



## UPDATES!

Signed LOI:  
National Gas/CStore  
Phase 1: Ground Breaking  
Summer 2024



## NEARBY TENANTS



WELSPUN USA



## PROPERTY HIGHLIGHTS

- Strong Traffic counts with 48,319 on US 58 and 23,269 on Pruden Blvd
- Retail pads in front of 5 million SF industrial development
- Pruden Blvd to be improved to 6 lanes - projected AADT to increase to 40,000
- Full interchange with potential for highway signage
- Convenient access to I-95 and Norfolk/Va Beach

**JOHN MEYER**

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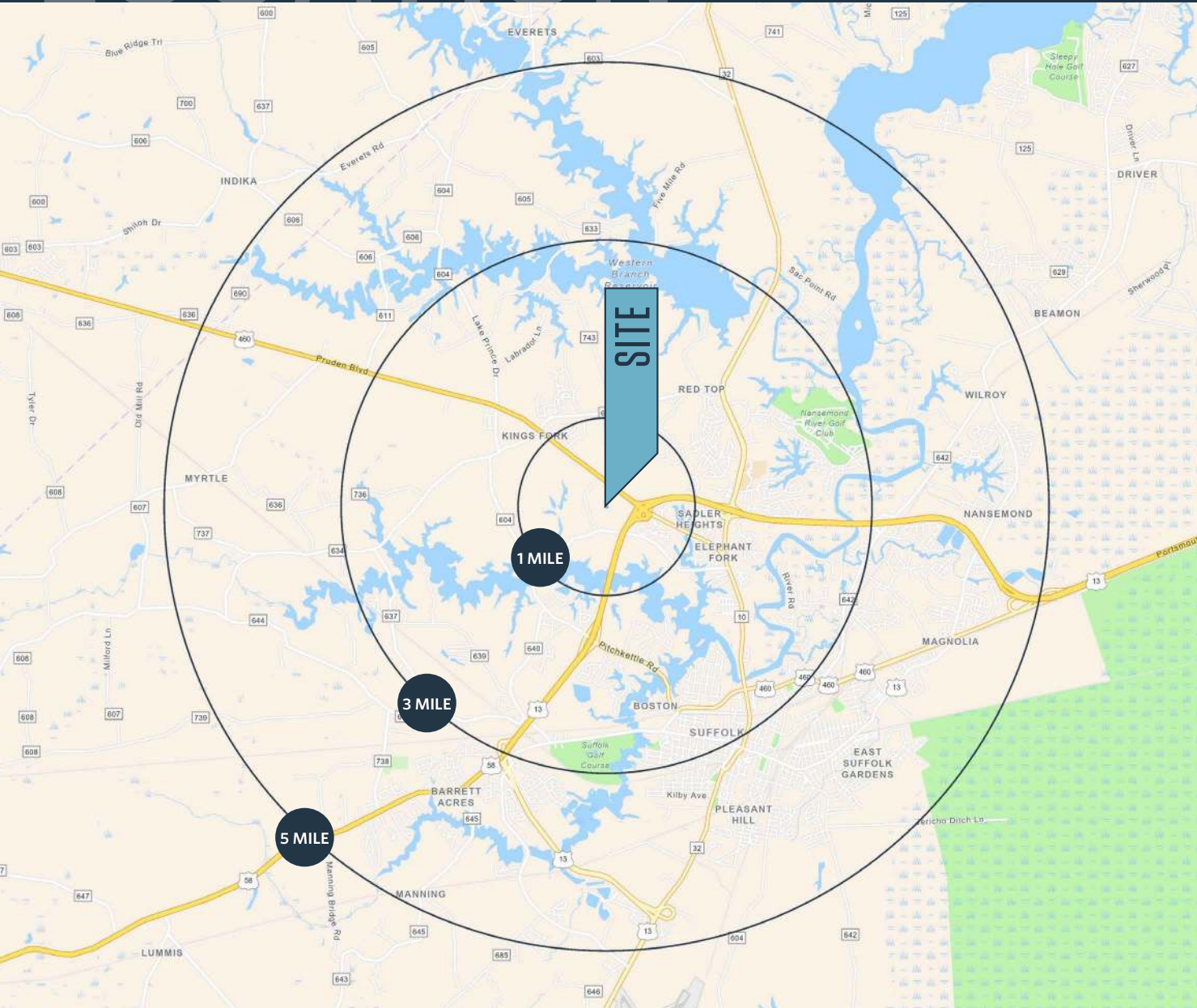
**BOB BROWNING**

bbrowning@klnb.com | 703-268-2717

# LOCATION

## PORT 460

2925 PRUDEN BOULEVARD, SUFFOLK, VA 23434



### DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
1,443	20,981	48,175
Daytime Population		
1,509	22,165	45,870
Households		
517	7,776	18,165
Average HH Income		
\$137,815	\$120,916	\$97,894

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

Pruden Blvd	23,269 ADT
Route 58	48,319 ADT

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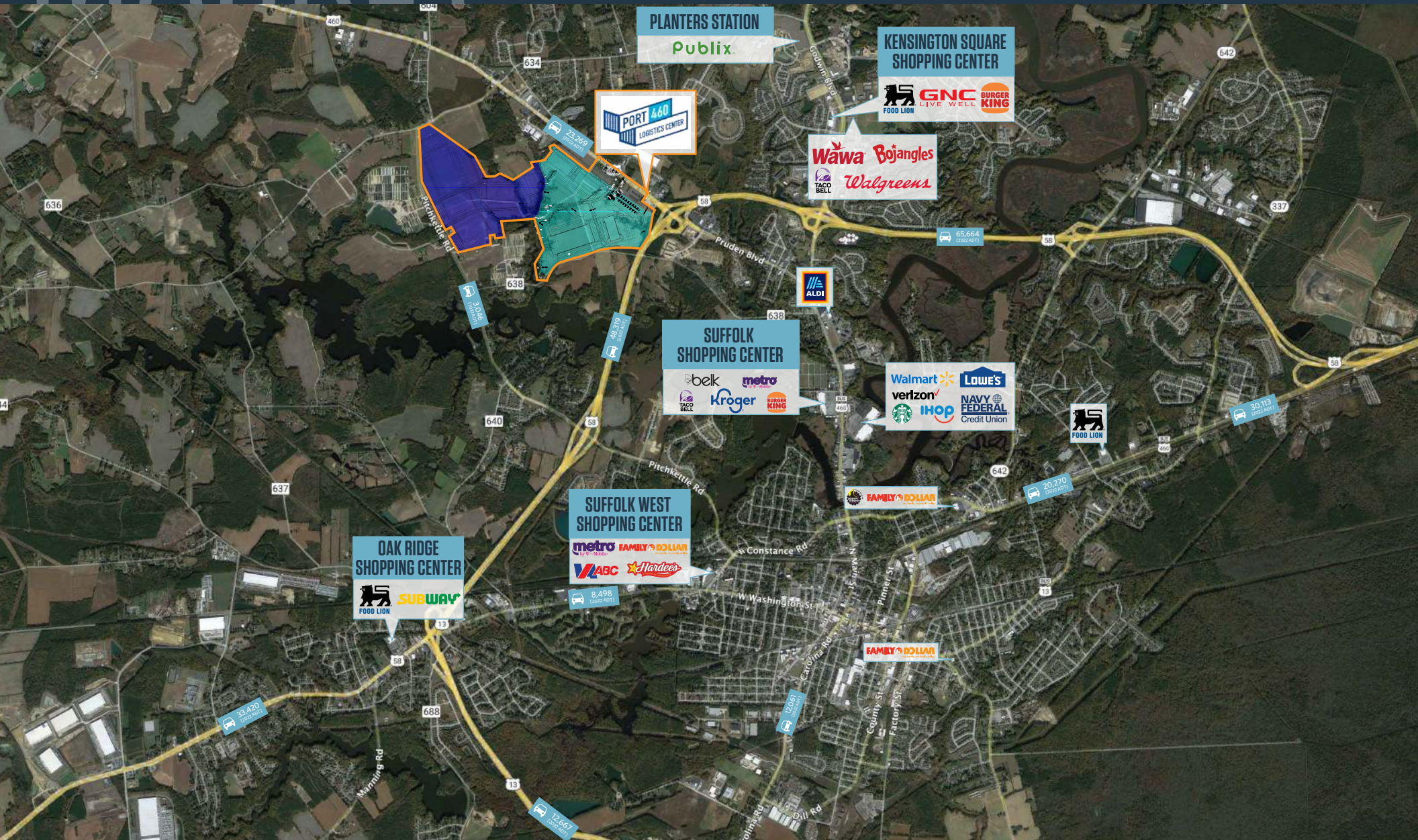
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# MARKET

# PORT 460

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# CLOSE UP

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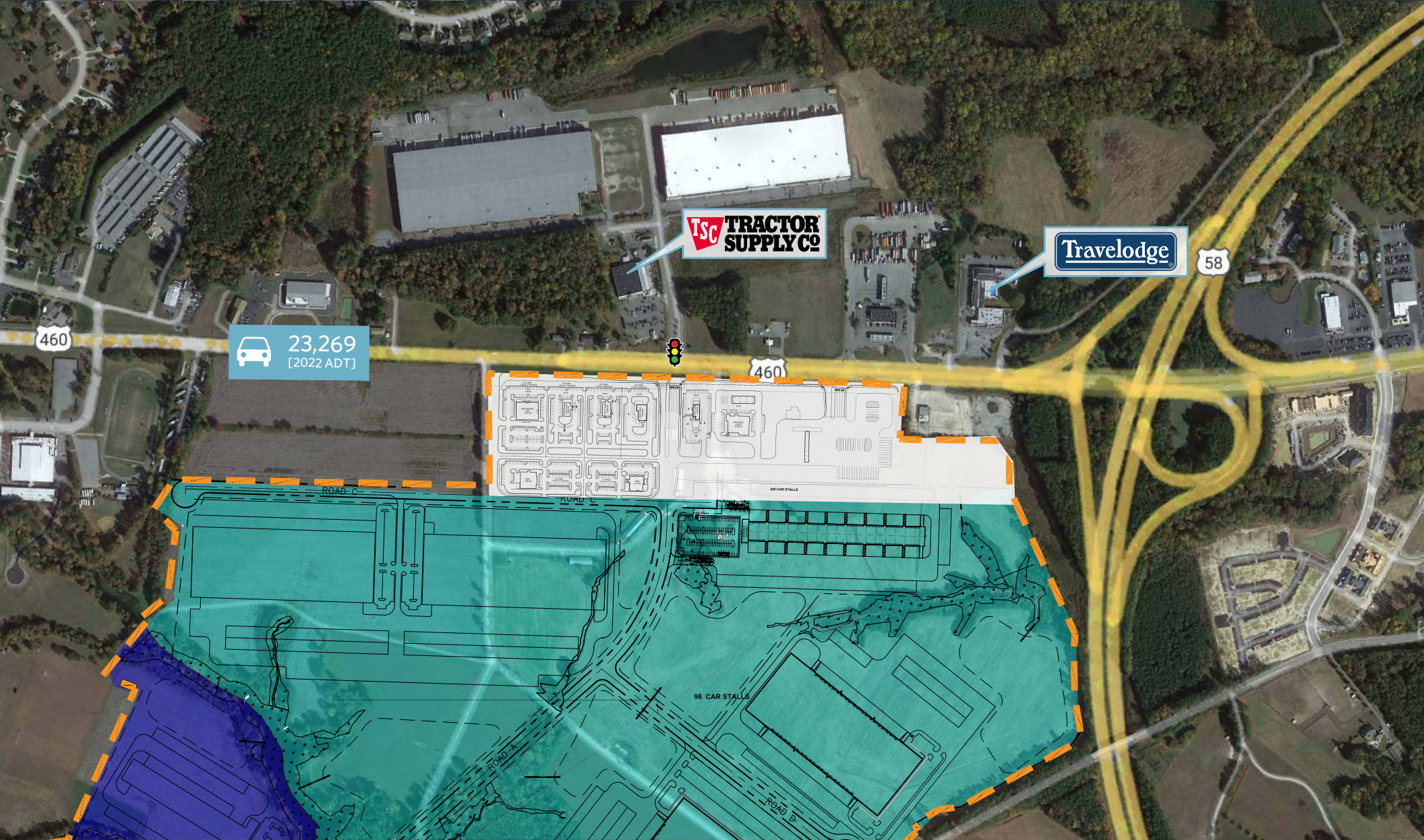
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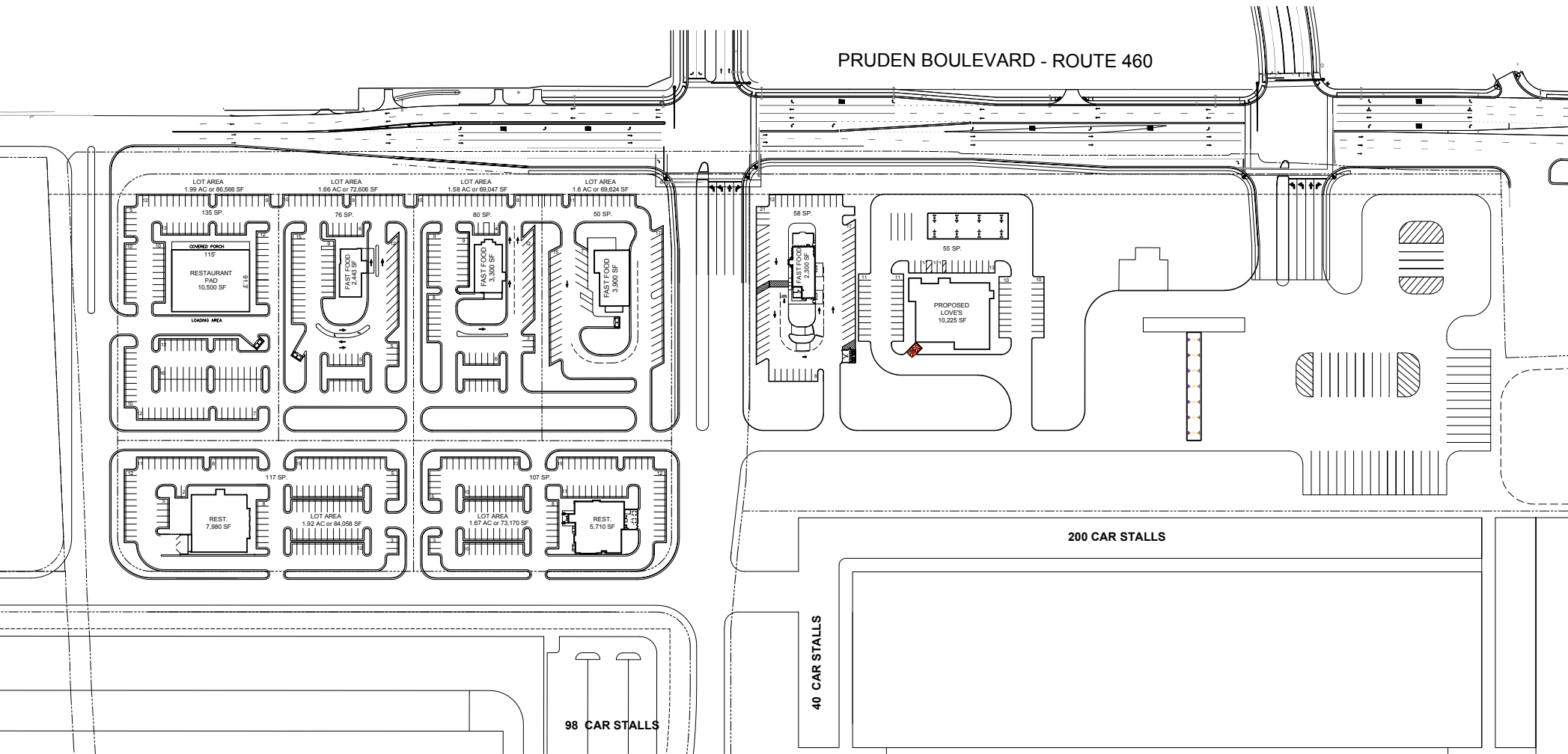
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# SITE PLAN

# PORT 460

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## FOR MORE INFORMATION, PLEASE CONTACT:

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