



RETAIL PROPERTY FOR LEASE

OYSTER POINT SQUARE

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

SITE PLAN

Suite	Tenant	SF	Suite	Tenant	SF
1	Food Lion	35,384	19	Oasis Salon	2,400
6	Newport News Tobacco	1,600	20	AVAILABLE	1,200
7	Nawab Indian Cuisine	3,200	21	T-Nail	1,200
2	Family Dollar	10,400	22	Boost Mobile	1,000
9	Hair Zone Beauty Supply	3,200	24	Los Paisas Locos	2,600
11	Cricket Wireless	1,600	25	Super China	1,200
12	The UPS Store	1,600	26	Seafood Shack	1,200
13	AVAILABLE	1,600	27	Cho's Cleaners	1,200
14	Signs by Tomorrow	3,600	28	Al Fresco Italian	2,400
15	AVAILABLE	2,000	31	BB&T	2,905
17	AVAILABLE	1,600			

PILOT HOUSE DR



1



6

7

2



The UPS Store



9

11

12

14

15

17

19

20

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22

24

25

26

27

28



BB&T

31

OUTPARCEL AVAILABLE FOR GROUND LEASE/BUILD TO SUIT

JEFFERSON AVE 53,000 VPD

AERIAL MAP

JEFFERSON AVE 53,000 VPD

PATRICK HENRY MALL









Beyond any store of its kind!


MARKETPLACE AT TECH CENTER









 CANON VIRGINIA, INC.
 Over 2,000 Employees



153,000 VPD

JEFFERSON PLAZA






BAYBERRY VILLAGE SHOPPING CENTER









FURNITURE GALLERIES

CITY CENTER AT OYSTER POINT

ANN TAYLOR





 Over 3,000 Daytime Employees
 8 Class-A Office Buildings
 599 Residential Units

PORT WARWICK






 1,500 Residents
 930 Daytime Employees

NEWPORT SQUARE SHOPPING CENTER







JEFFERSON AVE 53,000 VPD

OYSTER POINT SQUARE





 The UPS Store 



J CLYDE MORRIS BLVD 34,000 VPD



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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%

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS





George Fox
 Senior Vice President
 757.333.4380
 Gfox@divaris.com

Caroline Zarpas
 Sales And Leasing
 Associate
 757.333.4343
 Caroline.zarpas@divaris.com



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