



**A WORLD-CLASS  
FACILITY** SERVING THE  
**PORT OF VIRGINIA**

**+** 2925 PRUDEN BOULEVARD, SUFFOLK, VA 23434

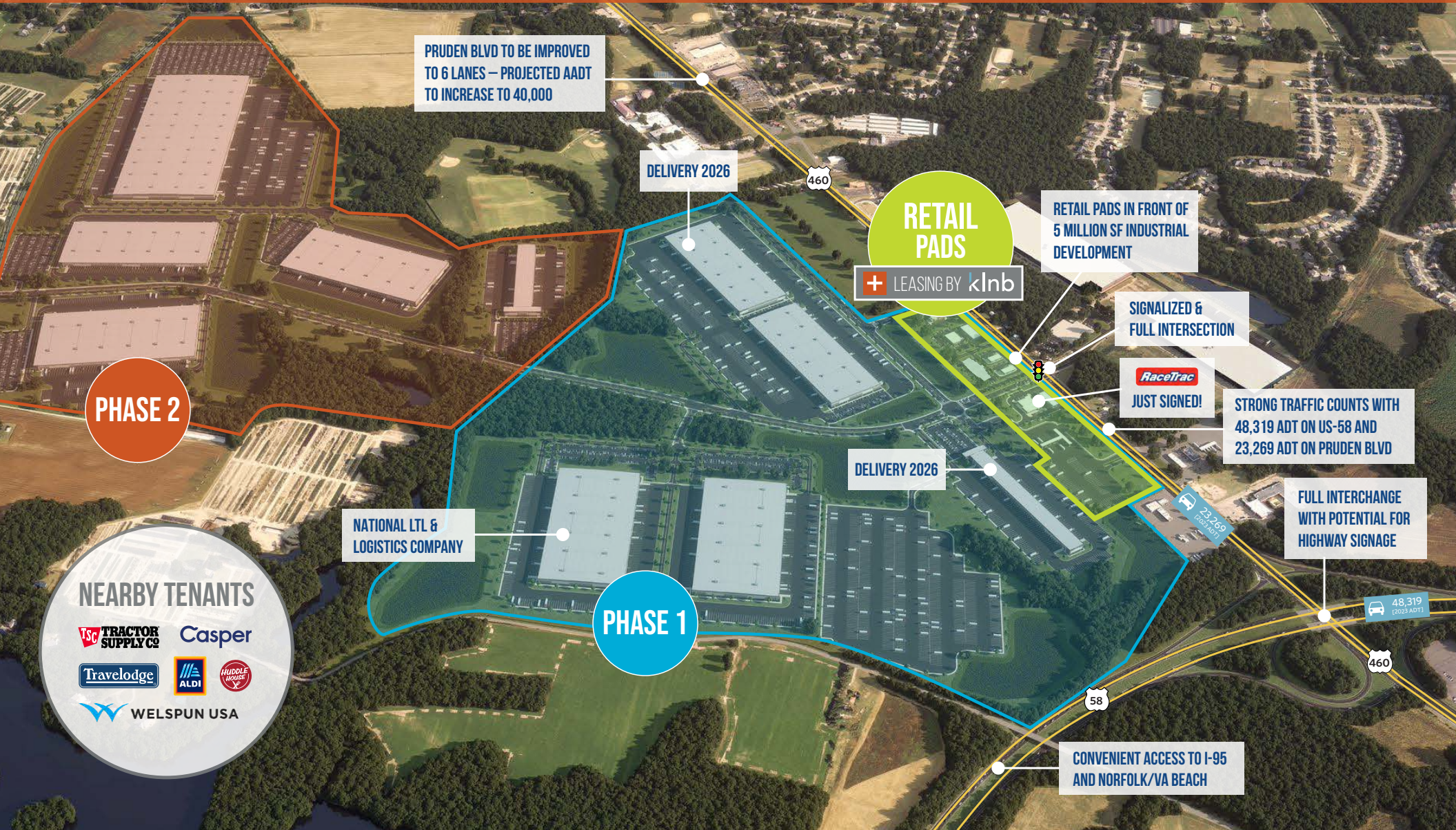


**RETAIL PADS  
AVAILABLE FOR LEASE**





# + RETAIL PADS FOR LEASE



JOHN MEYER

BOB BROWNING

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bbrowning@klnb.com + 703.268.2717





## CONNECTED TO THE MARKET



### TOTAL POPULATION

1-MILE	3-MILES	5-MILES
1,443	20,981	48,175



### DAYTIME POPULATION

1-MILE	3-MILES	5-MILES
1,509	22,165	45,870



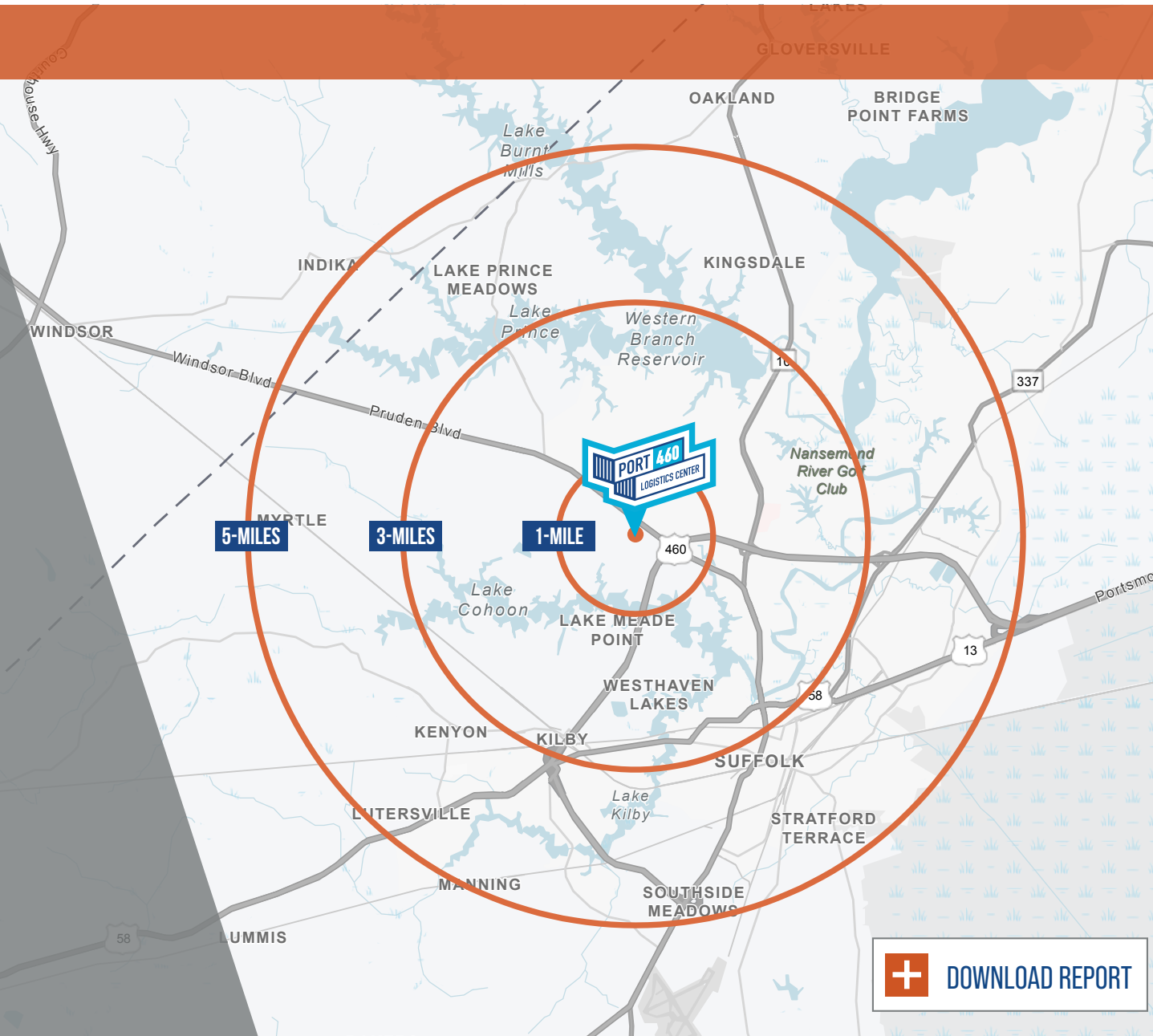
### TOTAL HOUSEHOLDS

1-MILE	3-MILES	5-MILES
517	7,776	18,165



### AVERAGE HH INCOME

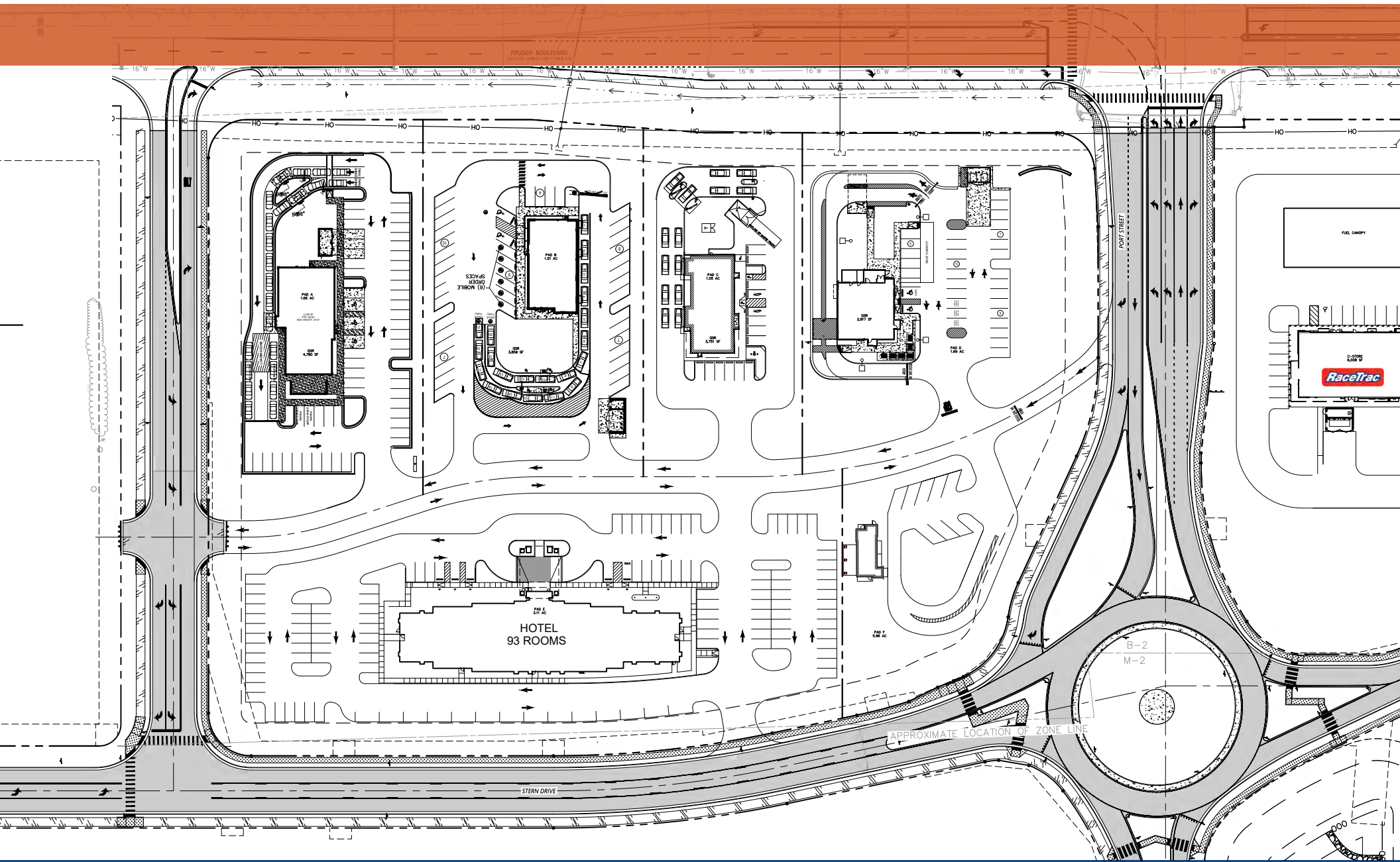
1-MILE	3-MILES	5-MILES
\$137,815	\$120,916	\$97,894



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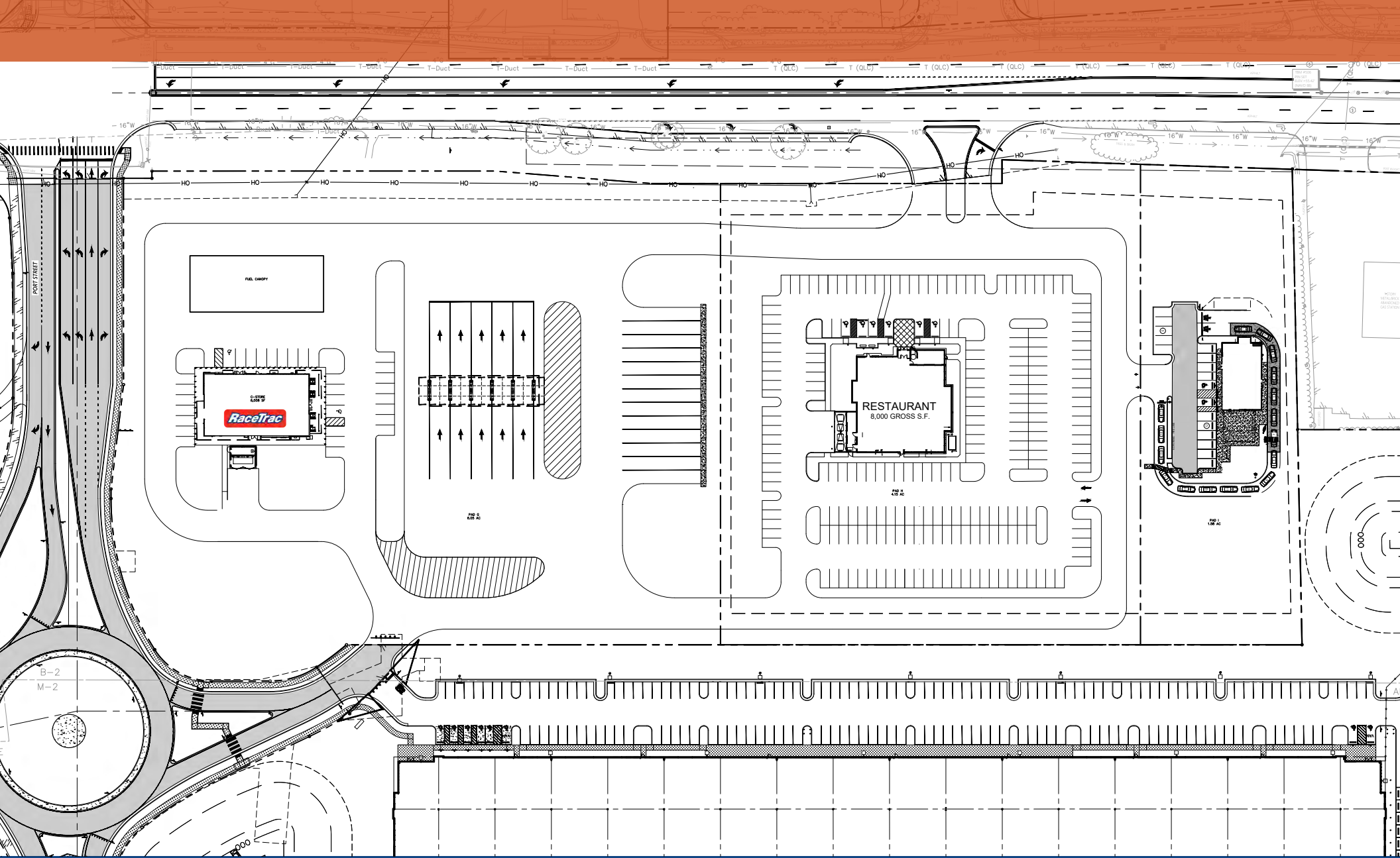


# + PROPOSED RETAIL PLAN 1





# + PROPOSED RETAIL PLAN 2



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RETAIL		
PAD	SIZE	LEASING
A	4,780 SF	AVAILABLE
B	3,859 SF	AVAILABLE
C	3,751 SF	AVAILABLE
D	2,817 SF	AVAILABLE
G	6,006 SF	RACE TRAC
H	8,000 SF	AVAILABLE
I	1.5 AC	AVAILABLE





+ CLICK TO VIEW CONSTRUCTION UPDATE

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PHASE 1		
Building	SF	Delivery Date
1	339,660	Q4 2025
2	246,490	Q4 2025
3	1,048,711	Q3 2026
4	394,270	Q3 2027
5	464,020	Q3 2027
2,493,151		
Phase 1A		Phase 1B

PHASE 2		
Building	SF	Delivery Date
6	520,000	January 2026
7	564,000	March 2026
8	430,500	July 2026
9	1,101,700	May 2026
10	170,000	December 2026
2,786,200		

**JOHN MEYER**

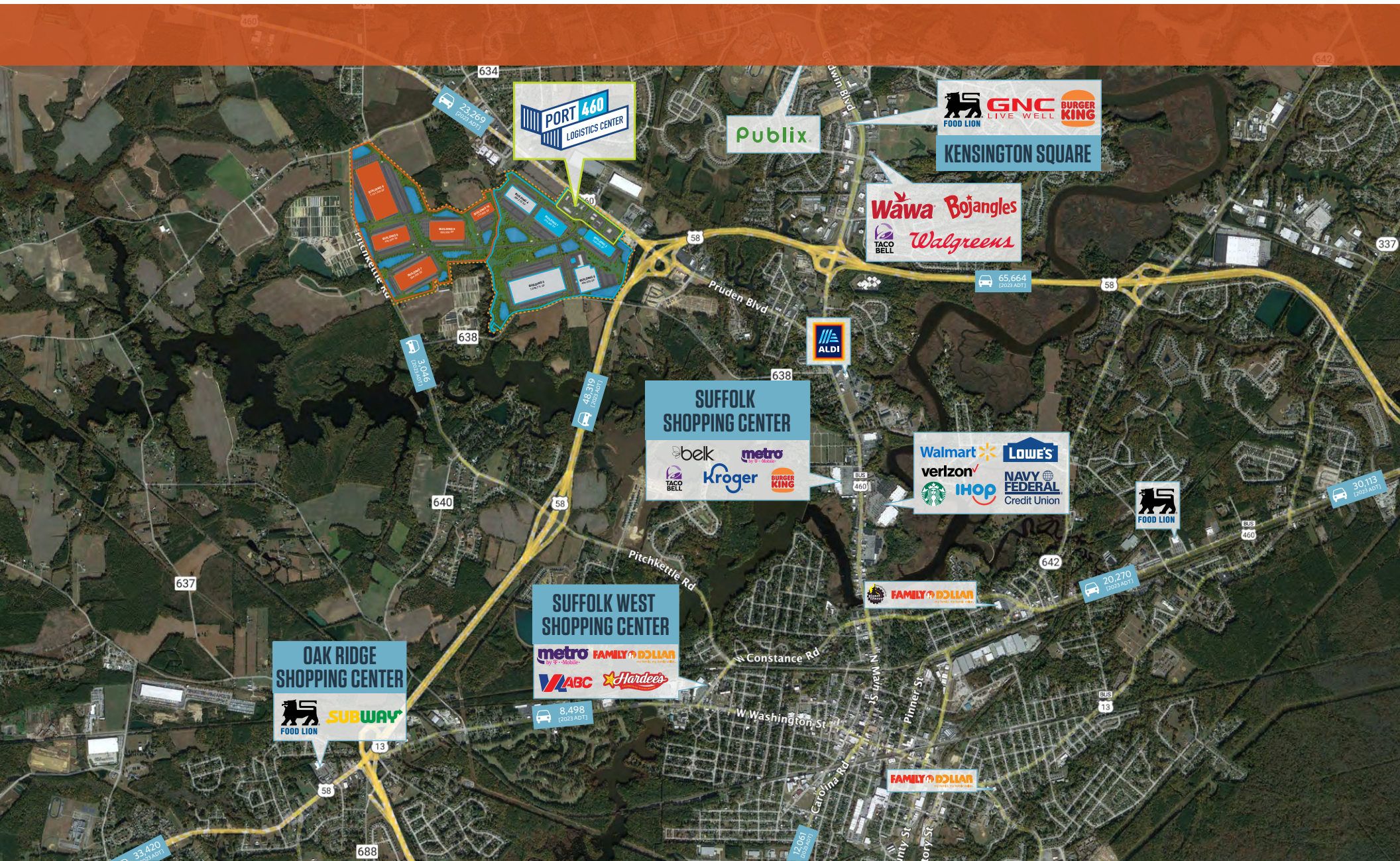
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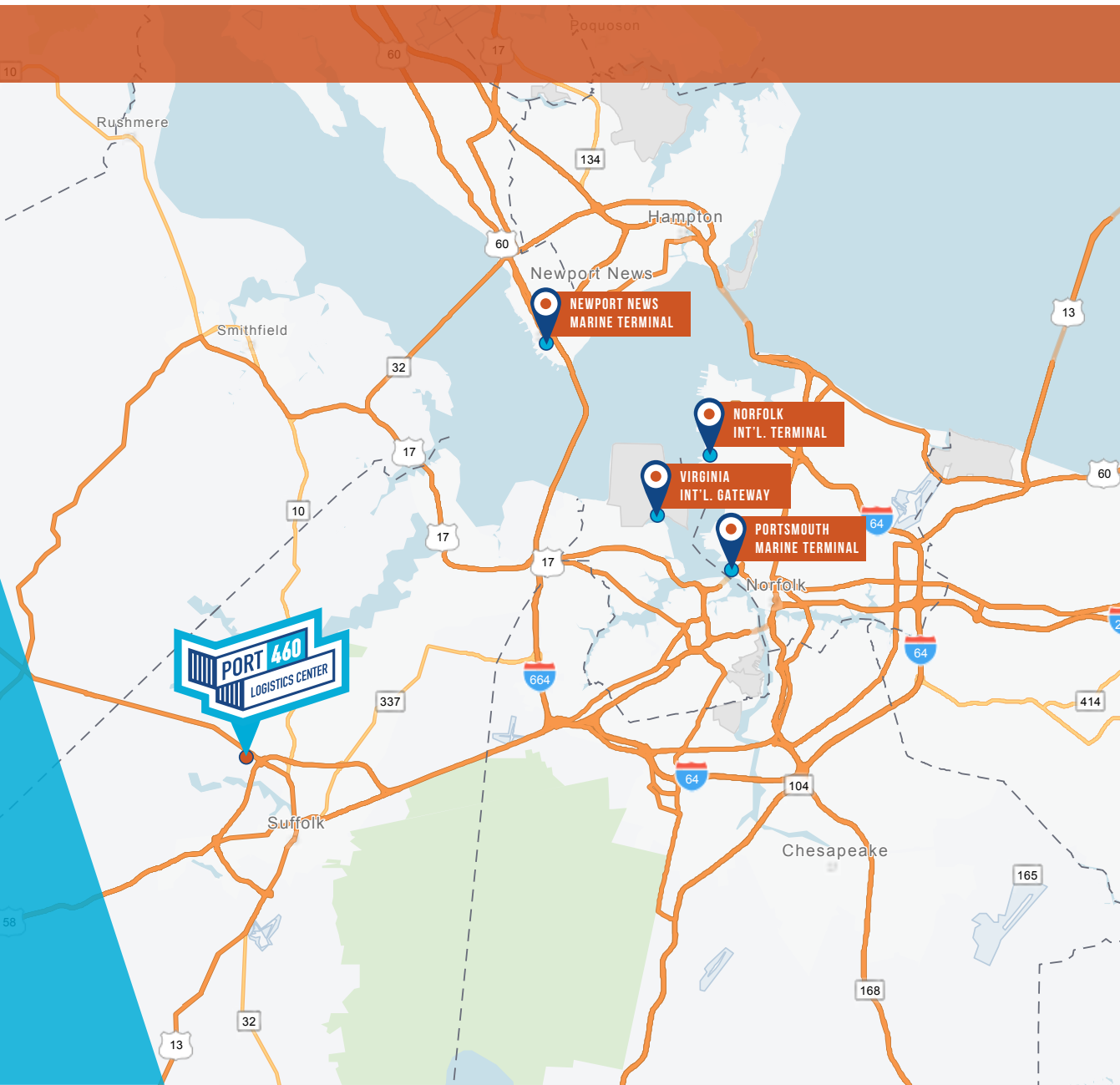


# CONNECTED TO THE MID-ATLANTIC

Situated directly on US-460, Port 460 has seamless access to the entire Norfolk region as well as I-85 and I-95, offering extensive connectivity to the major metropolitan areas of the Eastern Seaboard.

Be at the epicenter of the Hampton Roads economy— featuring rail-served port terminals that employ over 400,000 people and function collectively as the leading East Coast gateway for global shipping and commerce.

**+ CLICK TO VIEW PROJECT WEBSITE**







FOR MORE INFORMATION, PLEASE CONTACT:

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