

For Sale



CBRE

Commercial Land

Walmart Outlot | 1.12 Acres | \$675,000

6111 Jefferson Avenue | Newport News, VA 23605 | Store #4623




Property Overview

- + 1.12 Acres
- + Asking Sale Price: \$675,000
- + Parcel #273000327
- + Zoned: Retail Commercial (C-1)
- + The site sits below grade along Mercury Boulevard with good visibility
- + Right-in access to the shopping center along Mercury Boulevard
- + The Walmart Supercenter was built in 2012
- + Walmart Supercenter averages over 159,500 monthly visitors

Area Overview

The area around the site is a diverse and evolving suburban neighborhood with a mix of single family homes and apartment complexes. Points of interest includes parks like Huntington Park and Riverview Farm Park, as well as cultural attractions such as The Mariners' Museum and Virginia Living Museum. The city is actively working on redevelopment and infrastructure improvements through the South Central Jefferson Avenue Area Study, aiming to enhance transportation, housing, and overall quality of life.

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Businesses (3 mi)
1,873
- 

Employees (3 mi)
50,432
- 

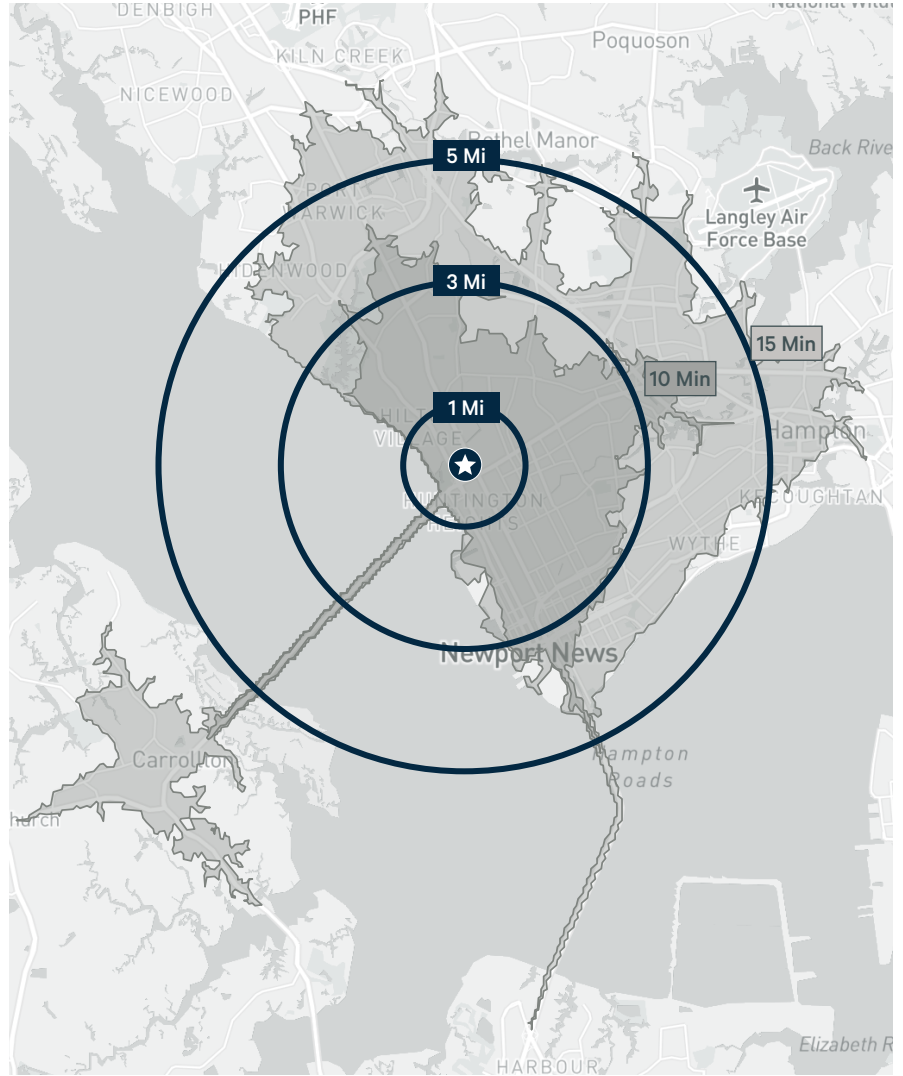
Major Employers

 - Huntington Ingalls Industries
 - U.S. Department of Defense
 - Riverside Health System
- 

Hotels (3 mi)
9 / 549 Rooms
- 

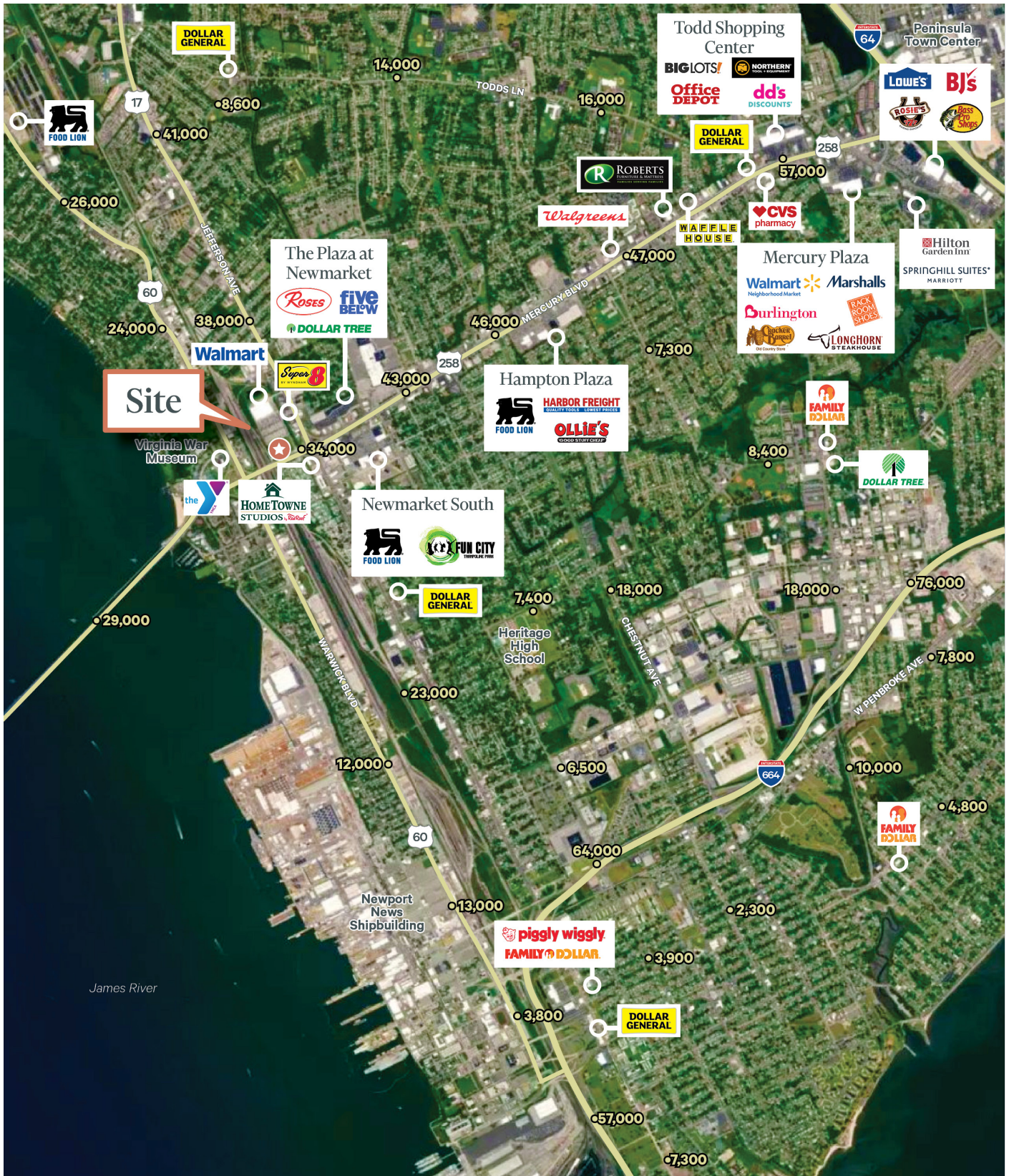
Area Traffic Generators

 - Newmarket Plaza
 - Newmarket Fair Mall
 - Newmark North Shopping Center



| 2025 Estimates | Total Population | Daytime Population | Total Households | Median HH Income | Median Age |
|----------------|------------------|--------------------|------------------|------------------|------------|
| 1 Mile | 11,340 | 11,907 | 5,370 | \$55,892 | 38.4 |
| 3 Miles | 66,219 | 87,906 | 28,799 | \$63,305 | 38.7 |
| 5 Miles | 150,642 | 188,388 | 65,479 | \$64,743 | 37.5 |
| 5 Minutes | 16,699 | 16,971 | 7,435 | \$58,798 | 39.5 |
| 10 Minutes | 87,698 | 87,347 | 38,840 | \$61,496 | 38.2 |
| 15 Minutes | 194,640 | 236,541 | 84,415 | \$65,833 | 37.0 |

Trade Area



Commercial Land



Contact Us

Pam Strieffler
Vice President
+1 804 201 2026
pam.strieffler@cbre.com

Ian Webster
Senior Associate
+1 804 201 2014
ian.webster@cbre.com

CBRE, Inc. | Richmond
1802 Bayberry Court, Suite 201
Richmond, VA 23226
+1 804 401 4000
Licensed Real Estate Broker

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