



RETAIL PROPERTY FOR LEASE

OYSTER POINT PLAZA

300-350 OYSTER POINT ROAD, NEWPORT NEWS, VA 23602



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,320 - 9,345 SF
Lease Rate:	Negotiable
Building Size:	73,197 SF
Zoning:	C-1
Traffic Count:	78,000 VPD Combined
Acreage:	10.1 AC

PROPERTY OVERVIEW

Anchored by a strong performing and renovated Food Lion, Oyster Point Plaza is strategically positioned on Oyster Point Road just south of I-64 between Jefferson Avenue (region's busiest retailer corridor) and Warwick Boulevard (gateway to wealthy waterfront neighborhoods). The property includes a favorable mix of restaurants including Starbucks, Bonefish Grill, Subway and service offerings such as a dry cleaner, nail salon, childcare, and insurance agency.

PROPERTY HIGHLIGHTS

- 9,345 sf Jr Anchor space available
- Pylon signage on Oyster Point Rd (38,000 VPD) & Warwick Blvd (40,000 VPD)
- Location boasts above average household incomes and a daytime population of 85,000 people.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,051	32,128	70,872
Total Population:	7,334	80,224	182,202
Average HH Income:	\$75,529	\$78,114	\$80,378

SITE PLAN

101	STARBUCKS	1,500 SF
102	AVAILABLE	1,320 SF
103	PAPA MURPHY'S	1,320 SF
104	EDIBLE ARRANGEMENTS	1,320 SF
105	STATE FARM	1,291 SF
106	BONEFISH GRILL	5,600 SF
300	SHERWIN WILLIAMS	4,200 SF
304	BREW & BOTTLE	1,643 SF
306	WC TAE KWON DO	4,670 SF
308	AVAILABLE	9,345 SF

310	HONG KONG RESTAURANT	1,400 SF
312	DISCOUNT DRY CLEANERS	1,400 SF
314	FOOD LION	40,297 SF
318	BOOST MOBILE	1,400 SF
320	SUBWAY	1,400 SF
322	NAIL'S BY LISA	1,050 SF
324	NEWPORT NEWS TOB.	1,050 SF
326	STUBBORN AQUATICS	1,400 SF
328	WEIGHT WATCHERS	2,100 SF
330	VINNY'S PIZZA & PASTA	2,100 SF



WARWICK BLVD 40,000 VPD

OYSTER POINT RD 38,000 VPD

STARBUCKS

101 102 103 104 105

BONEFISH GRILL
106

FIRST DISCOVERY

WeightWatchers SUBWAY

330 328 326 324 322 320 318

FOOD LION
314

WC TAE KWON DO
306

312 310

308

304

SHERWIN WILLIAMS
300

EXON

RACEWAY

CVS
pharmacy

ABC

planet
fitness

RETAILER MAP

173

143 Jefferson Commons



Newport News/Williamsburg International...

BLAND

84,000 VPD



132,000 VPD

KILN CREEK

Patrick Henry Mall



Dillard's H&M FOREVER 21



2,000+ Homes

Yoder Plaza



40,000 VPD



38,000 VPD

Jefferson Plaza



Marketplace at Tech Center



SITE - OYSTER POINT PLAZA



54,000 VPD

158,000 VPD

33,000 VPD

DEER PARK

Newport News

Thimble Shoals Blvd

City Center at Oyster Point



DEEP CREEK

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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,091	75,496	174,493
Households	2,982	30,441	68,316
Families	1,827	19,539	46,058
Average Household Size	2.38	2.43	2.50
Owner Occupied Housing Units	1,430	16,203	41,283
Renter Occupied Housing Units	1,552	14,238	27,033
Median Age	31.4	33.2	35.0
2017 Summary			
Population	7,334	80,224	182,202
Households	3,051	32,128	70,872
Families	1,844	20,379	47,213
Average Household Size	2.40	2.45	2.51
Owner Occupied Housing Units	1,369	16,191	40,641
Renter Occupied Housing Units	1,681	15,937	30,231
Median Age	33.3	34.5	36.1
Median Household Income	\$59,640	\$60,706	\$62,972
Average Household Income	\$75,529	\$78,114	\$80,378
2022 Summary			
Population	7,472	82,901	186,822
Households	3,097	33,116	72,539
Families	1,861	20,903	48,066
Average Household Size	2.41	2.46	2.51
Owner Occupied Housing Units	1,381	16,609	41,304
Renter Occupied Housing Units	1,716	16,506	31,235
Median Age	34.0	35.6	37.1
Median Household Income	\$63,480	\$65,626	\$67,942
Average Household Income	\$84,865	\$88,197	\$89,953
Trends: 2017-2022 Annual Rate			
Population	0.37%	0.66%	0.50%
Households	0.30%	0.61%	0.47%
Families	0.18%	0.51%	0.36%
Owner Households	0.17%	0.51%	0.32%
Median Household Income	1.26%	1.57%	1.53%

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ADDITIONAL PHOTOS

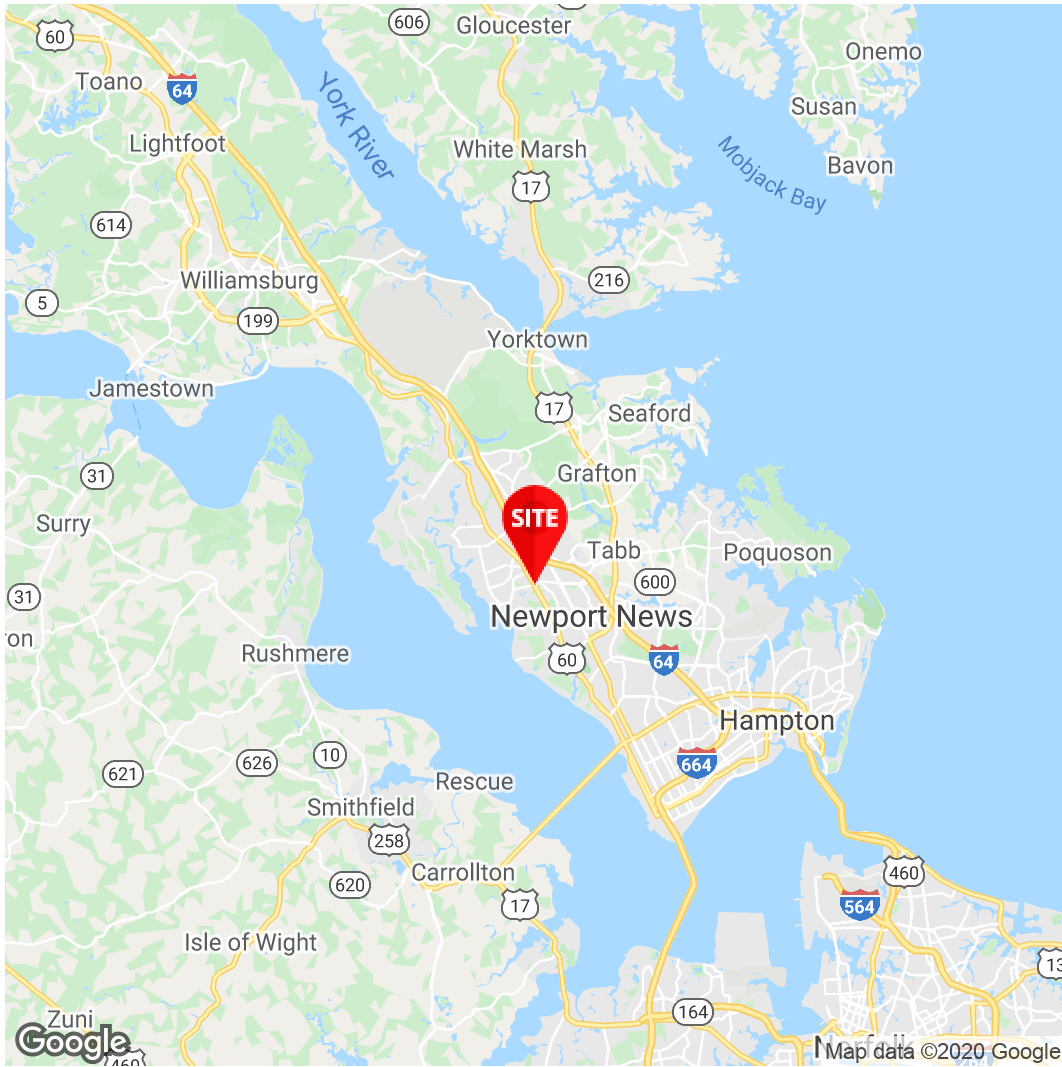


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ADDITIONAL PHOTOS





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