

11710 JEFFERSON AVENUE, NEWPORT NEWS, VA 23606



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PROPERTY OVERVIEW





OFFERING SUMMARY

Available SF: 1,200 - 3,000 SF

Lease Rate: \$18.00 SF/yr (NNN)

Building Size: 83,089 SF

AVAILABLE SPACES SF

Suite 13 1,600 SF

Suite 15 2,000 SF

Suite 17 1,600 SF

PROPERTY OVERVIEW

Oyster Point Square is anchored by a newly renovated Food Lion with significant lease term. The neighborhood center is home to popular restaurants such as Al Fresco and Nawab and many popular service based retailers which provide a constant stream of daily traffic. Recent common area improvements include brand new roof, new parking lot, new lighting , and new paint.

PROPERTY HIGHLIGHTS

- Strong performing and newly renovated Food Lion
- 53,000 VPD on Jefferson Avenue
- 0.46 Acre Outparcel Available For Sale (\$465,000)/Ground Lease (\$46,500)
- Home to Al Fresco, voted Coastal Virginia Magazine's Best Italian Restaurant in Newport News

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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	13,065	77,078	166,768
Households	5,512	31,021	66,963
Families	2,849	19,432	43,428
Average Household Size	2.24	2.38	2.43
Owner Occupied Housing Units	1,777	17,624	38,233
Renter Occupied Housing Units	3,735	13,397	28,730
Median Age	29.4	34.6	34.7
2017 Summary			
Population	13,916	81,001	173,342
Households	5,776	32,250	69,061
Families	2,932	19,947	44,294
Average Household Size	2.26	2.40	2.44
Owner Occupied Housing Units	1,704	17,276	37,422
Renter Occupied Housing Units	4,072	14,974	31,639
Median Age	31.0	35.6	35.7
Median Household Income	\$45,553	\$59,506	\$59,472
Average Household Income	\$57,345	\$77,862	\$76,992
2022 Summary			
Population	14,349	83,148	176,961
Households	5,947	33,048	70,336
Families	2,992	20,318	44,892
Average Household Size	2.27	2.41	2.45
Owner Occupied Housing Units	1,759	17,552	37,841
Renter Occupied Housing Units	4,188	15,496	32,495
Median Age	31.5	36.7	36.7
Median Household Income	\$50,066	\$63,915	\$63,786
Average Household Income	\$66,096	\$87,643	\$86,473
Trends: 2017-2022 Annual Rate			
Population	0.61%	0.52%	0.41%
Households	0.59%	0.49%	0.37%
Families	0.41%	0.37%	0.27%
Owner Households	0.64%	0.32%	0.22%
Median Household Income	1.91%	1.44%	1.41%

DEMOGRAPHICS // 5

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ADDITIONAL PHOTOS







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ADDITIONAL PHOTOS

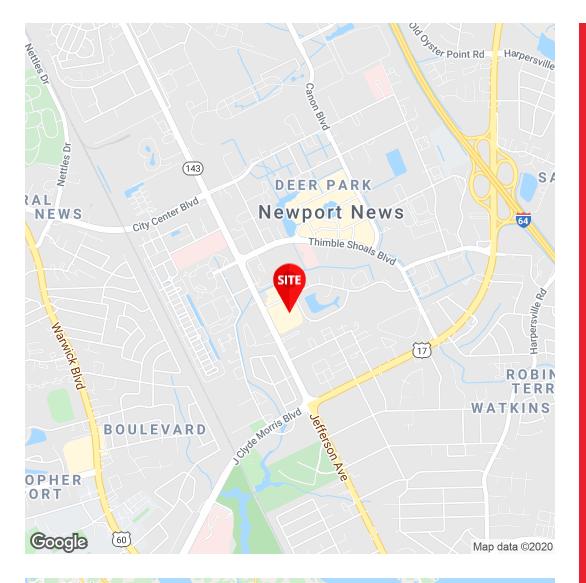






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ADDITIONAL PHOTOS // 7







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