



**THALHIMER**

RETAIL FOR LEASE

# The Shoppes at CNU Village

12368 Warwick Boulevard | Newport News, VA

**MULTIPLE ACCESS POINTS**

**PARKING GARAGE**



**PART OF THE VIBRANT CHRISTOPHER NEWPORT UNIVERSITY CAMPUS**

For more information, contact:

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**Property Features**

- 2,791 SF former convenience store
- 1,500 SF: In-line space (Former Yogurtini)
- 25,000 SF retail/mixed-use shopping center on campus of Christopher Newport University which has 5,000+ full time students
- Mixed use: Retail, restaurant and student residences
- Join Panera, Moe's, Aago Restaurant, T-Mobile, Tropical Smoothie, Supercuts, Subway
- 50,000 VPD on Warwick Blvd.
- Ample retail reserved parking spaces including garage spaces.

**Join establish Tenants/Nearby Retailers**



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## The Shoppes at CNU Village

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Demographics	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
Population	10,766	91,927	147,798
Census Population	11,263	62,053	147,674
<b>HOUSEHOLDS</b>			
2017 Estimated Households	3,909	26,351	61,454
2022 Projected Households	4,016	27,187	63,432
2010 Census Households	3,861	25,299	59,139
2017 Est. Average Household Income	\$90,406	\$81,868	\$85,597
2017 Est. Median Household Income	\$69,172	\$65,031	\$68,628
2017 Est. Per Capita Income	\$33,760	\$35,034	\$34,451
<b>BUSINESSES</b>			
2017 Est. Total Businesses	544	3,314	5,917
2017 Est. Total Employees	11,433	44,663	76,064
<b>RACE</b>			
2017 Est. White	64.7%	60.1%	55.1%
2017 Est. Black	28.1%	29.4%	33.1%
2017 Est. Hispanic	4.4%	7.1%	7.0%

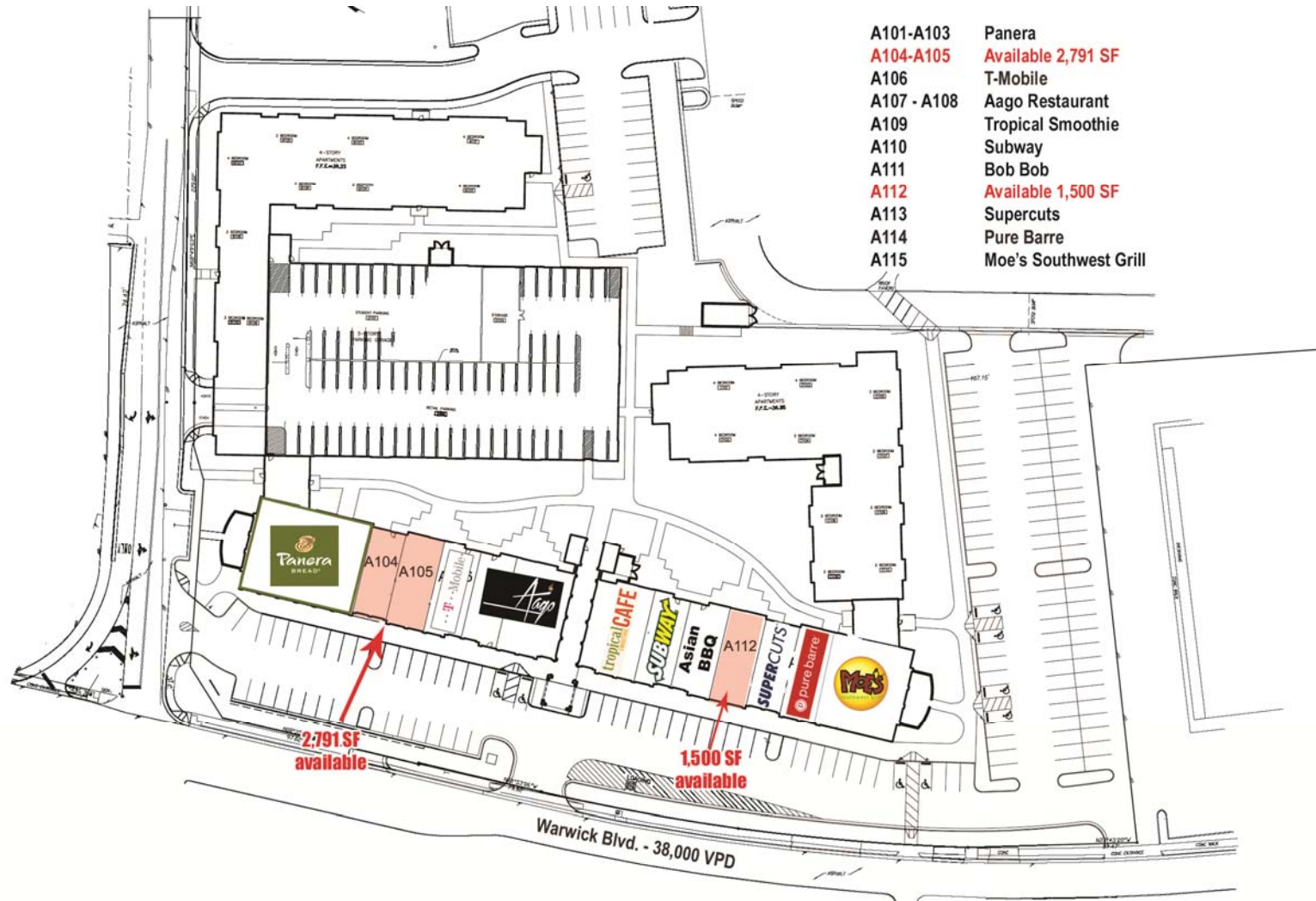


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- A101-A103 Panera
- A104-A105 Available 2,791 SF
- A106 T-Mobile
- A107 - A108 Aago Restaurant
- A109 Tropical Smoothie
- A110 Subway
- A111 Bob Bob
- A112 Available 1,500 SF
- A113 Supercuts
- A114 Pure Barre
- A115 Moe's Southwest Grill

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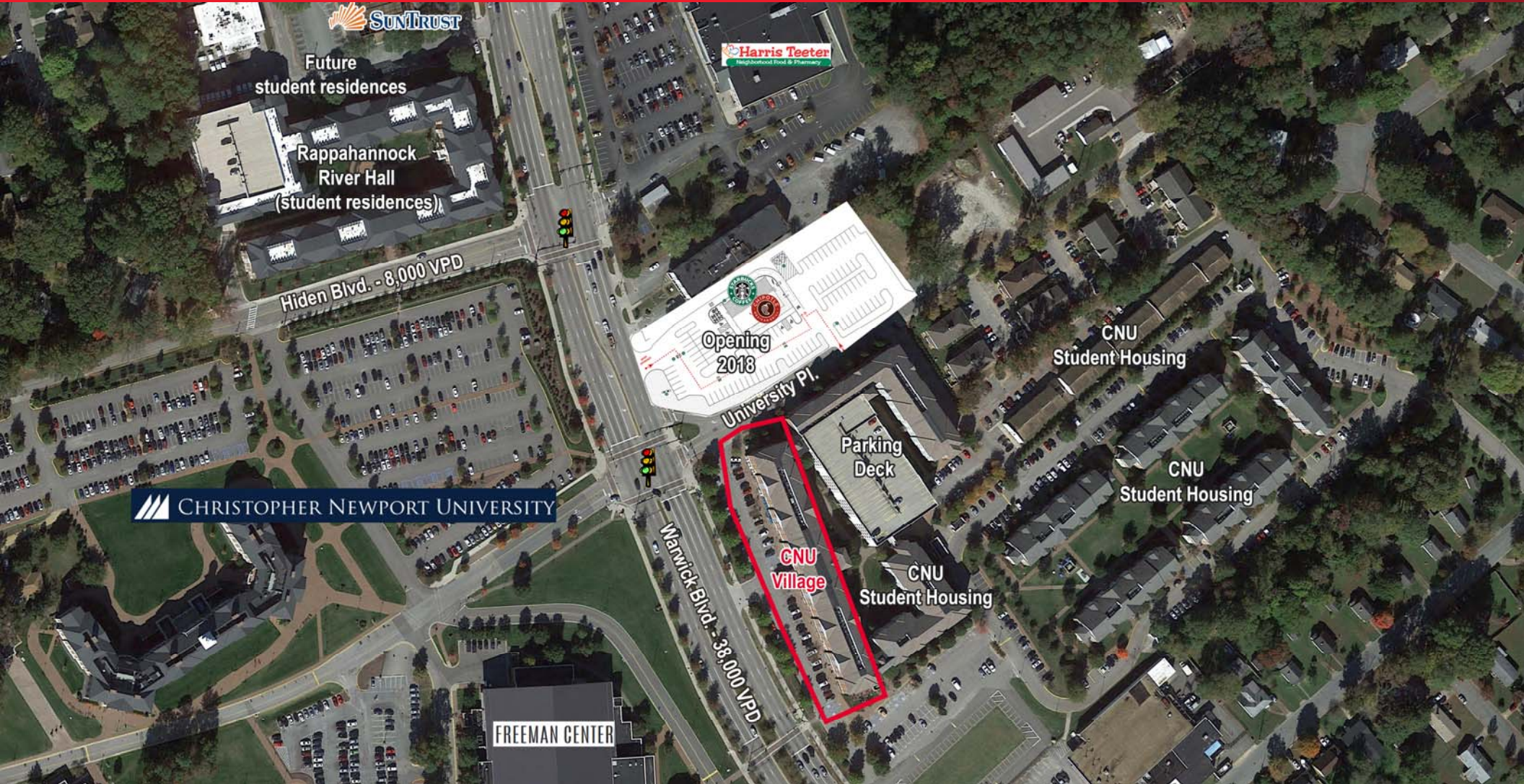


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