

**FOR  
LEASE**



**11234 JEFFERSON AVE**

**Sublease:  
\$18 PSF Gross**

**PROPERTY OVERVIEW**

11234 Jefferson Ave in Newport News, VA is ideal for a medical tenant, featuring numerous treatment rooms, extensive millwork, and comprehensive plumbing throughout. The property is conveniently located just 2 miles from Riverside Regional Medical Center and 2.5 miles from Christopher Newport University. Ample parking and a dedicated pylon sign ensure easy access for clients and patients.

**PROPERTY HIGHLIGHTS**

- Pylon signage available
- Former DaVita Dialysis Center
- Ideal for a medical tenant
- Sublease through May 12, 2030

**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Households:</b>	32,719	73,129	157,477
<b>Population:</b>	78,640	173,263	386,190
<b>Avg HH Income:</b>	\$94,941	\$93,332	\$96,536

**AVAILABLE SPACES**

**Suite B** 5,932 SF

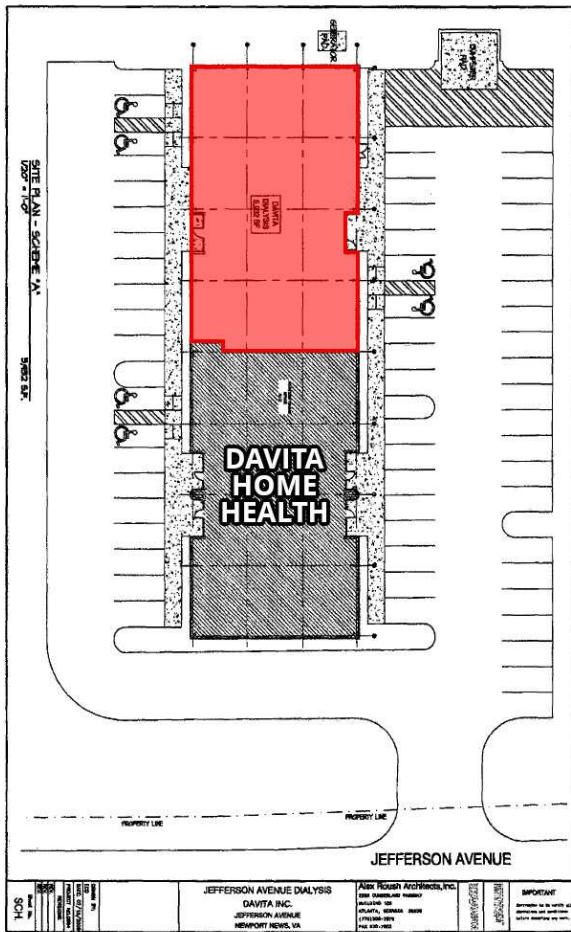
**FOR FURTHER INFORMATION, PLEASE CONTACT:**  
**ELIZABETH NAPOLITANO** • elizabeth.napolitano@divaris.com • 757.333.4331



# FOR LEASE



**SUBLEASE SUITE B**



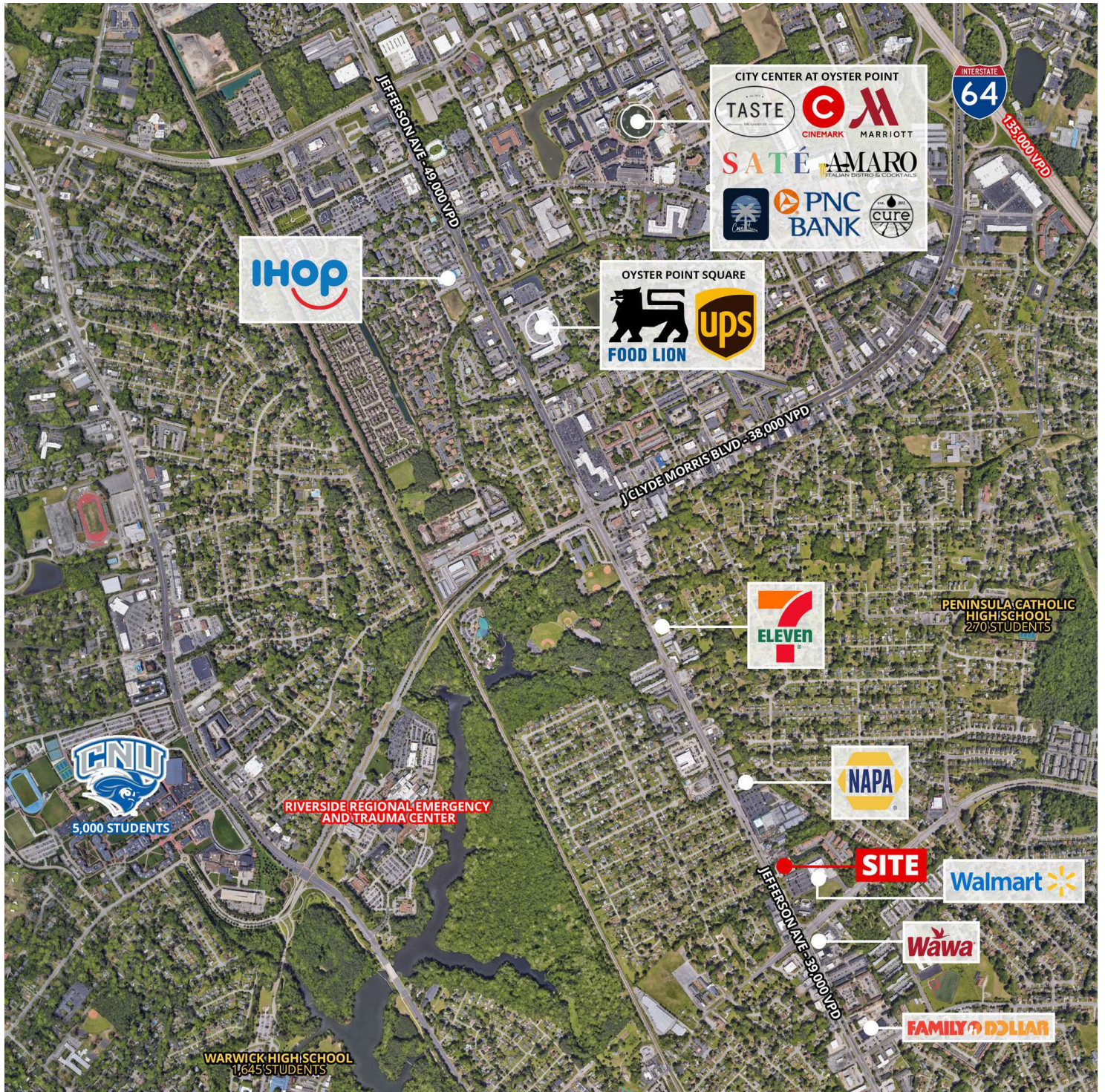
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# 11234 JEFFERSON AVE

NEWPORT NEWS, VA 23601

RETAILER MAP



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