

KOHL'S ANCHORED PAD SITE

Newport News, VA 23602 | 551 Bland Blvd | Jefferson Ave & Bland Blvd | #156



- Kohl's outparcel opportunity available (approximately 0.5 acre)
- One of the last remaining pad opportunities in the heart of the Patrick Henry retail corridor
- Surrounded by approximately 2 million square feet of retail
- Situated at one of the main entrances into Jefferson Commons, a 307,662 SF power center with multiple points of ingress & egress

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Population	10,680	79,974	156,305	I-64	93,000 AADT
2018 Daytime Population	8,424	27,361	74,064	Jefferson Ave	57,000 AADT
2018 Average HH Income	53,841	77,335	79,069	Bland Blvd	32,000 AADT
2018 Median HH Income	43,330	61,599	61,510		

AVAILABLE:
0.5 ACRES

GROUND LEASE:
CALL FOR INFO

ZONING:
COMMERCIAL

USE RESTRICTION:
CALL FOR DETAILS

AREA ANCHORS



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
KAREN MIKULSKI • karen.mikulski@tscg.com • 757.722.2500
CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100



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