 3.5%
Age 80 to 84 Years	51 1.2%	181 1.7%	531 2.0%	1,160 2.2%
Age 85 Years or Over	39 1.0%	149 1.4%	374 1.4%	796 1.5%
Female Median Age	35.3	37.9	38.6	39.8
Age 19 Years or Less	1,068 26.1%	2,668 25.1%	6,444 24.5%	12,716 24.1%
Age 20 to 64 Years	2,520 61.5%	6,375 59.9%	15,578 59.3%	30,705 58.3%
Age 65 Years or Over	510 12.4%	1,605 15.1%	4,261 16.2%	9,244 17.6%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Male Age Distribution (2025)				
Male Population	3,598 46.8%	11,050 50.9%	25,095 48.8%	50,459 48.9%
Age Under 5 Years	256 7.1%	706 6.4%	1,664 6.6%	3,287 6.5%
Age 5 to 9 Years	269 7.5%	709 6.4%	1,706 6.8%	3,509 7.0%
Age 10 to 14 Years	259 7.2%	714 6.5%	1,759 7.0%	3,479 6.9%
Age 15 to 19 Years	280 7.8%	705 6.4%	1,754 7.0%	3,349 6.6%
Age 20 to 24 Years	261 7.2%	717 6.5%	1,573 6.3%	2,926 5.8%
Age 25 to 29 Years	266 7.4%	777 7.0%	1,707 6.8%	3,103 6.1%
Age 30 to 34 Years	331 9.2%	980 8.9%	1,849 7.4%	3,434 6.8%
Age 35 to 39 Years	326 9.0%	956 8.6%	1,924 7.7%	3,859 7.6%
Age 40 to 44 Years	269 7.5%	852 7.7%	1,713 6.8%	3,519 7.0%
Age 45 to 49 Years	198 5.5%	630 5.7%	1,348 5.4%	2,831 5.6%
Age 50 to 54 Years	194 5.4%	619 5.6%	1,450 5.8%	3,077 6.1%
Age 55 to 59 Years	174 4.8%	606 5.5%	1,537 6.1%	3,054 6.1%
Age 60 to 64 Years	159 4.4%	606 5.5%	1,616 6.4%	3,285 6.5%
Age 65 to 69 Years	134 3.7%	449 4.1%	1,236 4.9%	2,637 5.2%
Age 70 to 74 Years	84 2.3%	326 2.9%	859 3.4%	2,017 4.0%
Age 75 to 79 Years	66 1.8%	270 2.4%	614 2.4%	1,458 2.9%
Age 80 to 84 Years	37 1.0%	183 1.7%	388 1.5%	869 1.7%
Age 85 Years or Over	35 1.0%	245 2.2%	399 1.6%	766 1.5%
Male Median Age	32.3	36.2	36.1	37.6
Age 19 Years or Less	1,064 29.6%	2,835 25.7%	6,882 27.4%	13,625 27.0%
Age 20 to 64 Years	2,179 60.5%	6,742 61.0%	14,718 58.6%	29,088 57.6%
Age 65 Years or Over	355 9.9%	1,473 13.3%	3,495 13.9%	7,747 15.4%
Males per 100 Females (2025)				
Overall Comparison	88	104	95	96
Age Under 5 Years	88 46.9%	95 48.8%	99 49.8%	103 50.6%
Age 5 to 9 Years	88 46.7%	100 50.1%	104 50.9%	108 52.0%
Age 10 to 14 Years	101 50.2%	111 52.6%	111 52.6%	107 51.8%
Age 15 to 19 Years	131 56.7%	122 55.0%	114 53.3%	110 52.5%
Age 20 to 24 Years	113 53.0%	133 57.1%	107 51.7%	108 52.0%
Age 25 to 29 Years	87 46.4%	108 52.0%	101 50.2%	100 50.0%
Age 30 to 34 Years	94 48.4%	114 53.3%	92 48.0%	89 47.2%
Age 35 to 39 Years	92 47.8%	113 53.0%	101 50.2%	98 49.4%
Age 40 to 44 Years	84 45.5%	107 51.6%	94 48.5%	96 49.1%
Age 45 to 49 Years	74 42.5%	94 48.5%	85 46.1%	89 47.2%
Age 50 to 54 Years	76 43.2%	94 48.3%	88 46.9%	93 48.2%
Age 55 to 59 Years	82 45.2%	94 48.3%	88 46.8%	89 47.1%
Age 60 to 64 Years	73 42.2%	95 48.7%	94 48.5%	93 48.1%
Age 65 to 69 Years	69 40.8%	77 43.6%	81 44.7%	85 45.9%
Age 70 to 74 Years	65 39.5%	90 47.4%	84 45.7%	86 46.1%
Age 75 to 79 Years	68 40.6%	81 44.8%	76 43.2%	80 44.4%
Age 80 to 84 Years	73 42.2%	101 50.3%	73 42.2%	75 42.8%
Age 85 Years or Over	88 46.8%	164 62.1%	107 51.6%	96 49.0%
Age 19 Years or Less	100 49.9%	106 51.5%	107 51.6%	107 51.7%
Age 20 to 39 Years	95 48.7%	116 53.7%	100 49.9%	98 49.5%
Age 40 to 64 Years	78 43.8%	97 49.2%	90 47.4%	92 48.0%
Age 65 Years or Over	70 41.1%	92 47.8%	82 45.1%	84 45.6%

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DEMOGRAPHICS

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Household Type (2025)				
Total Households	2,875	7,733	19,182	38,754
Households with Children	1,179 41.0%	2,901 37.5%	6,827 35.6%	13,703 35.4%
Average Household Size	2.7	2.7	2.6	2.6
Household Density per Square Mile	916	274	244	123
Population Family	6,314 82.0%	17,352 80.0%	41,962 81.7%	86,071 83.5%
Population Non-Family	1,375 17.9%	3,228 14.9%	8,074 15.7%	15,429 15.0%
Population Group Quarters	7 -	1,118 5.2%	1,343 2.6%	1,625 1.6%
Family Households	2,018 70.2%	5,538 71.6%	13,448 70.1%	27,643 71.3%
Married Couple Households	1,521 75.4%	4,407 79.6%	8,813 65.5%	19,947 72.2%
Other Family Households	497 24.6%	1,131 20.4%	4,635 34.5%	7,696 27.8%
Family Households with Children	1,177 58.3%	2,896 52.3%	6,814 50.7%	13,681 49.5%
Married Couple with Children	774 65.7%	2,094 72.3%	3,950 58.0%	9,086 66.4%
Other Family Households with Children	403 34.3%	802 27.7%	2,864 42.0%	4,596 33.6%
Family Households No Children	842 41.7%	2,641 47.7%	6,634 49.3%	13,961 50.5%
Married Couple No Children	747 88.8%	2,313 87.6%	4,863 73.3%	10,861 77.8%
Other Family Households No Children	94 11.2%	329 12.4%	1,771 26.7%	3,100 22.2%
Non-Family Households	857 29.8%	2,195 28.4%	5,734 29.9%	11,112 28.7%
Non-Family Households with Children	2 0.2%	5 0.2%	14 0.2%	22 0.2%
Non-Family Households No Children	855 99.8%	2,190 99.8%	5,720 99.8%	11,090 99.8%
Average Family Household Size	3.1	3.1	3.1	3.1
Average Family Income	\$148,458	\$156,483	\$128,458	\$143,095
Median Family Income	\$128,641	\$122,527	\$101,041	\$114,821
Average Non-Family Household Size	1.6	1.5	1.4	1.4
Marital Status (2025)				
Population Age 15 Years or Over	6,058	17,477	41,343	83,167
Never Married	1,754 29.0%	5,259 30.1%	13,949 33.7%	25,036 30.1%
Currently Married	3,244 53.5%	9,061 51.8%	18,717 45.3%	41,943 50.4%
Previously Married	1,060 17.5%	3,157 18.1%	8,678 21.0%	16,188 19.5%
Separated	311 29.3%	977 30.9%	2,316 26.7%	3,958 24.5%
Widowed	186 17.5%	569 18.0%	1,712 19.7%	3,492 21.6%
Divorced	563 53.1%	1,612 51.0%	4,650 53.6%	8,738 54.0%
Educational Attainment (2025)				
Adult Population Age 25 Years or Over	5,072	14,939	35,009	71,157
Elementary (Grade Level 0 to 8)	63 1.2%	220 1.5%	1,277 3.6%	2,018 2.8%
Some High School (Grade Level 9 to 11)	177 3.5%	511 3.4%	1,948 5.6%	3,364 4.7%
High School Graduate	1,147 22.6%	3,650 24.4%	9,507 27.2%	18,949 26.6%
Some College	1,314 25.9%	3,431 23.0%	8,183 23.4%	15,785 22.2%
Associate Degree Only	662 13.1%	1,950 13.1%	3,807 10.9%	7,438 10.5%
Bachelor Degree Only	985 19.4%	3,194 21.4%	6,432 18.4%	14,568 20.5%
Graduate Degree	723 14.3%	1,984 13.3%	3,854 11.0%	9,035 12.7%
Any College (Some College or Higher)	3,685 72.6%	10,558 70.7%	22,276 63.6%	46,827 65.8%
College Degree + (Bachelor Degree or Higher)	1,708 33.7%	5,177 34.7%	10,287 29.4%	23,603 33.2%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
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Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Housing				
Total Housing Units (2025)	3,049	8,270	20,997	42,070
Total Housing Units (2020)	2,394	6,663	18,421	37,743
Historical Annual Growth (2020-2025)	655 5.5%	1,607 4.8%	2,576 2.8%	4,327 2.3%
Housing Units Occupied (2025)	2,875 94.3%	7,733 93.5%	19,182 91.4%	38,754 92.1%
Housing Units Owner-Occupied	1,915 66.6%	5,730 74.1%	12,123 63.2%	27,355 70.6%
Housing Units Renter-Occupied	960 33.4%	2,002 25.9%	7,059 36.8%	11,399 29.4%
Housing Units Vacant (2025)	173 5.7%	538 6.5%	1,815 8.6%	3,316 7.9%
Household Size (2025)				
Total Households	2,875	7,733	19,182	38,754
1 Person Households	540 18.8%	1,560 20.2%	4,385 22.9%	8,744 22.6%
2 Person Households	1,058 36.8%	2,773 35.9%	6,583 34.3%	13,445 34.7%
3 Person Households	535 18.6%	1,404 18.2%	3,541 18.5%	7,080 18.3%
4 Person Households	409 14.2%	1,133 14.7%	2,616 13.6%	5,371 13.9%
5 Person Households	221 7.7%	556 7.2%	1,251 6.5%	2,542 6.6%
6 Person Households	71 2.5%	185 2.4%	494 2.6%	971 2.5%
7 or More Person Households	42 1.5%	121 1.6%	312 1.6%	602 1.6%
Household Income Distribution (2025)				
HH Income \$200,000 or More	316 11.0%	1,048 13.6%	1,941 10.1%	5,132 13.2%
HH Income \$150,000 to \$199,999	566 19.7%	1,275 16.5%	2,032 10.6%	5,100 13.2%
HH Income \$125,000 to \$149,999	250 8.7%	621 8.0%	1,629 8.5%	3,441 8.9%
HH Income \$100,000 to \$124,999	347 12.1%	828 10.7%	1,922 10.0%	4,075 10.5%
HH Income \$75,000 to \$99,999	326 11.3%	1,020 13.2%	2,411 12.6%	4,952 12.8%
HH Income \$50,000 to \$74,999	345 12.0%	1,157 15.0%	2,853 14.9%	5,513 14.2%
HH Income \$35,000 to \$49,999	252 8.8%	579 7.5%	1,697 8.8%	3,072 7.9%
HH Income \$25,000 to \$34,999	105 3.6%	401 5.2%	1,478 7.7%	2,659 6.9%
HH Income \$15,000 to \$24,999	231 8.0%	386 5.0%	1,264 6.6%	1,866 4.8%
HH Income \$10,000 to \$14,999	30 1.1%	89 1.1%	584 3.0%	965 2.5%
HH Income Under \$10,000	108 3.8%	327 4.2%	1,371 7.1%	1,980 5.1%
Household Vehicles (2025)				
Households 0 Vehicles Available	100 3.5%	233 3.0%	1,340 7.0%	2,166 5.6%
Households 1 Vehicle Available	897 31.2%	1,919 24.8%	5,757 30.0%	10,611 27.4%
Households 2 Vehicles Available	1,312 45.6%	3,377 43.7%	7,180 37.4%	14,629 37.7%
Households 3 or More Vehicles Available	566 19.7%	2,204 28.5%	4,905 25.6%	11,348 29.3%
Total Vehicles Available	5,438	16,229	36,879	78,997
Average Vehicles per Household	1.9	2.1	1.9	2.0
Owner-Occupied Household Vehicles	4,231 77.8%	13,380 82.4%	27,523 74.6%	63,134 79.9%
Average Vehicles per Owner-Occupied Household	2.2	2.3	2.3	2.3
Renter-Occupied Household Vehicles	1,207 22.2%	2,849 17.6%	9,355 25.4%	15,863 20.1%
Average Vehicles per Renter-Occupied Household	1.3	1.4	1.3	1.4
Travel Time (2025)				
Worker Base Age 16 years or Over	3,057	8,695	21,761	46,265
Travel to Work in 14 Minutes or Less	295 9.7%	1,133 13.0%	3,354 15.4%	6,673 14.4%
Travel to Work in 15 to 29 Minutes	650 21.2%	1,699 19.5%	5,182 23.8%	12,467 26.9%
Travel to Work in 30 to 59 Minutes	1,702 55.7%	4,578 52.7%	9,930 45.6%	19,749 42.7%
Travel to Work in 60 Minutes or More	208 6.8%	687 7.9%	1,655 7.6%	2,875 6.2%
Work at Home	203 6.6%	597 6.9%	1,641 7.5%	4,501 9.7%
Average Minutes Travel to Work	34.7	33.5	30.7	29.8

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Transportation To Work (2025)				
Worker Base Age 16 years or Over	3,057	8,695	21,761	46,265
Drive to Work Alone	2,469 80.8%	7,308 84.1%	17,620 81.0%	37,000 80.0%
Drive to Work in Carpool	351 11.5%	678 7.8%	1,800 8.3%	3,582 7.7%
Travel to Work by Public Transportation	22 0.7%	40 0.5%	201 0.9%	225 0.5%
Drive to Work on Motorcycle	13 0.4%	19 0.2%	28 0.1%	85 0.2%
Bicycle to Work	- -	2 -	64 0.3%	67 0.1%
Walk to Work	- -	4 -	211 1.0%	406 0.9%
Other Means	- -	46 0.5%	196 0.9%	400 0.9%
Work at Home	203 6.6%	597 6.9%	1,641 7.5%	4,501 9.7%
Daytime Demographics (2025)				
Total Businesses	226	748	1,853	3,701
Total Employees	4,555	10,125	18,700	31,418
Company Headquarter Businesses	4 1.7%	15 2.0%	38 2.0%	69 1.9%
Company Headquarter Employees	55 1.2%	779 7.7%	2,161 11.6%	2,965 9.4%
Employee Population per Business	20.1 to 1	13.5 to 1	10.1 to 1	8.5 to 1
Residential Population per Business	34.0 to 1	29.0 to 1	27.7 to 1	27.9 to 1
Adj. Daytime Demographics Age 16 Years or Over	6,968	17,492	35,900	63,679
Labor Force				
Labor Population Age 16 Years or Over (2025)	5,943	17,184	40,619	81,762
Labor Force Total Males (2025)	2,751 46.3%	8,763 51.0%	19,593 48.2%	39,463 48.3%
Male Civilian Employed	1,428 51.9%	4,436 50.6%	10,789 55.1%	22,973 58.2%
Male Civilian Unemployed	137 5.0%	352 4.0%	632 3.2%	968 2.5%
Males in Armed Forces	400 14.6%	868 9.9%	1,280 6.5%	2,454 6.2%
Males Not in Labor Force	786 28.6%	3,107 35.5%	6,892 35.2%	13,067 33.1%
Labor Force Total Females (2025)	3,193 53.7%	8,422 49.0%	21,026 51.8%	42,299 51.7%
Female Civilian Employed	1,629 51.0%	4,259 50.6%	10,973 52.2%	23,294 55.1%
Female Civilian Unemployed	82 2.6%	176 2.1%	615 2.9%	1,004 2.4%
Females in Armed Forces	72 2.3%	255 3.0%	376 1.8%	780 1.8%
Females Not in Labor Force	1,409 44.1%	3,732 44.3%	9,061 43.1%	17,221 40.7%
Unemployment Rate	219 3.7%	528 3.1%	1,247 3.1%	1,972 2.4%
Occupation (2025)				
Occupation Population Age 16 Years or Over	3,057	8,695	21,761	46,265
Occupation Total Males	1,428 46.7%	4,436 51.0%	10,788 49.6%	22,972 49.7%
Occupation Total Females	1,629 53.3%	4,259 49.0%	10,973 50.4%	23,294 50.3%
Management, Business, Financial Operations	459 15.0%	1,641 18.9%	3,634 16.7%	8,620 18.6%
Professional, Related	984 32.2%	2,716 31.2%	6,249 28.7%	13,116 28.4%
Service	579 19.0%	1,264 14.5%	3,885 17.9%	7,477 16.2%
Sales, Office	581 19.0%	1,596 18.4%	3,214 14.8%	7,250 15.7%
Farming, Fishing, Forestry	2 -	30 0.3%	68 0.3%	145 0.3%
Construction, Extraction, Maintenance	120 3.9%	382 4.4%	1,080 5.0%	2,764 6.0%
Production, Transport, Material Moving	332 10.8%	1,065 12.3%	3,632 16.7%	6,894 14.9%
White Collar Workers	2,024 66.2%	5,953 68.5%	13,097 60.2%	28,986 62.7%
Blue Collar Workers	1,033 33.8%	2,742 31.5%	8,664 39.8%	17,279 37.3%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Units In Structure (2025)				
Total Units	2,875	7,733	19,182	38,754
1 Detached Unit	1,923 66.9%	5,817 75.2%	13,243 69.0%	27,101 69.9%
1 Attached Unit	325 11.3%	595 7.7%	1,214 6.3%	3,128 8.1%
2 Units	13 0.4%	53 0.7%	529 2.8%	631 1.6%
3 to 4 Units	155 5.4%	286 3.7%	1,179 6.1%	1,776 4.6%
5 to 9 Units	60 2.1%	103 1.3%	300 1.6%	572 1.5%
10 to 19 Units	84 2.9%	172 2.2%	664 3.5%	1,214 3.1%
20 to 49 Units	23 0.8%	152 2.0%	333 1.7%	973 2.5%
50 or More Units	266 9.2%	434 5.6%	1,243 6.5%	2,164 5.6%
Mobile Home or Trailer	26 0.9%	120 1.5%	477 2.5%	1,195 3.1%
Other Structure	- -	- -	- -	- -
Occupied Homes Built By Year (2025)				
Homes Built 2020 or later	226 7.9%	682 8.8%	1,642 8.6%	3,085 8.0%
Homes Built 2010 to 2019	711 24.7%	1,659 21.5%	2,788 14.5%	6,109 15.8%
Homes Built 2000 to 2009	718 25.0%	1,753 22.7%	3,220 16.8%	7,488 19.3%
Homes Built 1990 to 1999	722 25.1%	1,345 17.4%	2,549 13.3%	5,355 13.8%
Homes Built 1980 to 1989	203 7.1%	732 9.5%	2,343 12.2%	4,489 11.6%
Homes Built 1970 to 1979	114 4.0%	431 5.6%	1,527 8.0%	3,298 8.5%
Homes Built 1960 to 1969	57 2.0%	547 7.1%	1,505 7.8%	3,385 8.7%
Homes Built 1950 to 1959	23 0.8%	261 3.4%	1,164 6.1%	1,995 5.1%
Homes Built 1940 to 1949	55 1.9%	143 1.8%	1,028 5.4%	1,409 3.6%
Homes Built Before 1939	46 1.6%	180 2.3%	1,416 7.4%	2,141 5.5%
Median Age of Homes	24.7 yrs	28.8 yrs	37.7 yrs	35.4 yrs
Home Values (2025)				
Owner Specified Housing Units	1,915	5,730	12,123	27,355
Home Values \$1,000,000 or More	10 0.5%	65 1.1%	119 1.0%	367 1.3%
Home Values \$750,000 to \$999,999	12 0.6%	109 1.9%	213 1.8%	573 2.1%
Home Values \$500,000 to \$749,999	142 7.4%	552 9.6%	1,136 9.4%	3,289 12.0%
Home Values \$400,000 to \$499,999	326 17.0%	1,443 25.2%	2,817 23.2%	6,312 23.1%
Home Values \$300,000 to \$399,999	748 39.0%	1,738 30.3%	3,022 24.9%	7,116 26.0%
Home Values \$250,000 to \$299,999	249 13.0%	689 12.0%	1,178 9.7%	2,867 10.5%
Home Values \$200,000 to \$249,999	243 12.7%	592 10.3%	1,618 13.3%	3,230 11.8%
Home Values \$175,000 to \$199,999	16 0.8%	54 0.9%	218 1.8%	399 1.5%
Home Values \$150,000 to \$174,999	15 0.8%	171 3.0%	728 6.0%	1,042 3.8%
Home Values \$125,000 to \$149,999	1 -	13 0.2%	58 0.5%	112 0.4%
Home Values \$100,000 to \$124,999	4 0.2%	28 0.5%	247 2.0%	319 1.2%
Home Values \$90,000 to \$89,999	9 0.5%	30 0.5%	102 0.8%	111 0.4%
Home Values \$80,000 to \$79,999	1 -	4 -	86 0.7%	195 0.7%
Home Values \$70,000 to \$69,999	- -	- -	19 0.2%	69 0.3%
Home Values \$60,000 to \$59,999	- -	- -	3 -	3 -
Home Values \$50,000 to \$49,999	2 -	10 0.2%	81 0.7%	123 0.4%
Home Values \$35,000 to \$34,999	106 5.5%	164 2.9%	259 2.1%	474 1.7%
Home Values \$25,000 to \$24,999	21 1.1%	33 0.6%	55 0.5%	161 0.6%
Home Values \$10,000 to \$9,999	7 0.3%	10 0.2%	46 0.4%	163 0.6%
Home Values Under \$10,000	3 0.2%	24 0.4%	120 1.0%	432 1.6%
Owner-Occupied Median Home Value	\$330,316	\$363,353	\$341,839	\$357,249
Renter-Occupied Median Rent	\$1,319	\$1,416	\$1,124	\$1,232

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Lat/Lon: 36.7822/-76.5848

3090-3098 Godwin Blvd Suffolk, VA 23434	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure	\$331.54 M	\$903.73 M	\$1.98 B	\$4.35 B
Total Non-Retail Expenditure	\$167.73 M	\$455.14 M	\$987.88 M	\$2.19 B
Total Retail Expenditure	\$163.81 M	\$448.59 M	\$996.59 M	\$2.16 B
Alcoholic Beverages	\$2.03 M	\$5.5 M	\$12 M	\$26.39 M
Apparel	\$6.13 M	\$16.55 M	\$36.55 M	\$79.52 M
Contributions	\$10.63 M	\$28.93 M	\$61.38 M	\$138.14 M
Education	\$7.57 M	\$20.55 M	\$44.08 M	\$98.28 M
Entertainment	\$18.98 M	\$51.19 M	\$113.38 M	\$246.12 M
Food Away From Home	\$14.59 M	\$39.41 M	\$86.72 M	\$189.24 M
Grocery	\$21.56 M	\$57.51 M	\$134.41 M	\$278.84 M
Health Care	\$18.34 M	\$50.82 M	\$126.53 M	\$259.18 M
Household Furnishings and Equipment	\$8.82 M	\$23.86 M	\$52.26 M	\$114.47 M
Household Operations	\$6.19 M	\$16.7 M	\$37.2 M	\$80.39 M
Miscellaneous Expenses	\$5.67 M	\$15.31 M	\$33.62 M	\$73.47 M
Personal Care	\$4.24 M	\$11.36 M	\$26.15 M	\$54.92 M
Shelter	\$52.43 M	\$138.36 M	\$319.88 M	\$672.35 M
Tax and Retirement	\$86.09 M	\$237.15 M	\$478.59 M	\$1.13 B
Tobacco and Related	\$1.57 M	\$4.12 M	\$10.7 M	\$20.47 M
Transportation	\$51.34 M	\$145.49 M	\$314.87 M	\$694.59 M
Utilities	\$15.36 M	\$40.92 M	\$96.17 M	\$198.61 M
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure	\$9,609	\$9,739	\$8,621	\$9,354
Total Non-Retail Expenditure	\$4,861 50.6%	\$4,905 50.4%	\$4,292 49.8%	\$4,701 50.3%
Total Retail Expenditures	\$4,748 49.4%	\$4,834 49.6%	\$4,330 50.2%	\$4,652 49.7%
Alcoholic Beverages	\$59 0.6%	\$59 0.6%	\$52 0.6%	\$57 0.6%
Apparel	\$178 1.8%	\$178 1.8%	\$159 1.8%	\$171 1.8%
Contributions	\$308 3.2%	\$312 3.2%	\$267 3.1%	\$297 3.2%
Education	\$219 2.3%	\$221 2.3%	\$191 2.2%	\$211 2.3%
Entertainment	\$550 5.7%	\$552 5.7%	\$493 5.7%	\$529 5.7%
Food Away From Home	\$423 4.4%	\$425 4.4%	\$377 4.4%	\$407 4.4%
Grocery	\$625 6.5%	\$620 6.4%	\$584 6.8%	\$600 6.4%
Health Care	\$531 5.5%	\$548 5.6%	\$550 6.4%	\$557 6.0%
Household Furnishings and Equipment	\$256 2.7%	\$257 2.6%	\$227 2.6%	\$246 2.6%
Household Operations	\$180 1.9%	\$180 1.8%	\$162 1.9%	\$173 1.8%
Miscellaneous Expenses	\$164 1.7%	\$165 1.7%	\$146 1.7%	\$158 1.7%
Personal Care	\$123 1.3%	\$122 1.3%	\$114 1.3%	\$118 1.3%
Shelter	\$1,520 15.8%	\$1,491 15.3%	\$1,390 16.1%	\$1,446 15.5%
Tax and Retirement	\$2,495 26.0%	\$2,556 26.2%	\$2,079 24.1%	\$2,419 24.1%
Tobacco and Related	\$45 0.5%	\$44 0.5%	\$46 0.5%	\$44 0.5%
Transportation	\$1,488 15.5%	\$1,568 16.1%	\$1,368 15.9%	\$1,494 16.0%
Utilities	\$445 4.6%	\$441 4.5%	\$418 4.8%	\$427 4.6%

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