



**RETAIL PROPERTY FOR LEASE**

**11883 JEFFERSON AVENUE**

NEWPORT NEWS, VA 23606



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	9,000 - 10,000 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	2.3 Acres
<b>Building Size:</b>	10,684 SF
<b>Market:</b>	Oyster Point/City Center

### AVAILABLE SPACES SF

Building 1	10,000 SF
Building 2	9,000 SF

### PROPERTY OVERVIEW

New proposed retail center. About 10,000 sf of retail facing Jefferson available for lease, a second building of about 9,000 sf will be available towards the rear of property.

### PROPERTY HIGHLIGHTS

- Centrally located in the heart of Newport News on Jefferson Avenue. In close proximity to City Center, Port Warwick, with more than 300,000 people within a 15-minute drive.
- Less than one mile from the future Marketplace at Tech Center Development, which features 230,000 SF of retail space and up to 70,000 SF of office space.

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	4,629	16,423	31,436
Total Population:	9,990	39,764	76,932
Average HH Income:	\$55,700	\$61,960	\$67,794

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LOCAL AREA





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