



**RETAIL PROPERTY FOR LEASE**

## NEWPORT CROSSING

439-467 ORIANA ROAD, NEWPORT NEWS, VA 23608



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Available SF:** 1,500 - 33,472 SF

**Lease Rate:** \$13.00 SF/yr (NNN)

**Lot Size:** 22.0 Acres

**Building Size:** 194,000 SF

**Zoning:** C1

**Traffic Count:** 36,000

### PROPERTY OVERVIEW

Newport Crossing is a 194,000 sf community center anchored by Food Lion, CitiTrends, Dollar Tree, and Riverside Health. The grocery, medical, and discount fashion and general merchandise anchors provide for a constant flow of daily customer traffic and complement the surrounding market demographics.

### PROPERTY HIGHLIGHTS

- Anchored by strong performing and recently renovated Food Lion
- 33,472 sf Junior Anchor Space Available (former Fallas)
- Outparcels available for sale/ground lease

### AVAILABLE SPACES

SF

Suite 445-2	1,935 SF
Suite 445-6	3,200 SF
Suite 445-16	1,920 SF
Suite 451-A	33,472 SF
Suite 463	1,500 SF

### DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Total Households:	5,708	33,421	53,571
Total Population:	14,446	87,034	140,601
Average HH Income:	\$50,947	\$64,945	\$67,830

**SITE PLAN**

439A	CITI TRENDS	12,931 SF	451A	KOOL BINS	33,472 SF
439B	RIVERSIDE HEALTH	19,677 SF	451B	GRIFOLS PLASMA CENTER	15,000 SF
439C	PACE RIVERSIDE	23,218 SF	455	DOLLAR TREE	14,726 SF
445A	DAVITA DIALYSIS	6,650 SF	457	AVAILABLE	1,326 SF
445-16	AVAILABLE	1,920 SF	459	BEAUTY PLUS	2,550 SF
445-14	AVAILABLE	7,200 SF	463	AVAILABLE	1,500 SF
445-9	AVAILABLE	5,100 SF	465	LUX HAIR SALON	900 SF
445-6	PHIT SHOP	3,200 SF	467	FOOD LION	40,377 SF
445-4	NAIL SALON	1,710 SF	OP3	AVAILABLE	0.90 ACRE
445-2	AVAILABLE	1,935 SF	OP4	AVAILABLE	0.60 ACRE
445-1	MANE ATTRACTION	1,200 SF			



**OP 3**

**OP 4**

**ORIANA RD**

**DENBIGH BLVD 29,000 VPD**

Map showing building footprints with labels: **EPACE** (439C), **RIVERSIDE** (439B), **CitiTrends** (439A), **Davita** (445A), **445-16**, **445-14**, **445-9**, **445-6**, **445-4**, **445-2**, **445-1**, **451A**, **451B**, **455**, **457**, **459**, **463**, **465**, **467**, **DOLLAR TREE**, **FOOD LION**.

**CARQUEST AUTO PARTS**

**Wendy's**  
**Walgreens**  
**McDonald's**  
**i'm lovin' it**

**Arby's**

**WELLS FARGO**

**SUNOCO**

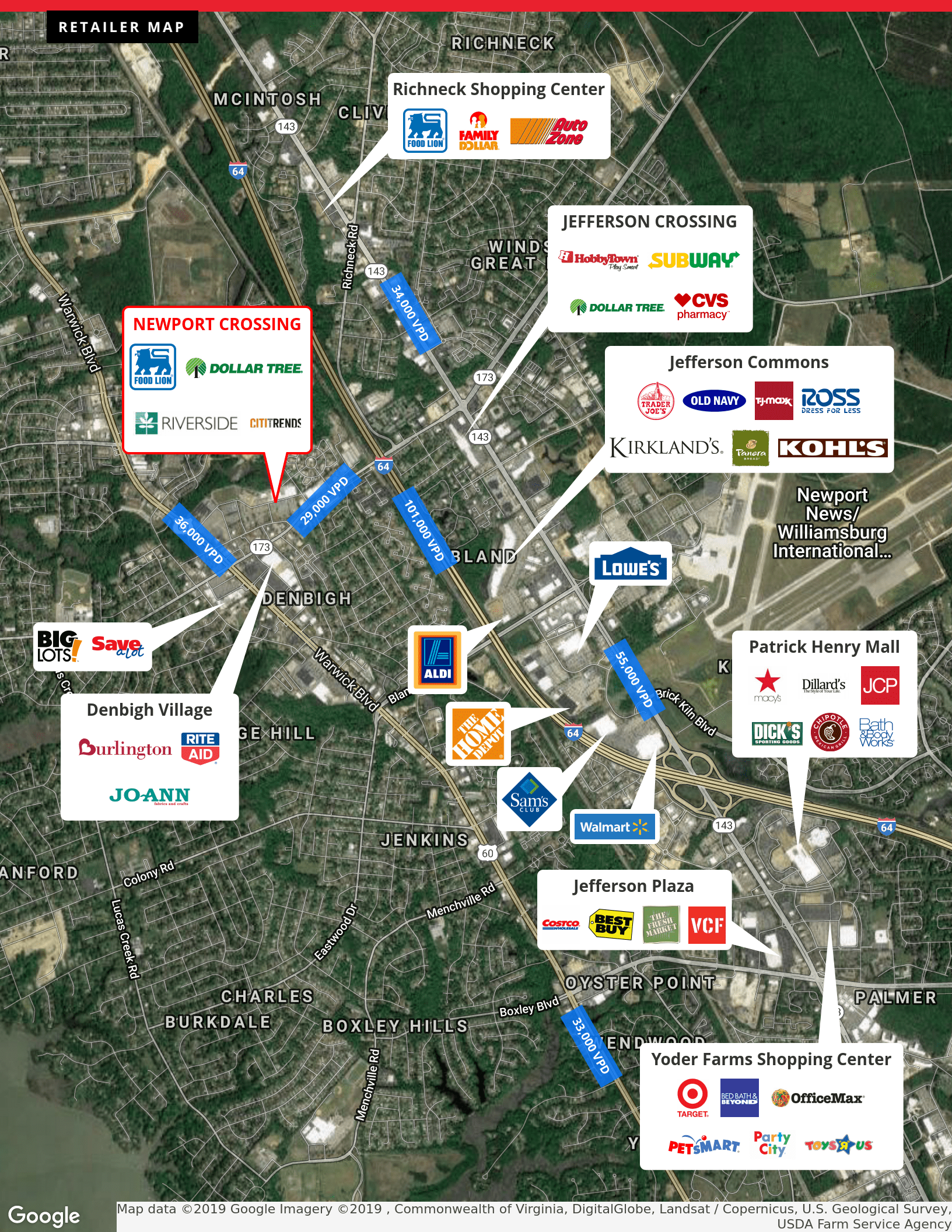
**Hardee's**

**Rally's**

**Burlington**

**Shell**

RETAILER MAP



Richneck Shopping Center



JEFFERSON CROSSING



Jefferson Commons



NEWPORT CROSSING



LOWE'S

Patrick Henry Mall



Denbigh Village



Jefferson Plaza



Yoder Farms Shopping Center



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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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