



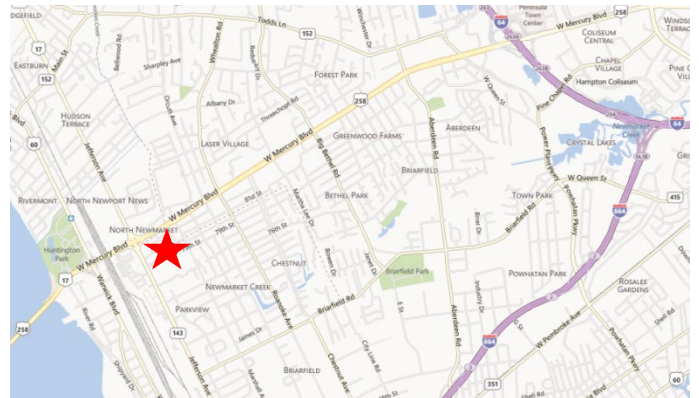
Property Features

- Available units ranging from 1,610 to 33,220 SF
- Community shopping center serving the residential communities and businesses of Newport News, Hampton and the surrounding areas
- Anchor tenants include Food Lion, Rainbow and The Dump
- Zoned C-1
- 44,934 VPD on Mercury Boulevard; 41,000 VPD on Jefferson Avenue
- Located at base of James River Bridge with easy access to Southside Hampton Roads and I-664



Demographics

	1 Mile	3 Miles	5 Miles
Population	12,219	74,346	154,860
Daytime Population	4,546	47,392	82,185
Average .H.H. Income	\$47,124	\$51,941	\$52,502



For more information, contact:

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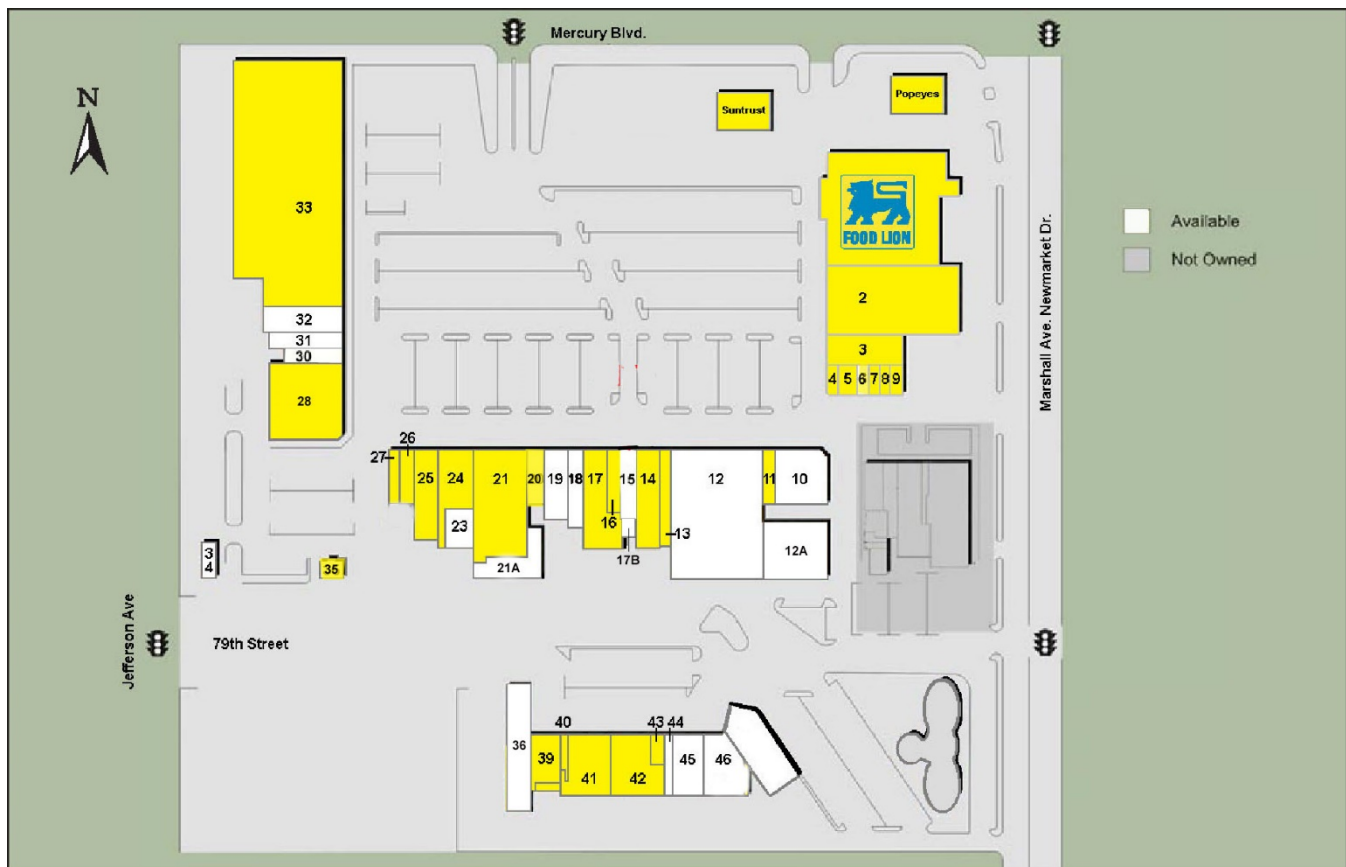
The Town Center of Virginia Beach
222 Central Park Ave., Suite 1820
Virginia Beach, VA 23462
www.thalhimer.com

RETAIL FOR LEASE

Newmarket South Shopping Center

5015 W. Mercury Boulevard, Hampton, VA 23605

- **Property Description:** A +/-368,000 square foot Food Lion anchored center located on the southeast corner of Jefferson Avenue and Mercury Boulevard at the base of the James River Bridge. This location is one of the busiest intersections on the Peninsula with nearly 50,000 VPD traveling on both Jefferson Avenue and Mercury Boulevard. Access to or from the Southside is convenient via the James River Bridge or I-664. The property is located across the street from a new Super Walmart which opened in 2013.
- **Small Shop Availability:** Beginning at 1,610 square feet. Spaces can be combined. See the attached site plan for more details.
- **Jr. Anchor Space:** Available from 9,200 to 33,200 square feet.
- **Lease Rate:** \$7.00 to \$14.00 PSF depending on size and location.
- **CAM, Taxes & Insurance:** \$1.90 PSF
- **Outparcel Ground Lease or Build to Suit Opportunity:** Outparcel available fronting Mercury Blvd.
- **Major Tenants:** Food Lion, The Dump, SunTrust, Popeyes, Rainbow, Rent-A-Center
- **Ingress/Egress:** Signalized access from both Mercury Boulevard and Jefferson Avenue.



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<u>Unit #</u>	<u>Tenant</u>	<u>Square Feet</u>
Outparcel 1	Popeye's Chicken	2,361
Outparcel 2	SunTrust Bank	3,736
Outparcel 3	AVAILABLE	
1 (123)	Food Lion	37,985
2 (109)	Rainbow Apparel	24,200
3 (105)	A Space for Your Taste	4,538
4 (103)	K-Nails	1,474
5 (5)	Braid Masters	1,850
6 (7)	Iron Sports	1,028
7 (9)	A Cut 4 U	640
8 (11)	Clean Cut & Styles	765
9 (13)	Discount Cleaners	800
10 (2)	AVAILABLE	9,250
11 (12)	Hong Kong Chinese Restaurant	2,425
12 (120)	AVAILABLE	33,220
12A	AVAILABLE	10,948
12B	Static Vacancy	3,579
13 (24)	Jimmy's Pizza & Sub	4,165
14 (26)	Rent-A-Center	5,254
15 (28)	AVAILABLE	3,378
16 (30)	H&R Block	2,000
17 (32)	Fashion USA	6,556
17B	Static Vacancy	1,444
18 (34)	AVAILABLE	3,473
19 (36)	AVAILABLE	4,957
20 (40)	Dreams In Motion	3,000
21 (48)	Humana Health Plan	10,000
21A (48)	AVAILABLE (behind unit 21)	6,787
23 (50)	AVAILABLE (behind unit 24)	2,604
24 (50)	Octapharma Plasma, Inc.	4,378
25 (54)	Octapharma Plasma, Inc.	6,364
26 (56)	Modern Fashions	1,800
27 (58)	Goldman Jewelers	2,439
28 (100)	The Alley	16,250
30 (112)	AVAILABLE	2,500
31 (114/116)	AVAILABLE	3,233
32 (118)	AVAILABLE	2,346
33 (124)	The Dump	77,675
34 (629)	AVAILABLE	1,530
35 (627)	Home Health Care	1,120
36	Static Vacancy	2,208
39 (626)	U.S. Post Office	7,047
40 (640-A)	Pen. Duplicate Bridge Club	1,887
41 (640)	Church of Destiny	6,900
42 (644)	World Harvest Church	7,958
43 (648)	Hair Elegance	1,530
44 (650)	Static Vacancy	1,610
45 (654)	Static Vacancy	6,268
46 (656)	Static Vacancy	7,344

Note: Numbers in "()" are Newmarket numbers

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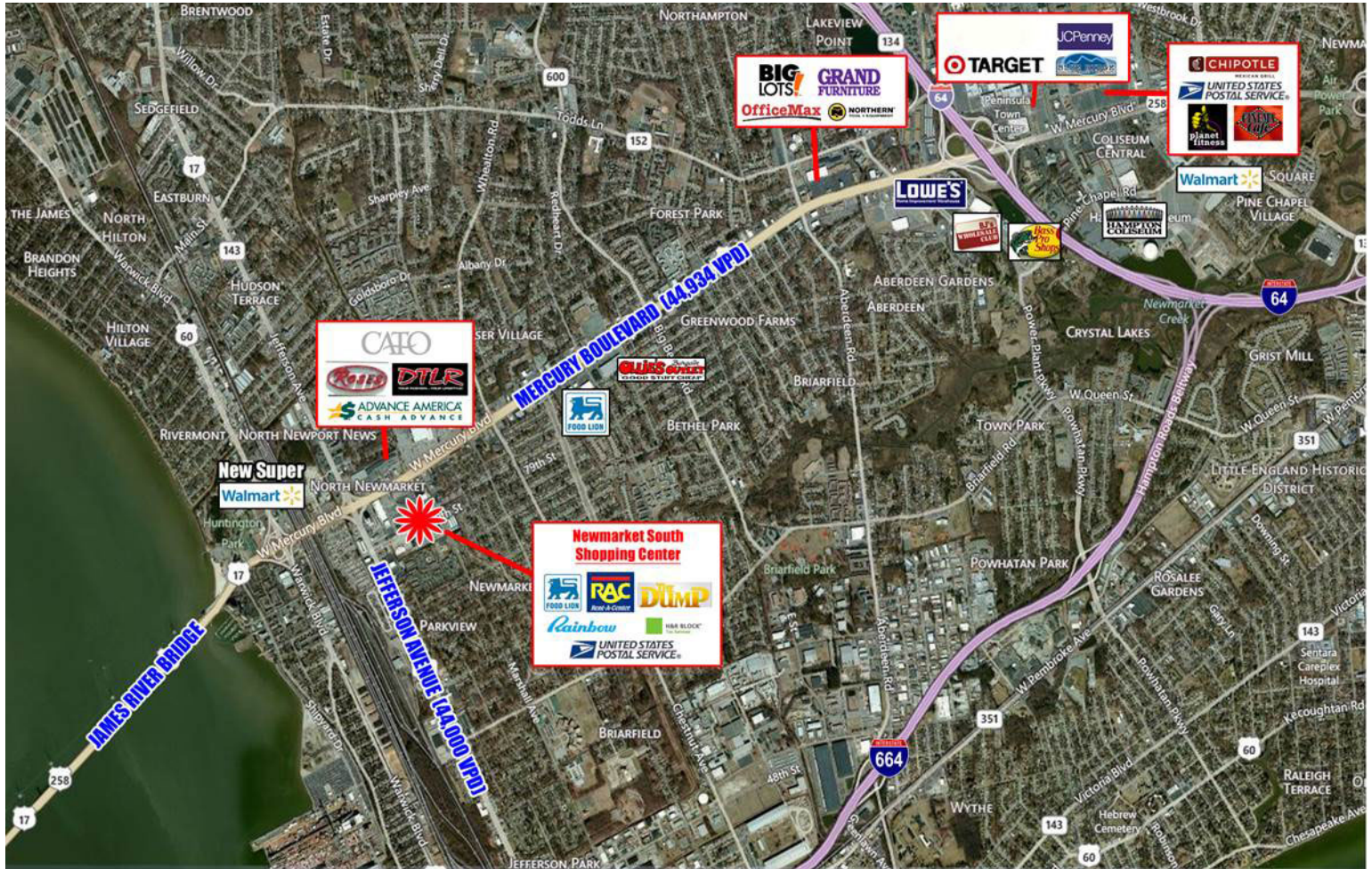
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