



**Area Retailers:**  
 Dollar General, CVS,  
 Food Lion,  
 Dollar Tree &  
 Walgreen's

Well-established neighborhood shopping center serving both resi-

- Great visibility and parking
- 24,504 square feet
- Close proximity to Fort Eustis Army Base
- Enterprise Zone incentives available

**[CLICK HERE FOR LOCATION MAP AND AERIAL](#)**

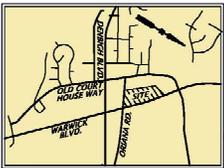
Robert R. Brown, Jr.  
 Director of Leasing

41 Old Oyster Point Road,  
 Suite A  
 Newport News, Virginia 23602

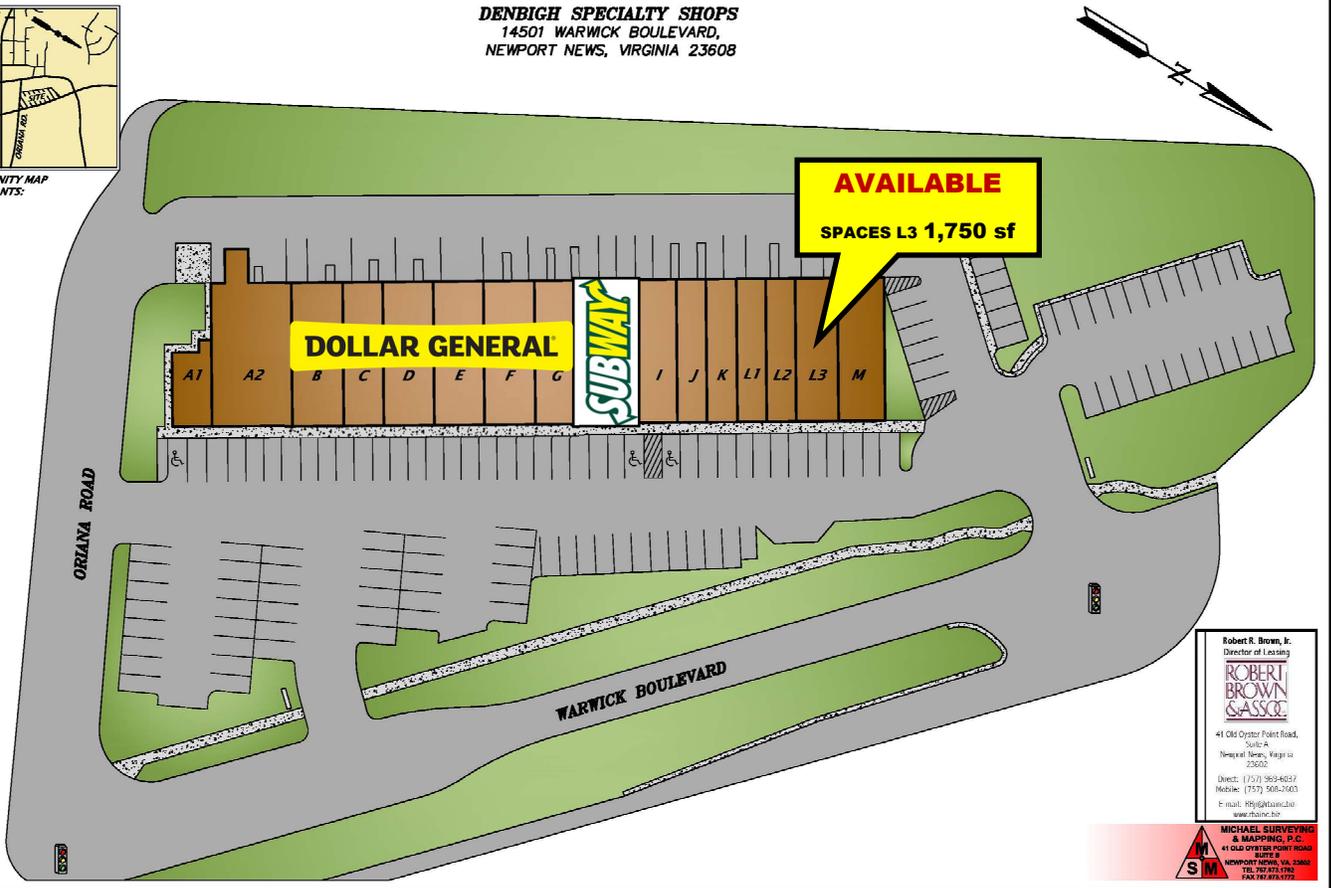
<u>2018 Demos</u>	<u>Population</u>	<u>Households</u>	<u>Avg HH Income</u>
Drive Time:			
15 Min	160,109	60,701	\$78,125
10 Min	90,101	33,898	\$70,266
5 Min	26,128	10,391	\$61,545
Radius:			
Average Daily Traffic Count: 39,000 (Warwick Blvd)			

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**DENBIGH SPECIALTY SHOPS**  
 14501 WARWICK BOULEVARD,  
 NEWPORT NEWS, VIRGINIA 23608



VICINITY MAP  
 NTS:



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 FAX: 757.978.0778

## Denbigh Specialty Shop Tenants

<u>Sp #</u>	<u>Tenant</u>	<u>GLA</u>	<u>Dimensions</u>
A	Jarochitos Mexican Restaurant	3,865 sf	70'x15.21'
B-G	Dollar General	9,800 sf	70'x25'
H	Subway	2,100 sf	70'x30'
I	Metro by T-Mobile	1,400 sf	70'x20'
J	Infinity Spa	1,050 sf	70'x15'
K	Nail Graphics	1,005 sf	70'x14.36'
L1/L2	Prolific Blendz	1,750 sf	70'x25'
L3	<b>AVAILABLE</b>	<b>1,750 sf</b>	70'x25'
M	Peruvian Wings	1,784 sf	70'x25'

**Total GLA 24,504 sf**

**Parking Spaces: 5.5 per 1,000 sf**

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