

MULTI BUILDING OFFICE & RETAIL SERVICE CENTER FOR LEASE

SHOPPES ON THE VILLAGE GREEN AT GOVERNOR'S POINTE
1877 - 1901 Governor's Pointe Drive, Suffolk, VA 23436



CONTACT BROKERS FOR AVAILABILITY

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

PROPERTY INFORMATION

SHOPPES ON THE VILLAGE GREEN AT GOVERNOR'S POINTE

CURRENT AVAILABILITY:

- | | |
|--------------------------------------|--------------------------------------|
| ■ 1881 Governor's Pointe Dr, Suite B | ■ 1885 Governor's Pointe Dr, Suite B |
| ■ 2 nd floor office space | ■ 2 nd floor office space |
| ■ 1,200 SF | ■ 1,191 SF |
| ■ \$2,150/month | ■ Contact Agent for Rent Pricing |

EXECUTIVE SUMMARY

Shoppes on the Village Green at Governor's Pointe is a multi-building office and retail service center in Suffolk, VA. The property was built in 2005 and features seven colonial style two-story buildings totaling 16,625 rentable square feet. Totalling at 2.27 acres, the property offers scenic landscaping and abundant parking. Tenants include Steward Partners, The Sparrow's Nest, State Farm, Three Rivers Décor and Apothecary 1885 Salon. Located in the North Suffolk submarket, at the intersection of Bridge Road (19,318 VPD) and Governor's Pointe Drive, the site offers good access and excellent demographics. In the surrounding submarket, nearly 5,800 new residential units are under construction and approved. Another 3,350 new units are in planning.

- Zoning: B-1 (Neighborhood Commercial)
- Traffic Count: Governor's Pointe - 19,318 VPD

KEY FACTS WITHIN 3 MILES



7,679
POPULATION

48.2

MEDIAN
AGE



2.57
AVG.
HOUSEHOLD
SIZE

\$175,287
Average Household
Income



124
TOTAL BUSINESSES



927
TOTAL EMPLOYEES



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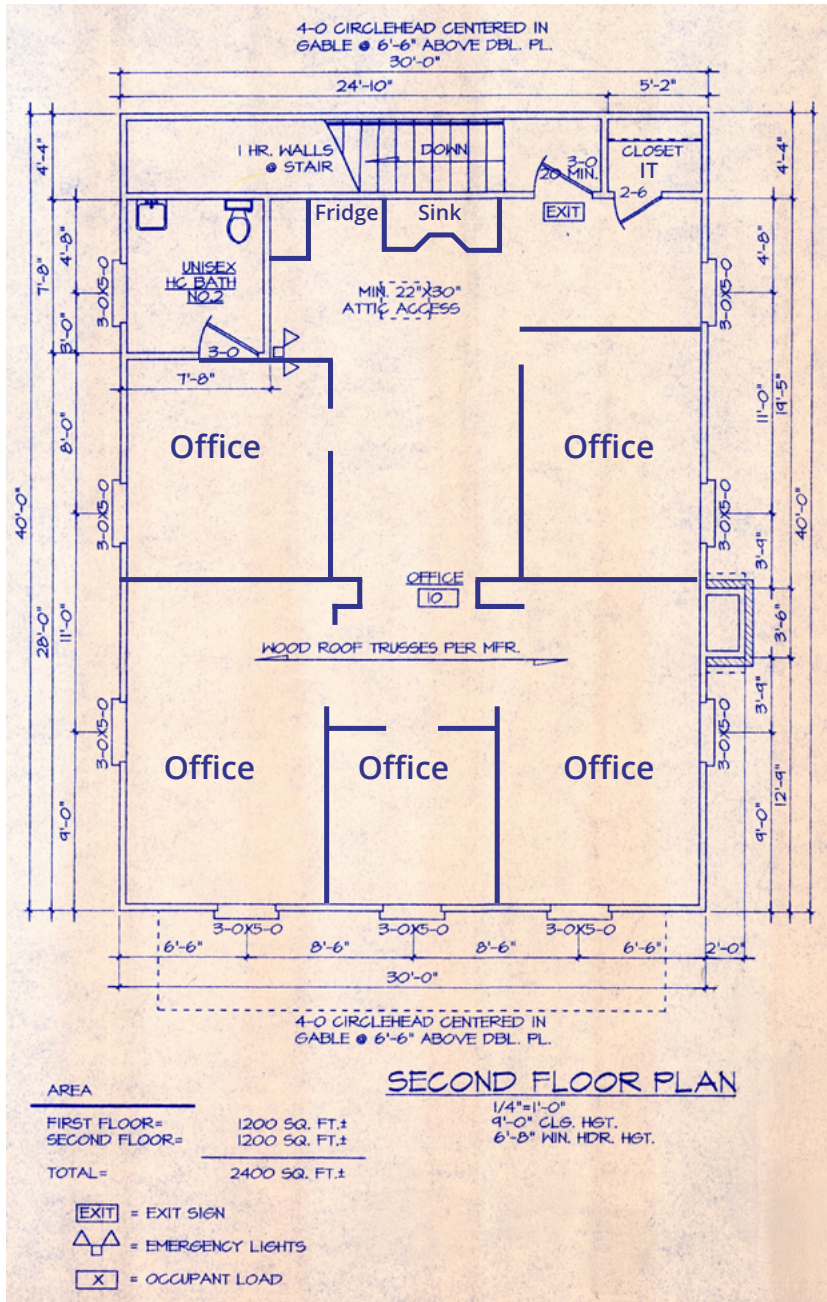
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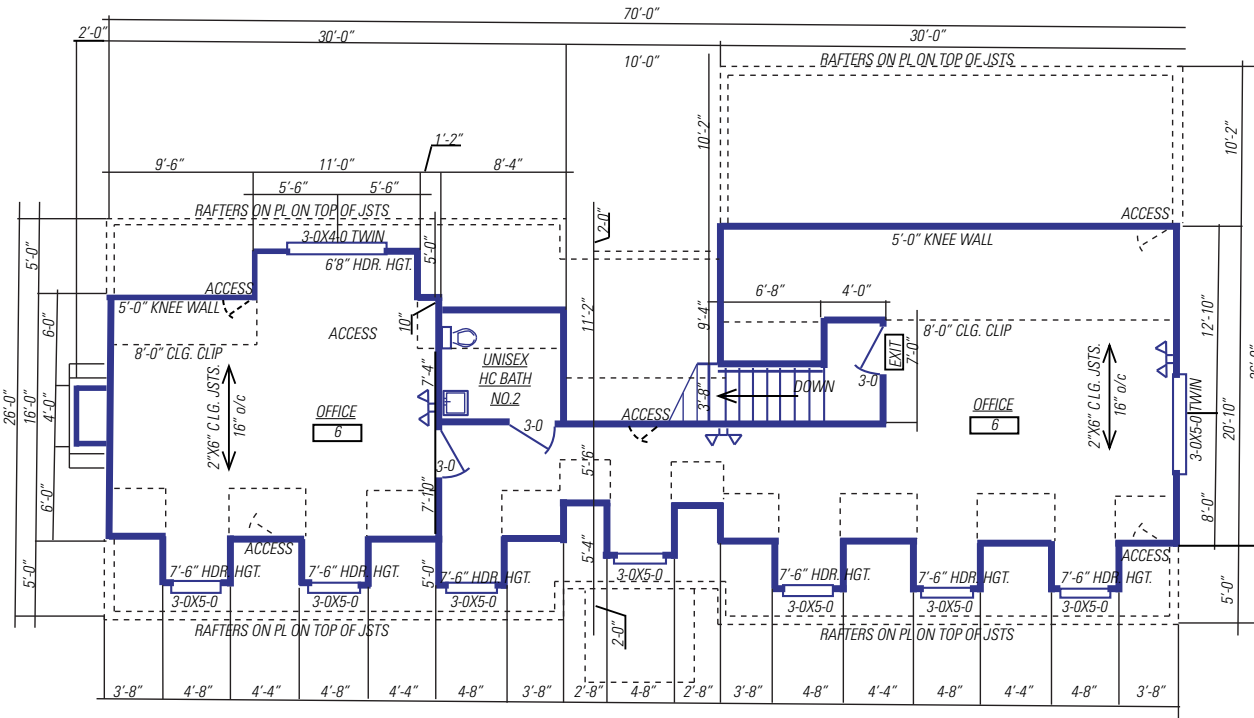
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1881 Governor's Pointe Drive, Suite B **FLOOR PLAN & PHOTOS**



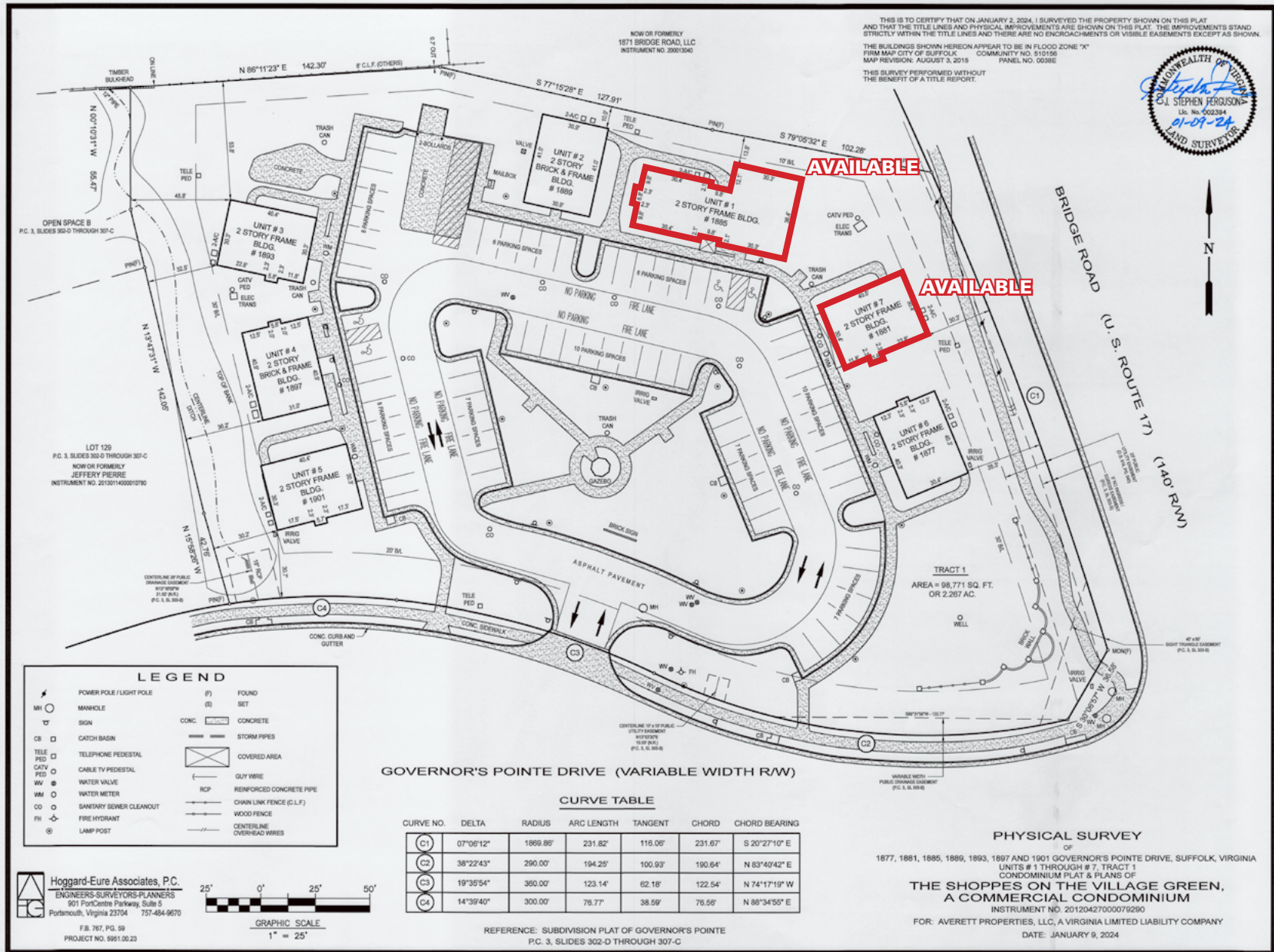
1885 Governor's Pointe Drive, Suite B **FLOOR PLAN & PHOTOS**



SECOND FLOOR PLAN

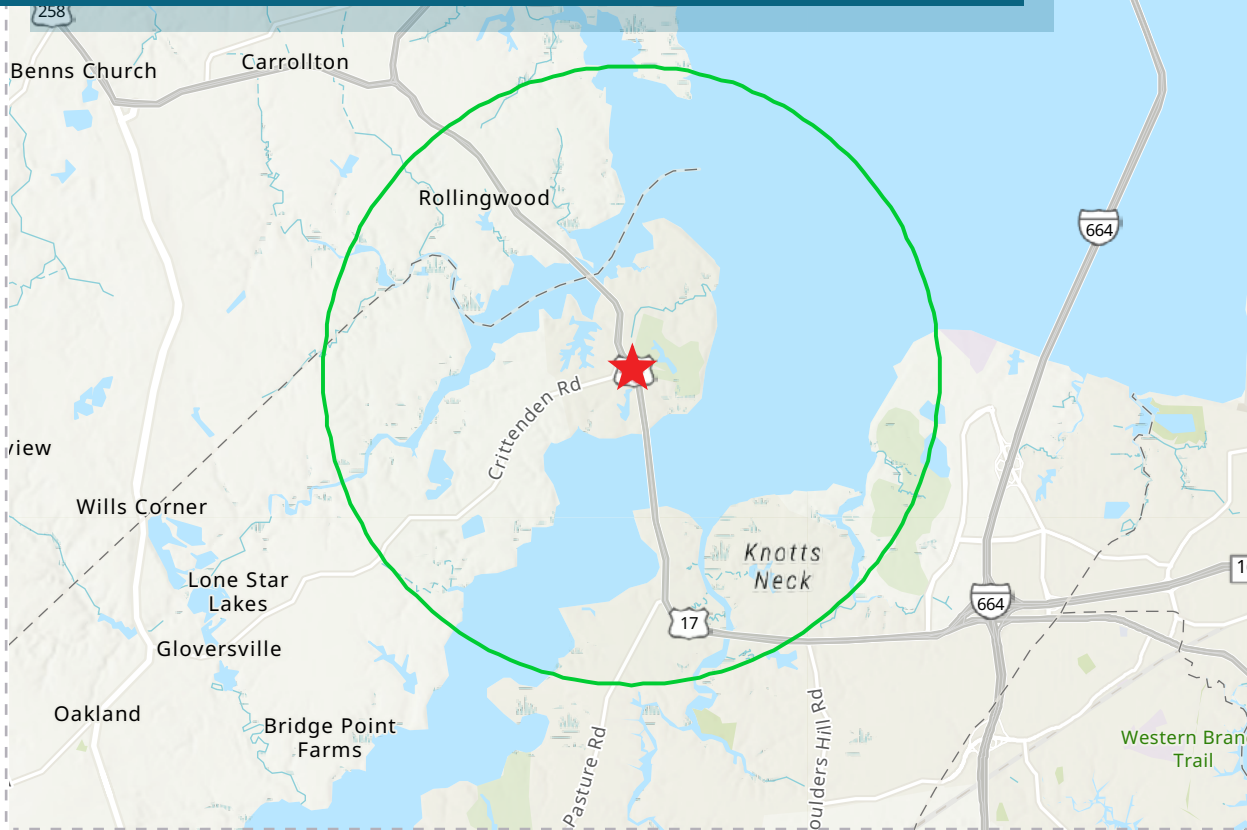


PROPERTY SURVEY



DEMOGRAPHIC PROFILE (2024)

1877-1901 GOVERNOR'S POINTE DRIVE
RING OF 3 MILES



EDUCATION



No High School Diploma



22.8%

High School Graduate



45.5%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



73%

White Collar



16%

Blue Collar



11%

Services



Unemployment Rate

KEY FACTS

BUSINESS

INCOME



7,679

Population



2,976

Households



Median Age



\$101,889

Median Disposable Income



124

Total Businesses



927

Total Employees



\$127,930

Median Household Income



\$69,993

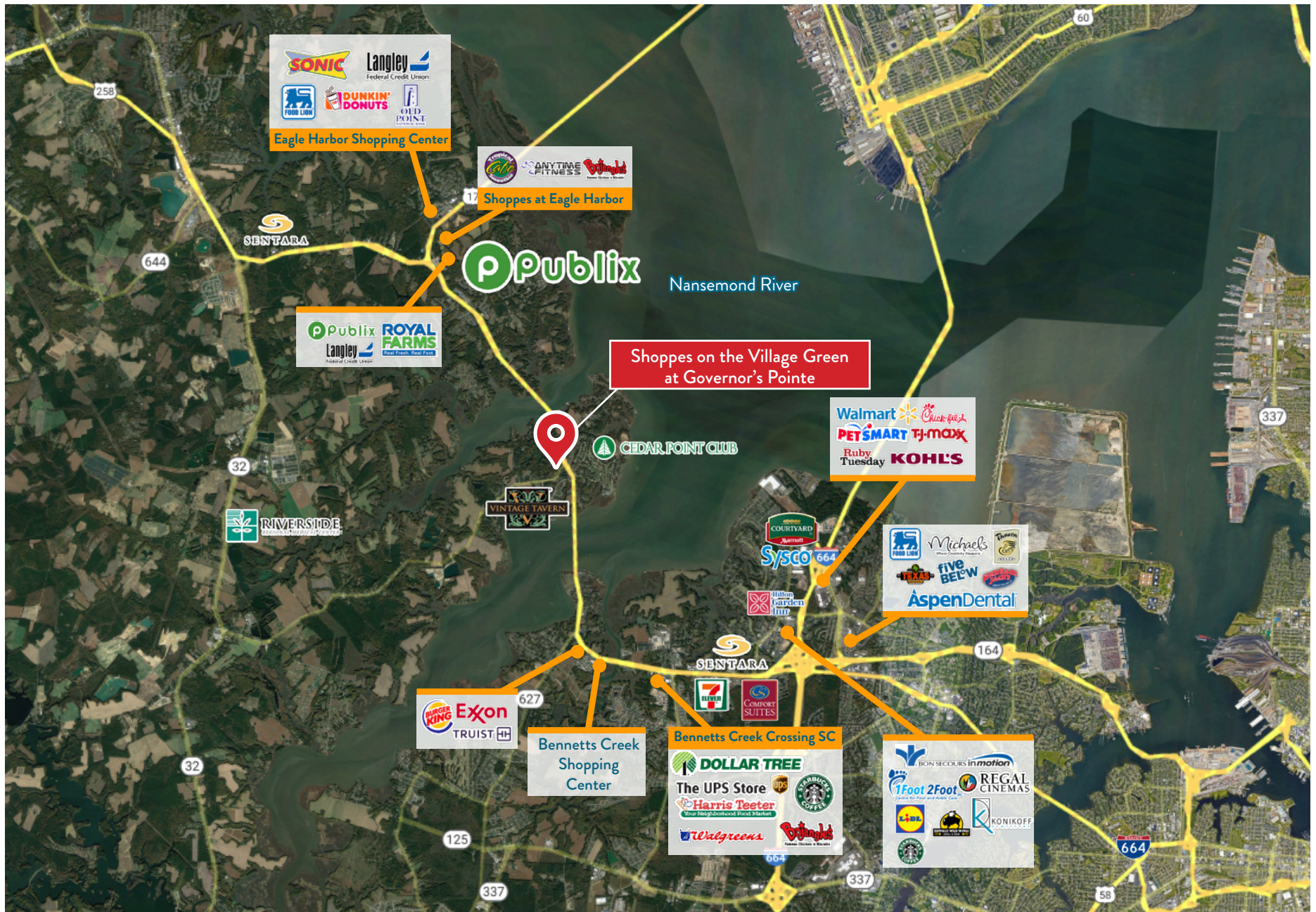
Per Capita Income



\$862,627

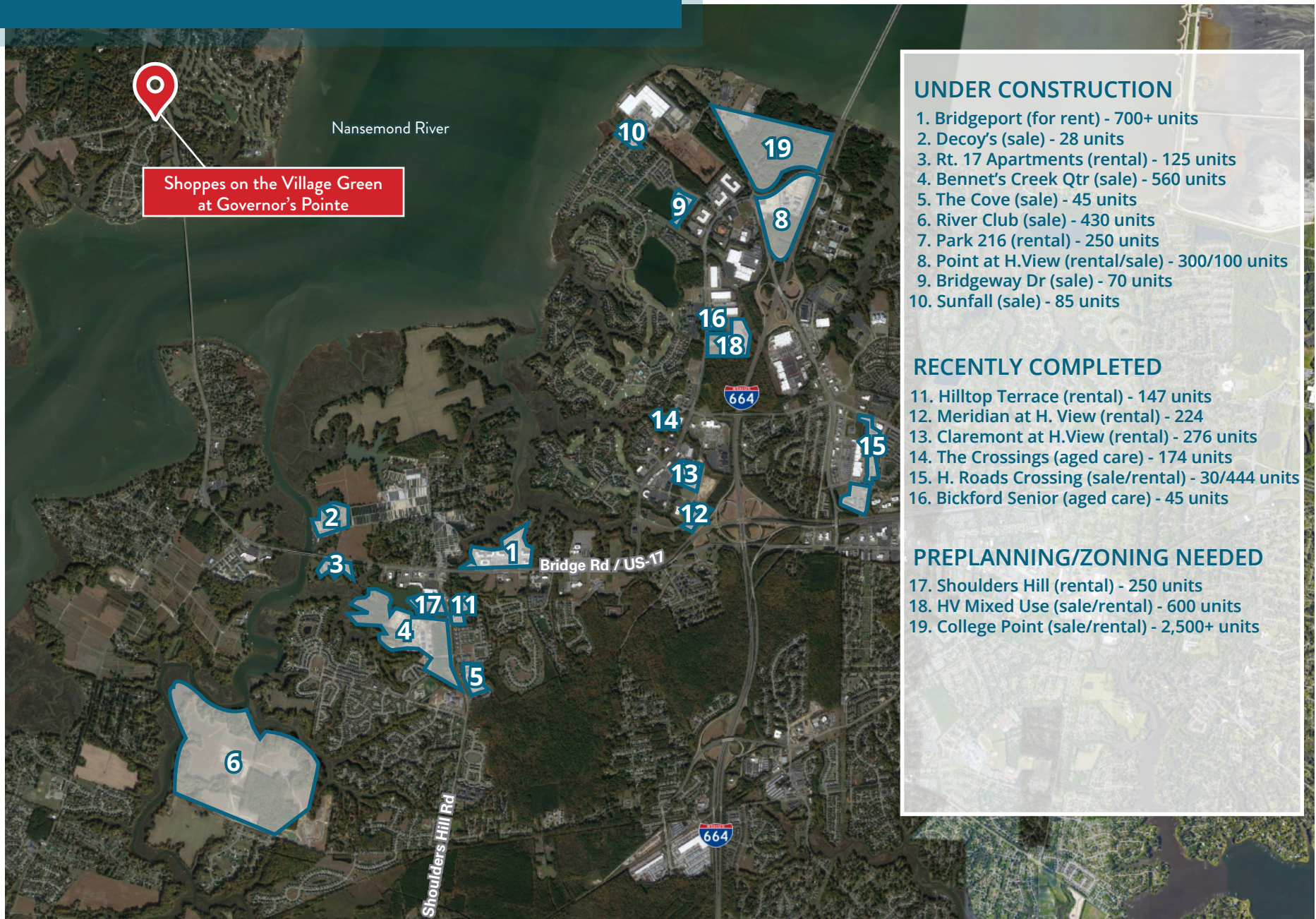
Median Net Worth

RETAIL AERIAL



NEW RESIDENTIAL DEVELOPMENTS

SUFFOLK / HARBOUR VIEW SUBMARKET



UNDER CONSTRUCTION

1. Bridgeport (for rent) - 700+ units
2. Decoy's (sale) - 28 units
3. Rt. 17 Apartments (rental) - 125 units
4. Bennet's Creek Qtr (sale) - 560 units
5. The Cove (sale) - 45 units
6. River Club (sale) - 430 units
7. Park 216 (rental) - 250 units
8. Point at H.View (rental/sale) - 300/100 units
9. Bridgeway Dr (sale) - 70 units
10. Sunfall (sale) - 85 units

RECENTLY COMPLETED

11. Hilltop Terrace (rental) - 147 units
12. Meridian at H. View (rental) - 224
13. Claremont at H.View (rental) - 276 units
14. The Crossings (aged care) - 174 units
15. H. Roads Crossing (sale/rental) - 30/444 units
16. Bickford Senior (aged care) - 45 units

PREPLANNING/ZONING NEEDED

17. Shoulders Hill (rental) - 250 units
18. HV Mixed Use (sale/rental) - 600 units
19. College Point (sale/rental) - 2,500+ units

NEW RESIDENTIAL & COMMERCIAL DEVELOPMENTS

NORTH SUFFOLK & WRIGHT OF ISLE COUNTY

526

