

# SPACE FOR LEASE

9905 WARWICK BLVD

Newport News, VA 23601



## PROPERTY DESCRIPTION

Stand Alone Commercial Building, With Front Door Parking Immediately Off of Warwick Blvd. Open Floor Plan With High Ceilings. Well Suited for Retail Showroom, I.e.: Flooring, Cabinetry, Plumbing, Electrical Fixtures, Furniture, or for a Retail Sales Area of Any Kind. The Space Does Have the Space Divided for Stock Storage, Breakroom and Bathroom. Located in a Large Commercial Corridor Near the Historic Hilton Village Area of Newport News. Easy Access, Excellent Frontage and Signage.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$7.75 SF/yr (MG)
Available SF:	4,025 SF
Lot Size:	4,725 SF
Building Size:	4,025 SF

## DEMOGRAPHICS 5 MILES 10 MILES 15 MILES

Total Households	61,050	138,089	275,629
Total Population	142,549	334,496	688,846
Average HH Income	\$81,757	\$98,114	\$99,034

Douglas Kendall  
(757) 803-0836



COLDWELL BANKER  
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BROOKS REAL ESTATE

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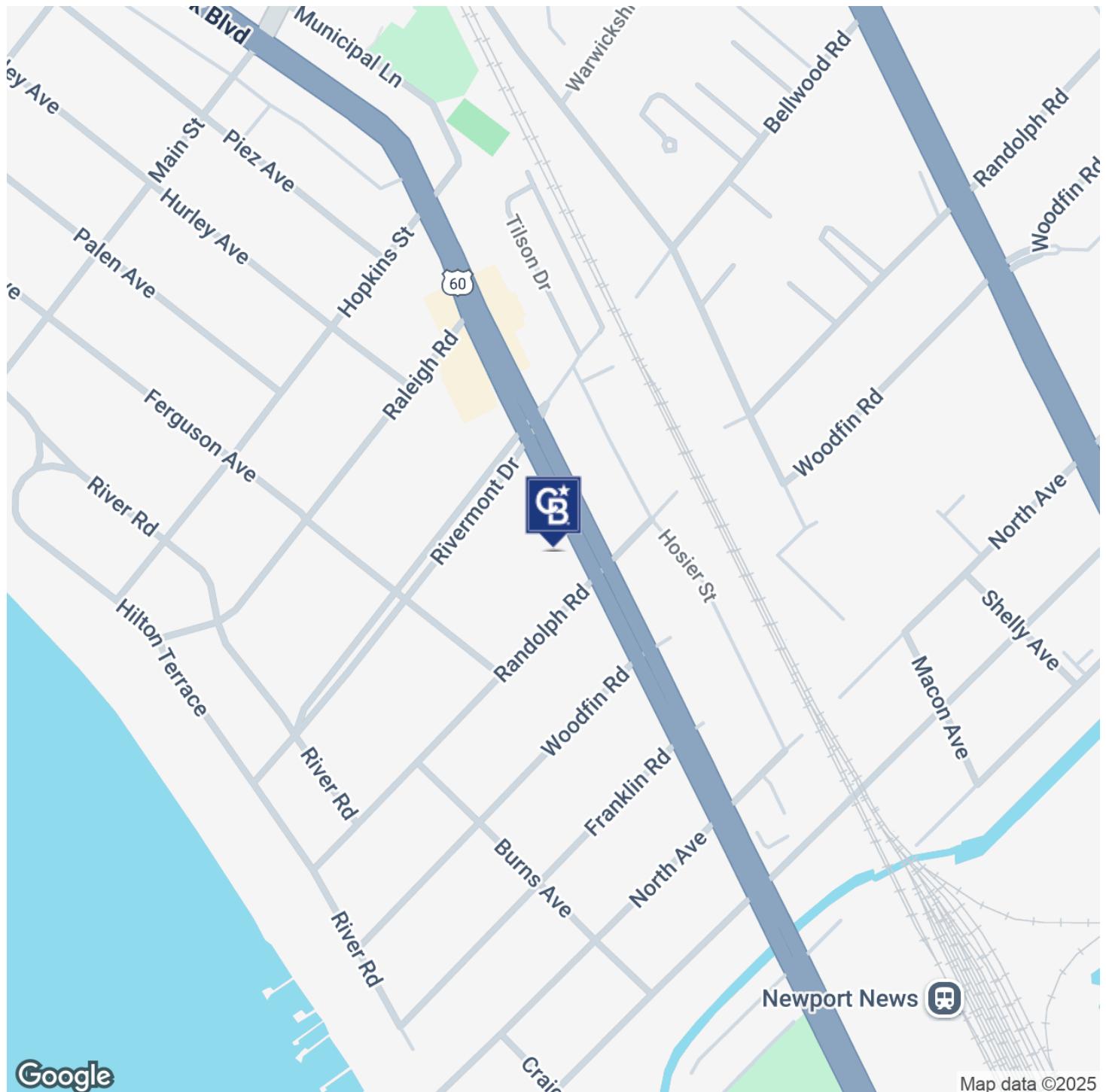


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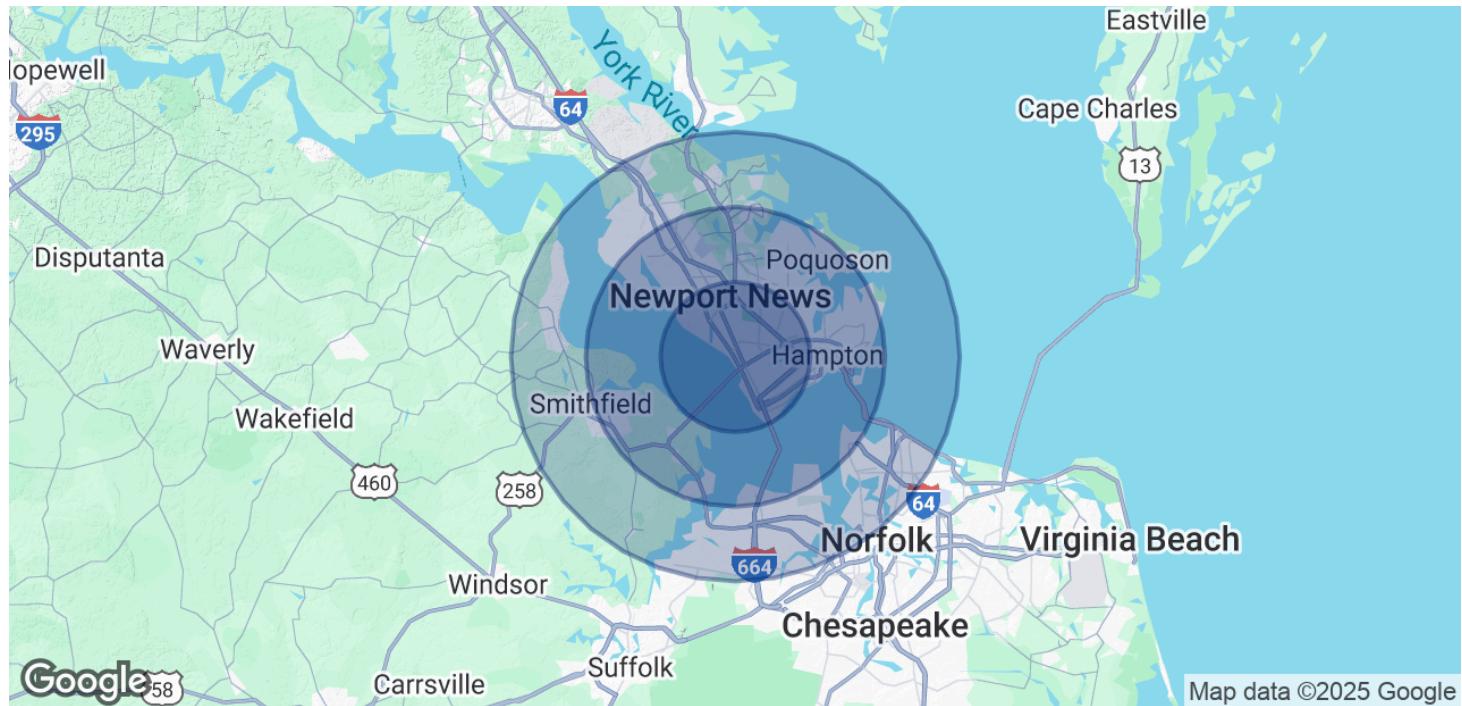


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## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	142,549	334,496	688,846
Average Age	40	40	39

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	61,050	138,089	275,629
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$81,757	\$98,114	\$99,034
Average House Value	\$288,846	\$319,754	\$339,229

*Demographics data derived from AlphaMap*

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