



Join National, Regional and Local Retailers and Restaurateurs

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At-A-Glance

Jefferson Commons is a 307,522 SF retail power center located at the intersection of Bland Boulevard and Jefferson Avenue, with over 67,000 VPD along Jefferson Ave. and 28,000 VPD along Bland Blvd.

Built in 2005, Jefferson Commons is anchored by Kohl's, Ross, TJ Maxx, Total Wine, Petco, Trek Bicycles, Shoe Carnival, HomeGoods, Trader Joe's, Aldi, Kirkland's and Old Navy. The center also offers a variety of restaurants and general merchandise retailers.

Newport News is centrally located in the heart of Hampton Roads, Virginia. Interstate 64 allows easy accessibility to other cities in the area and across the state while the Newport News/Williamsburg International Airport is the airport of choice for the region.

Highlights

- High-profile location with easy access from Interstate 64 at Jefferson Avenue
- Located in an affluent area with high residential growth
- Join anchor tenants including Kohl's, Ross, TJ Maxx, Total Wine, Petco, Trek Bicycles, Shoe Carnival, HomeGoods, Trader Joe's, Aldi, Kirkland's and Old Navy
- Join successful fast-casual restaurant tenants including Honey Baked Ham, Tropical Smoothie Café, Moe's Southwest Grill, Starbucks and Panera Bread

Specifications

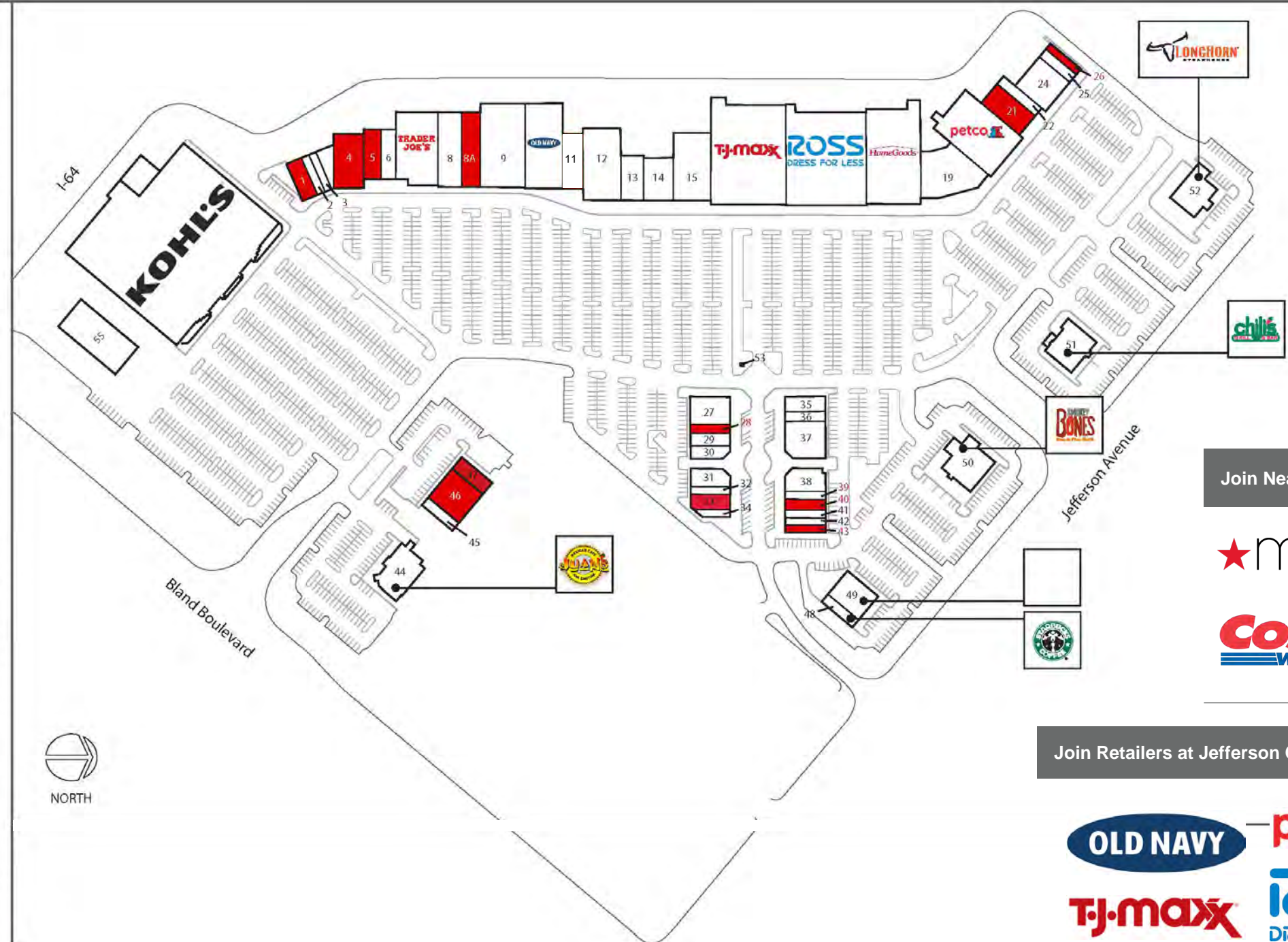
| | |
|---------------------------|---|
| Total SF | 307,522 SF |
| Total Available SF | 1,200 – 9,900 SF |
| Class | Class A |
| Year Completed | 2005 |
| Rental Rate | Contact Broker |
| Timing | Available Immediately |
| Visibility | Approximately 81,000 VPD at the intersection of Jefferson and Bland |



307,522 SF RETAIL POWER CENTER
Jefferson Commons

12551 Jefferson Avenue | Newport News, VA

| Unit# | Sq. Ft. | Tenant |
|-------|---------|--------------------------------------|
| 1 | 2,400 | Available |
| 2 | 1,600 | Sally Beauty Supply |
| 3 | 1,440 | Newport News Nutrition Center |
| 4 | 6,500 | Available |
| 5 | 3,400 | Available |
| 6 | 3,000 | Torrid |
| 7 | 12,195 | Trader Joe's |
| 8 | 7,500 | Versona |
| 8A | 5,250 | Available |
| 9 | 15,000 | Total Wine & More |
| 10 | 12,800 | Old Navy |
| 11 | 4,400 | Trek Bicycles |
| 12 | 10,838 | Pier 1 Imports |
| 13 | 4,000 | Philip Michael Fashion for Men |
| 14 | 5,133 | Lane Bryant |
| 15 | 10,000 | Shoe Carnival |
| 16 | 30,000 | TJ Maxx |
| 17 | 30,187 | Ross Dress for Less |
| 18 | 21,305 | HomeGoods |
| 19 | 10,410 | Kirkland's |
| 20 | 15,306 | Petco |
| 21 | 5,000 | Available |
| 22 | 2,000 | GameStop |
| 24 | 6,000 | Sola Salon |
| 25 | 1,600 | Honey Baked Ham Co. |
| 26 | 1,200 | Available |
| 27 | 4,412 | Pier 88 Seafood & Bar |
| 28 | 1,460 | Available |
| 29 | 2,000 | America's Best Wings |
| 30 | 1,888 | Tropical Smoothie Cafe |
| 31 | 2,764 | Pho 79 |
| 32 | 1,700 | Lendmark Financial Services |
| 33 | 1,888 | Available |
| 34 | 990 | Insurance Doctor |
| 35 | 2,460 | Moe's Southwest Grill |
| 36 | 3,198 | Cox Communications |
| 37 | 4,338 | Hallmark |
| 38 | 3,630 | America's Best Contacts & Eyeglasses |
| 39 | 1,312 | Poke Sushie |
| 40 | 1,763 | Available |
| 41 | 1,230 | Jefferson Nails |
| 42 | 1,230 | Hair Cuttery |
| 43 | 1,230 | Available |
| 44 | 6,092 | Juan's Mexican Cafe & Cantina |
| 45 | 1,600 | Sport Clips |
| 46 | 6,000 | Available |
| 47 | 2,400 | Available |
| 48 | 1,600 | Starbucks |
| 49 | 4,800 | Panera Bread |
| 50 | 7,241 | Smokey Bones Bar & Grill |
| 51 | 5,697 | Chili's |
| 52 | 6,275 | LongHorn Steakhouse |
| 53 | | Bank of America ATM |
| 54 | | Kohl's |
| 55 | | Aldi |



Join Nearby Retailers



Join Retailers at Jefferson Commons



307,522 SF RETAIL POWER CENTER Jefferson Commons

12551 Jefferson Avenue | Newport News, VA

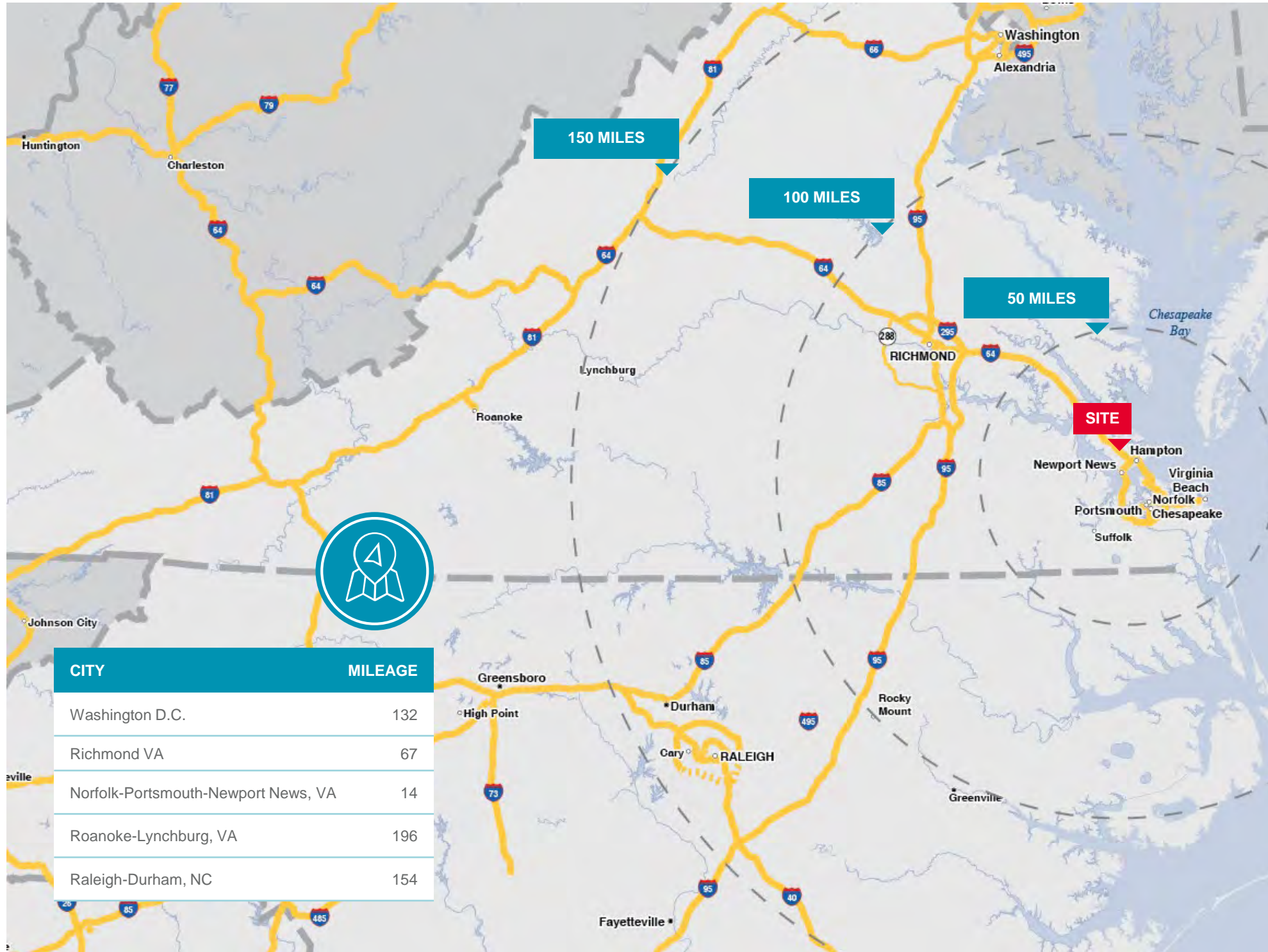


307,522 SF RETAIL POWER CENTER
Jefferson Commons

12551 Jefferson Avenue | Newport News, VA



HAMPTON ROADS



Jefferson Commons
Demographics & Traffic Counts

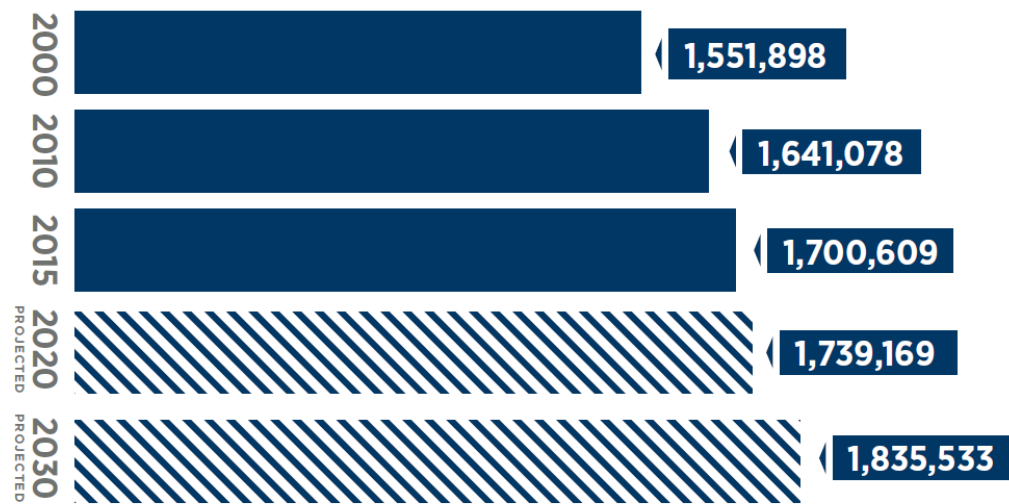
| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|---------------|-----------------|-----------------|
| Population (2019) | 9,889 | 77,224 | 149,104 |
| Population (2024) | 10,123 | 79,056 | 152,376 |
| Age 18-54 | 55% | 52% | 53% |
| Average HHI | \$67,818 | \$97,692 | \$100,195 |
| Households (2019) | 4,282 | 30,045 | 56,943 |
| Median Rent | \$837 | \$991 | \$999 |
| Owner Occupied Units | 1,153 | 17,284 | 31,352 |
| Renter Occupied Units | 3,129 | 12,761 | 25,591 |
| Unit Vacancy Rate | 13% | 7% | 7% |
| Total Employees | 4,158 | 20,326 | 44,138 |
| Total Businesses | 232 | 1,444 | 3,147 |
| Total Retail Sales | \$182,036,000 | \$1,113,374,000 | \$1,802,497,000 |
| Total Consumer Expenditures | \$206,078,000 | \$1,821,562,000 | \$3,533,432,000 |

| Traffic Counts | |
|---------------------|------------|
| Jefferson Boulevard | 53,000 VPD |
| Bland Boulevard | 23,000 VPD |

HAMPTON ROADS REGION



MORE THAN **1.7 MILLION**
 PEOPLE LIVE IN HAMPTON ROADS



Source: Weldon Cooper Center

MOST BUSINESS FRIENDLY CITY IN AMERICA

2nd Place by CNNMoney.com



MOST SMALL-BUSINESS FRIENDLY CITY

2nd Place by Governing Magazine



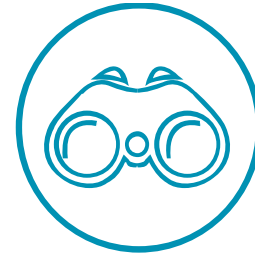
THE "BEST RUN CITY IN AMERICA"

By 24/7 Wall Street



Tourism

- Steeped in over 400 years of American history, tourists are drawn from all over the world to Hampton Roads
- Historic sites and landmarks as well as over 2,000 miles of total coastline fuel the Hampton Roads' burgeoning tourism industry,
- Tourism generates over \$152 million annually in tax revenue for the local economy



 Military Presence in Hampton Roads

| Installations | Active Duty | Civilian | Total |
|--|----------------|---------------|----------------|
| Naval Station Norfolk (Norfolk) | 45,051 | 12,328 | 57,379 |
| Langley Air Force Base / Hampton Roads Eustis (Newport News) | 16,988 | 6,102 | 23,090 |
| Joint Base Little Creek-Fort Story (Norfolk) | 16,174 | 3,667 | 19,841 |
| Naval Support Activity (Norfolk) | 5,997 | 3,728 | 9,725 |
| Norfolk Naval Shipyard (Norfolk) | 1,609 | 10,877 | 12,486 |
| Oceana Naval Air Station (Virginia Beach) | 13,155 | 2,392 | 15,547 |
| US Coast Guard Yorktown (Yorktown) | 555 | 269 | 824 |
| Yorktown Naval Weapons Station (Yorktown) | 1,243 | 914 | 2,157 |
| US Coast Guard Base Portsmouth (Portsmouth) | 1,450 | 250 | 1,700 |
| TOTAL | 100,516 | 51,307 | 151,823 |



ATTRACTING AND RETAINING YOUNG WORKERS

Jobs, Education, and Climate Help Attract Millennials

- Millennials are moving to America's cities – and not just the biggest ones
- While places like New York City and Los Angeles remain millennial magnets, research from the Urban Land Institute shows that smaller cities, from Virginia Beach, VA to Riverside, CA are actually seeing the most relative growth in the population of 25-to-34 year-olds

HAMPTON ROADS MILLENNIAL POPULATION GROWTH 2010-2015



MILLENNIAL GROWTH: TOP 10 U.S. CITIES

| | | | |
|----|--------------------------------------|-------------------------|-------------------------------|
| 01 | VIRGINIA BEACH, VA | percent change 16.4% | population increase 7,034 |
| 02 | RICHMOND, VA | percent change 14.9% | population increase 5,176 |
| 03 | RIVERSIDE-SAN BERNARDINO, CA | percent change 11.7% | population increase 1,014 |
| 04 | MEMPHIS, TN | percent change 9.5% | population increase 1,714 |
| 05 | NEW ORLEANS-METAIRIE, LA | percent change 8.5% | population increase 5,199 |
| 06 | AUSTIN-ROUND ROCK, TX | percent change 6.6% | population increase 4,523 |
| 07 | PITTSBURGH, PA | percent change 6.6% | population increase 4,177 |
| 08 | BALTIMORE-COLUMBIA-TOWSON, MD | percent change 6.5% | population increase 7,740 |
| 09 | BOSTON-CAMBRIDGE-NEWTON, MA | percent change 6.5% | population increase 15,549 |
| 10 | MIAMI-FT LAUDERDALE-W PALM BEACH, FL | percent change 6.4% | population increase 9,633 |

SOURCES: time.com/4797956/cities-millennials-moving/

OVER 103,000

STUDENTS ATTEND
HAMPTON ROADS'
EIGHT UNIVERSITIES
AND FOUR COMMUNITY
COLLEGES

Colleges and Universities

| COLLEGE/UNIVERSITY | ENROLLMENT |
|--|------------|
| Tidewater Community College (10 locations) | 25,927 |
| Old Dominion University (Norfolk) | 24,932 |
| Thomas Nelson Community College (Newport News) | 9,316 |
| College of William & Mary (VA Beach) | 8,437 |
| Norfolk State University (Norfolk) | 5,100 |
| Hampton University (Hampton) | 4,269 |
| Christopher Newport University (Newport News) | 4,990 |
| Regent University (VA Beach) | 2,995 |
| Rappahannock Community College (Rappahannock) | 3,566 |
| Paul D. Camp Community College (Franklin) | 1,473 |
| Virginia Wesleyan College (Norfolk) | 1,441 |
| Eastern Virginia Medical School | 1,242 |

HAMPTON ROADS DEMOGRAPHICS

POPULATION

VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA MSA

| | |
|-----------------------|-----------|
| 2018 TOTAL POPULATION | 1,772,840 |
| 2023 TOTAL POPULATION | 1,829,535 |
| 2018-2023 ANNUAL RATE | 0.63% |



HOUSEHOLDS

| | |
|-----------------|---------|
| 2018 HOUSEHOLDS | 664,644 |
| 2023 HOUSEHOLDS | 685,446 |



INCOME

| | |
|------------------------------|----------|
| 2018 MEDIAN HOUSEHOLD INCOME | \$61,617 |
| 2023 MEDIAN HOUSEHOLD INCOME | \$70,277 |



AGE

| | |
|-----------------|------|
| 2018 MEDIAN AGE | 36.8 |
| 2023 MEDIAN AGE | 37.9 |



DAYTIME POPULATION

| | |
|-------------------------------|-----------|
| 2018 TOTAL DAYTIME POPULATION | 1,775,722 |
| TOTAL WORKERS | 890,507 |



Military

- Hampton Roads is home to the world's largest naval base, Norfolk Naval Station
- More than 150,000 residents are employed by the military in the Hampton Roads region
- Due to the large military presence, Hampton Roads enjoys a highly skilled workforce, fitting to the area's exceptional amount of specialty trades



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