

HARBOUR VIEW EAST

6253 - 6255 College Dr, Suffolk, VA 23435



PROPERTY HIGHLIGHTS

- Anchors: Walmart, Kohl's, Dick's Sporting Goods, Bed Bath & Beyond, TJ Maxx, OfficeMax, PetSmart
- 1,601 & 4,500 SF available
- Excellent access from I-664 at College Drive
- High daytime population of 72,504 within 5 miles
- Traffic Counts: I-664: 68,000 AADT College Drive: 22,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	49,721	86,606	161,458
Households	18,441	32,359	59,145
Average Household Income (\$)	90,085	94,363	84,839

EXCLUSIVE AGENT(S)

DEBRA RAMEY • debra.ramey@tscg.com • 757.722.2500

KAREN MIKULSKI • karen.mikulski@tscg.com • 757.722.2500

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A	Verizon Wireless	2,500 SF	J	Nana Sushi	2,385 SF	R	PHO 79	3,177 SF
B	America's Best Wings	2,400 SF	K	Firehouse Subs	2,423 SF	S	PetSmart	12,158 SF
C	Hair Cuttery	1,200 SF	L	Farmer's Bank	1,950 SF	100	Available	4,500 SF
D	Custom Nails	760 SF	M	Ashley's Hallmark	3,750 SF	150	GNC	1,586 SF
D-2	Sunday's Tanning	3,200 SF	N	Batteries Plus	1,600 SF	200	Dick's Sporting Goods	39,978 SF
E	Heartland DDS	3,040 SF	O	Sally Beauty Supply	1,600 SF	300	TJ Maxx	26,000 SF
F	Gran Rodeo	4,106 SF	OP1	Wendy's	0 SF	400	Office Max	18,200 SF
H	GameStop	1,600 SF	P	Massage Luxe	3,320 SF	400-A	Bed Bath & Beyond	28,000 SF
I	Bond Tobacco	1,600 SF	Q	Available	1,601 SF			

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