

# RETAIL FOR LEASE

## BROOKS CROSSING

JEFFERSON AVENUE & 31ST STREET | NEWPORT NEWS, VA



CUSHMAN &  
WAKEFIELD

THALHIMER

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1,200 SF  
AVAILABLE NOW



# PROPERTY FEATURES

## Property Features

- Piggly Wiggly | 28,000 SF grocery store
- 1,200 SF retail available
- Newport News Police Precinct on site
- 100,000 SF four story office building
- Over 500 employees on site
- Outparcels available for ground lease or BTS
- The only neighborhood shopping center within  $\pm 3$  miles
- Located near Newport News Shipyard, Downtown, Newport News City Hall and Courthouse (approximately 30,000 daytime employees)
- Quick and easy access to Downtown and I-664
- Bay Port Credit Union inside the grocery store
- Grocery offerings include deli counter, bakery, fresh produce, fresh cut meats, and dairy sections

### Demographics

	1 Mile	3 Miles	5 Miles
Population	15,014	45,530	105,818
Average HH Income	\$40,710	\$49,512	\$62,077
Households	5,430	19,052	45,797



# SITE PLAN



# THALHIMER





# SITE PLAN



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# FULLY LEASED OFFICE BUILDING

100,000 SF



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# 28TH STREET & JEFFERSON AVENUE

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# PLAN SUMMARY



## GOALS: NEIGHBORHOOD

- 1: Connectivity
- 2: Economic development
- 3: Neighborhood health
- 4: Safety
- 5: Sense of place

## ACTIVITY

### CRITICAL COMMUNITY IMPROVEMENTS

- 1: Neighborhood lighting
- 2: Expand access to broadband
- 3: Create gateway elements
- 4: Expand owner-occupied weatherization program
- 5: Establish co-working space
- 6: Establish seafood/farmer's market
- 7: Develop Bates Drive into trail
- 8: Complete Streets

## LEVERAGE

**143.8** MILLION





# HOUSING PROGRAM



*The redevelopment of Ridley Place from a distressed public housing site into a mixed-income community will turn the tide in this neighborhood—from a depository of public and assisted housing into a truly mixed-income, mixed-tenure, intergenerational community.*

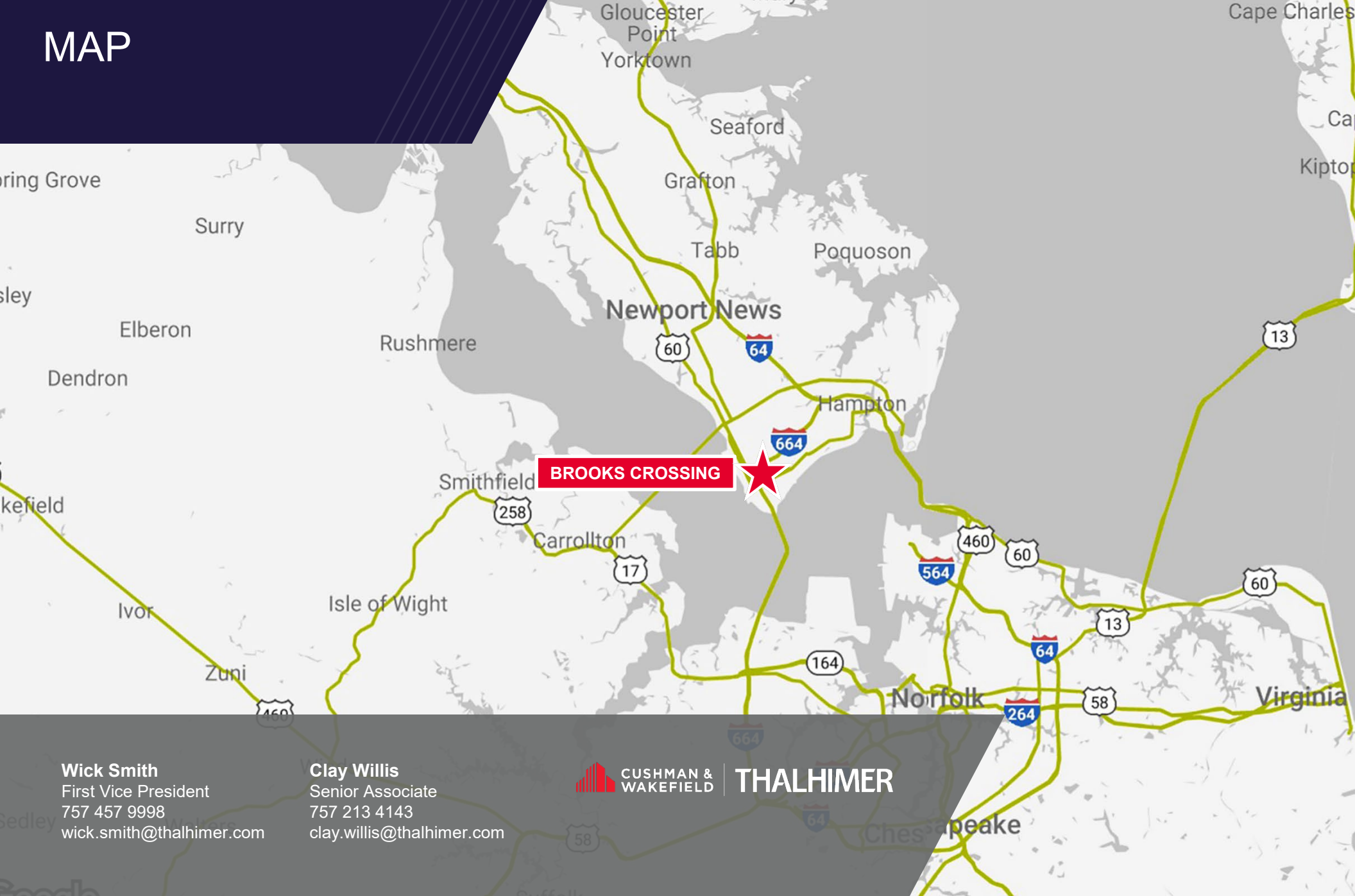
ON-SITE	
Family Rental	145
Senior Rental	50
Homeownership	26
OFF-SITE	
Rental	82
Homeownership	4
OUTSIDE MRCN	
Rental	110
Vouchers	103
<b>Total</b>	<b>520</b>







# MAP



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