



Colliers

1,600 -
2,400 SF

Available

11710 Jefferson Avenue, Newport News, VA

Oyster Point Square

Anchored by 6th (out of 86) highest trafficked Food Lion in Hampton Roads (source: Placer.AI)

The shopping center recently made improvements to the common area and is home to Chase Bank, Waffle House, and Fit Body Boot Camp which opened in 2024, joining popular restaurants Al Fresco and Nawab and service-based retailers providing constant daily foot traffic to the center.

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Colliers

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Property Overview

| | |
|-----------------------|--------------------------------|
| SF Available | 1,600 - 2,400 SF |
| Lot Size | 9.51 Acres |
| Total RBA | 83,089 SF |
| Zoning | C1 |
| Traffic Counts | 48,000 VPD on Jefferson Avenue |



Highlights



Anchored by strong performing and newly renovated Food Lion



New pylon sign with tenant panel available



Anchored by 6th (out of 86) highest trafficked Food Lion in Hampton Roads (source: Placer.AI)

Join these Retailers & Restaurants



Property Site Plan



| | | | | | |
|----|-------------------------|-----------|----|---|----------|
| 1 | Food Lion | 35,384 SF | 19 | Oasis Salon <i>(available Sept 1, 2024)</i> | 2,400 SF |
| 6 | Newport News Tobacco | 1,600 SF | 20 | Lotus Foot Spa | 1,200 SF |
| 7 | Nawab Indian Cuisine | 3,200 SF | 21 | T-Nail | 1,200 SF |
| 2 | Family Dollar | 10,400 SF | 22 | Boost Mobile | 1,000 SF |
| 9 | Hair Zone Beauty Supply | 3,200 SF | 24 | Los Paisas Locos | 2,600 SF |
| 11 | Cricket Wireless | 1,600 SF | 25 | Super China | 1,200 SF |
| 12 | The UPS Store | 1,600 SF | 26 | Seafood Shack | 1,200 SF |
| 13 | Available | 1,600 SF | 27 | Cho's Cleaners | 1,200 SF |
| 14 | Fit Body Boot Camp | 3,600 SF | 28 | Al Fresco Italian | 2,400 SF |
| 15 | Delicias Ice Cream | 2,000 SF | 31 | Chase Bank | 2,905 SF |
| 17 | New York's Finest Deli | 1,600 SF | | | |

Oyster Point Square

Surrounding Retailers



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Total Households | 6,524 | 34,230 | 72,876 |
| Total Population | 13,477 | 81,936 | 174,069 |
| Average Household Income | \$78,807 | \$94,017 | \$94,713 |



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