

RETAIL PROPERTY  
FOR LEASE



# BLUE POINT AT THE RIVERFRONT

HARBOUR VIEW BLVD AT HARBOUR  
VIEW POINTE DR. SUFFOLK, VA 23435



# BLUE POINT SHOPS

HARBOUR VIEW BOULEVARD AT HARBOUR POINTE DRIVE, SUFFOLK, VA 23435

## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	2,000 - 5,900 SF
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	11,434 SF
<b>Zoning:</b>	B-2
<b>Traffic Count:</b>	19,626

### AVAILABLE SPACES **SF**

Retail Shop Space	2,000 - 5,900 SF
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### PROPERTY OVERVIEW

Retail shops available for lease on Harbour View Boulevard in Blue Point at The Riverfront (currently under development). Blue Point at The Riverfront is a proposed 15-acre mixed use development located on the west side of Harbour View Boulevard south of Harbour Pointe Drive in the Harbour View section of Suffolk.

### PROPERTY HIGHLIGHTS

- Northern Suffolk is the fastest growing submarket in the fastest growing city in Hampton Roads
- Convenient access to I-664
- Excellent demographics and traffic counts with strong growth

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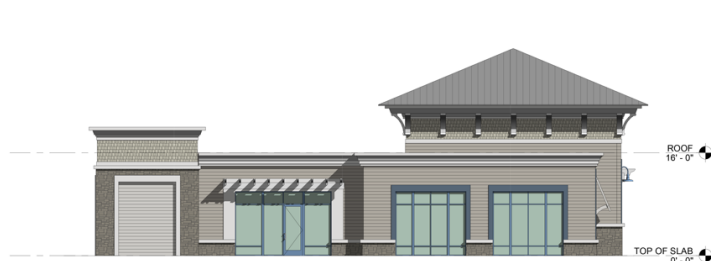
PROPOSED ELEVATIONS



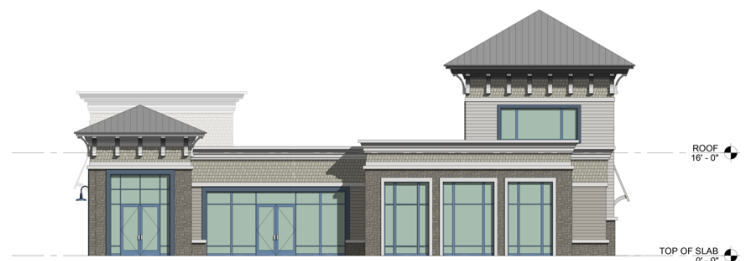
NORTH ELEVATION - NEW  
1/8" = 1'-0"



SOUTH ELEVATION - NEW  
1/8" = 1'-0"



EAST ELEVATION - NEW  
1/8" = 1'-0"



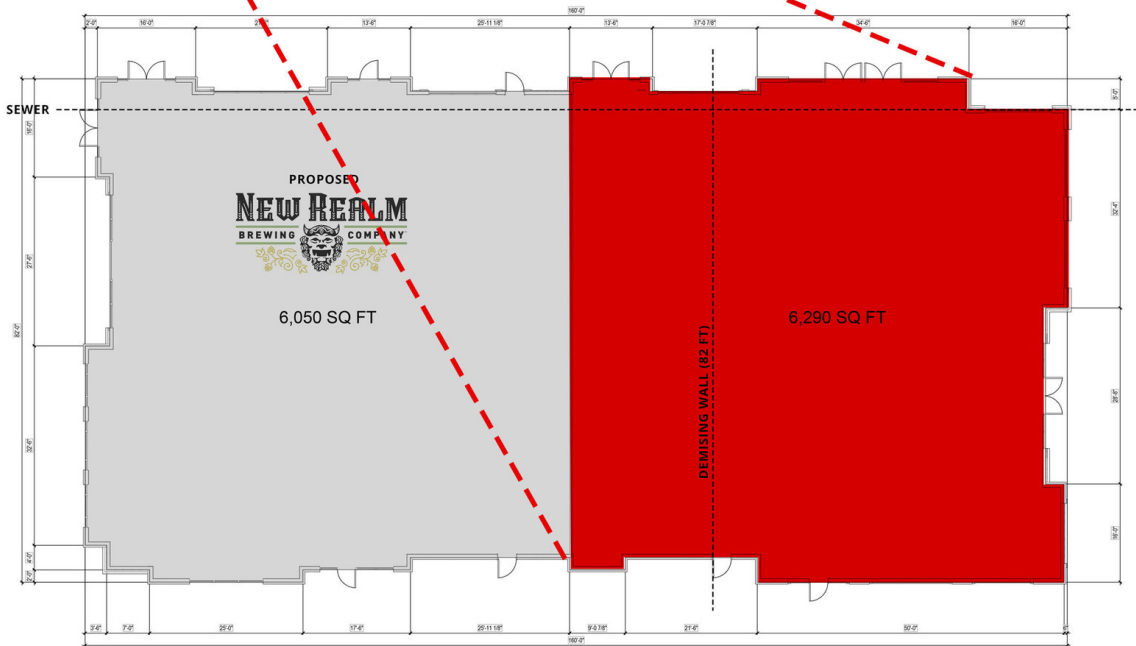
WEST ELEVATION - NEW  
1/8" = 1'-0"



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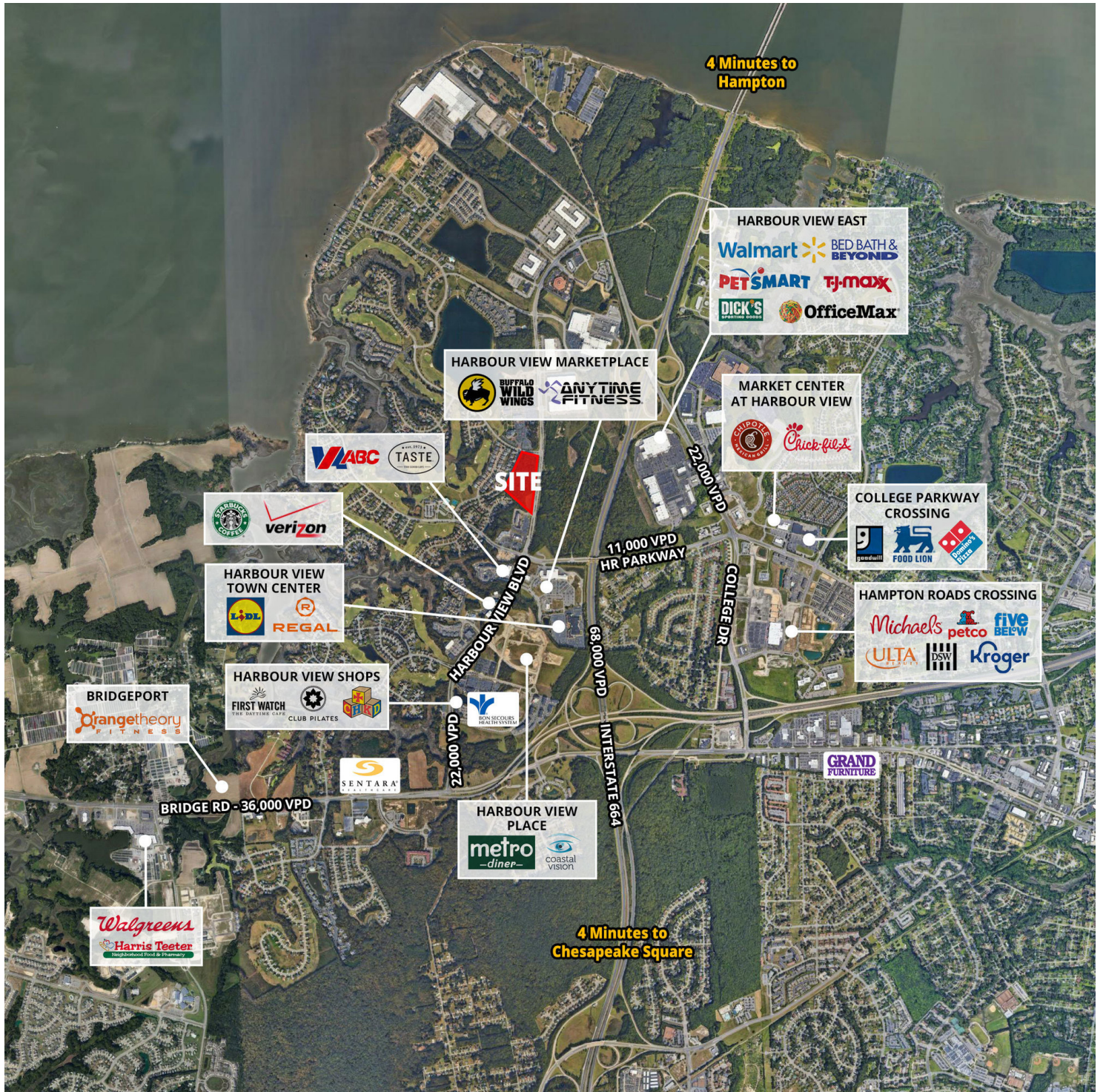
PROPOSED FIRST FLOOR PLAN



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LOCAL AREA



# BLUE POINT SHOPS

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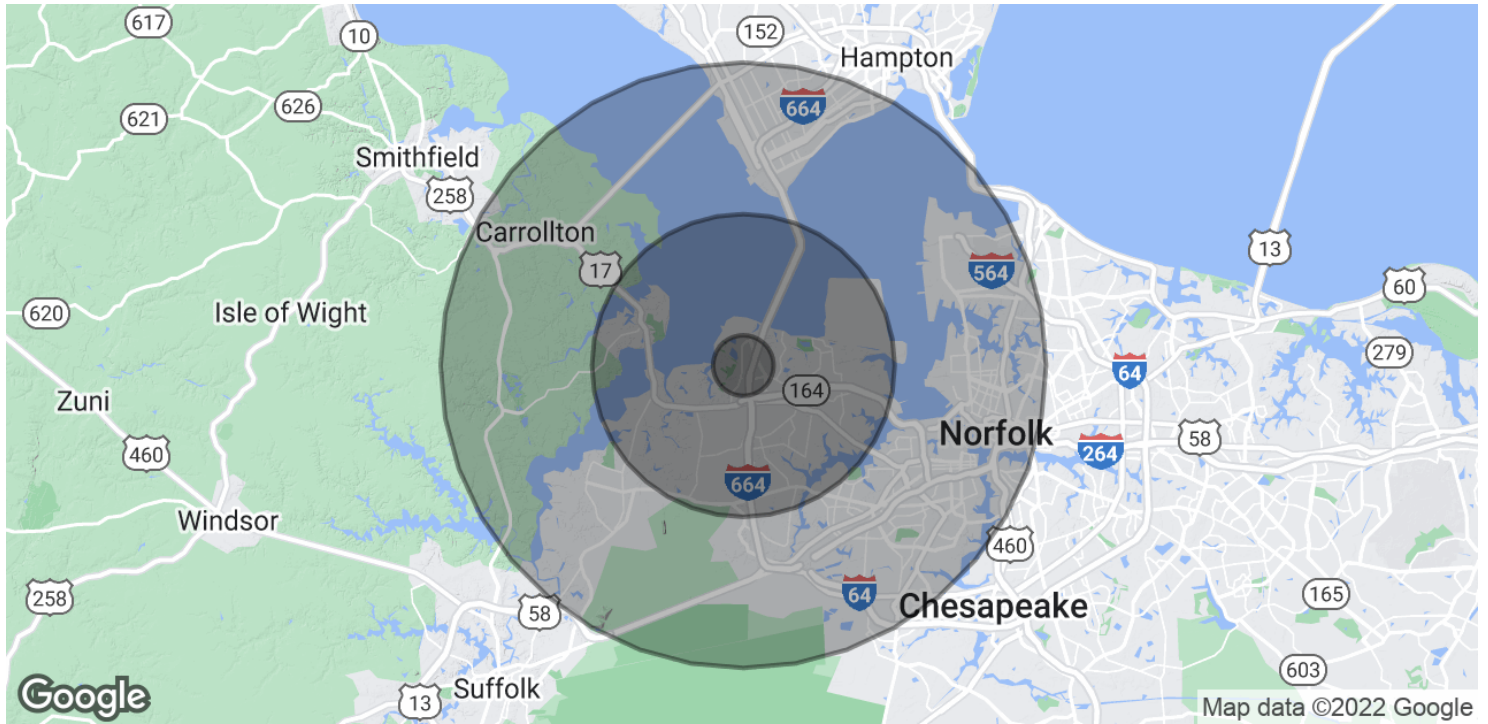
ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	5,162	84,845	375,900
<b>Average age</b>	36.1	38.7	35
<b>Average age (Male)</b>	34.3	34.4	33.3
<b>Average age (Female)</b>	37.1	36.5	36.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>Total households</b>	1,960	31,741	136,039
<b># of persons per HH</b>	2.8	2.7	2.7
<b>Average HH income</b>	\$126,966	\$97,358	\$74,955
<b>Average house value</b>	\$408,492	\$298,042	\$224,934

### TRAFFIC COUNTS

**Harbour View Boulevard** 19,626/day

\* Demographic data derived from 2020 ACS - US Census





**LEVI THOMSON**  
EXECUTIVE VICE PRESIDENT  
LTHOMSON@DIVARIS.COM  
757.333.4382