

INVESTMENT OPPORTUNITY

712 J Clyde Morris Blvd, Newport News, VA 23601



PROPERTY HIGHLIGHTS

- 0.46 acre property available for sale with existing Papa Johns lease
- Zoned C-1
- Excellent visibility to J. Clyde Morris Blvd
- Large Pylon Sign
- Side roll-up door and large warehouse in rear
- Traffic Counts: J Clyde Morris Blvd: 38,000 AADT

DEMOGRAPHICS

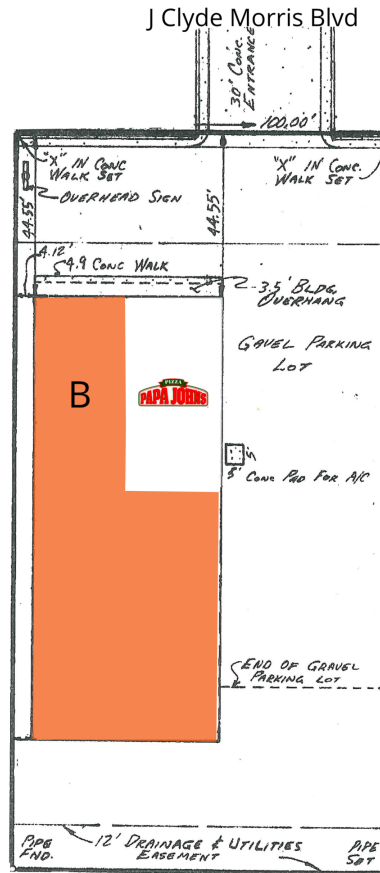
	1 MILE	3 MILES	5 MILES
Population	13,282	86,459	177,950
Households	5,927	33,827	71,615
Average Household Income (\$)	61,750	80,156	79,130

EXCLUSIVE AGENT(S)

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

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SUITE	TENANT NAME	SPACE SIZE
B	Available	4,400 SF
A	Papa John's Pizza	1,271 SF

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