

# Villages of Stoney Run

621, 620, 610 Stoney Creek Lane  
Newport News, VA 23608



Broker Contact:  
Mark Pendleton  
(757) 486.1000 TTY 711





BREEDEN



# Why Choose Villages of Stoney Run?

**136,000**

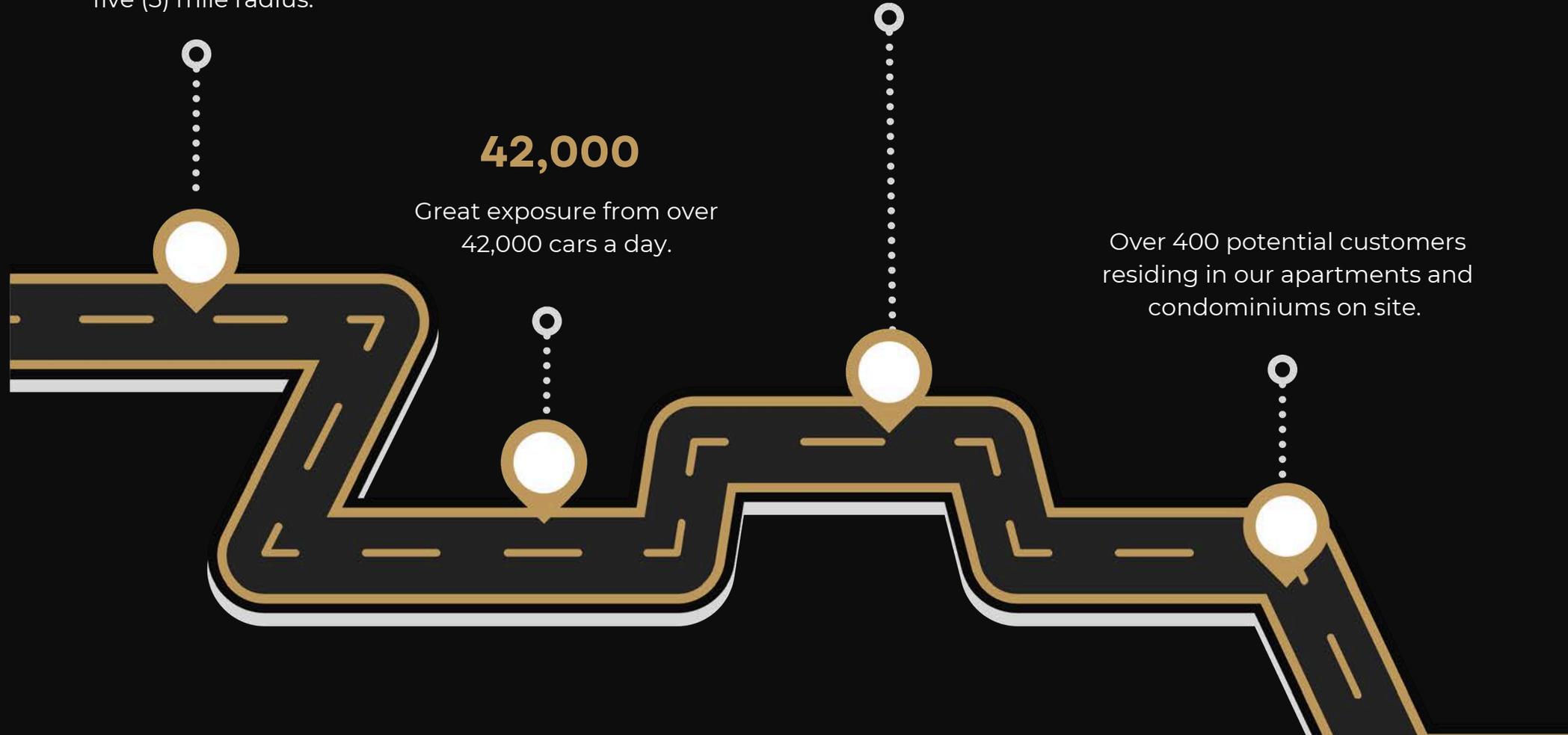
Over 140,000 potential customers reside within a five (5) mile radius.

Monument signs with tenant panels located on Jefferson Avenue and Denbigh Boulevard.

**42,000**

Great exposure from over 42,000 cars a day.

Over 400 potential customers residing in our apartments and condominiums on site.





Center Location:  
621, 620, 610 Stoney Creek Lane  
Newport News, VA 23608

Size:  
34,398 SF

Rental Rate:  
Contact Agent

Estimated CAM, Taxes &  
Insurance:  
\$6.68 SF

Space Available:  
Bldg. 620 Unit 122 1,491 SF

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Mark Pendleton 757-486-1000

## MAJOR TENANTS



## OUTPARCELS

ZAXBY'S



NAVY FEDERAL  
Credit Union

Patient First

W A F F L E  
H O U S E

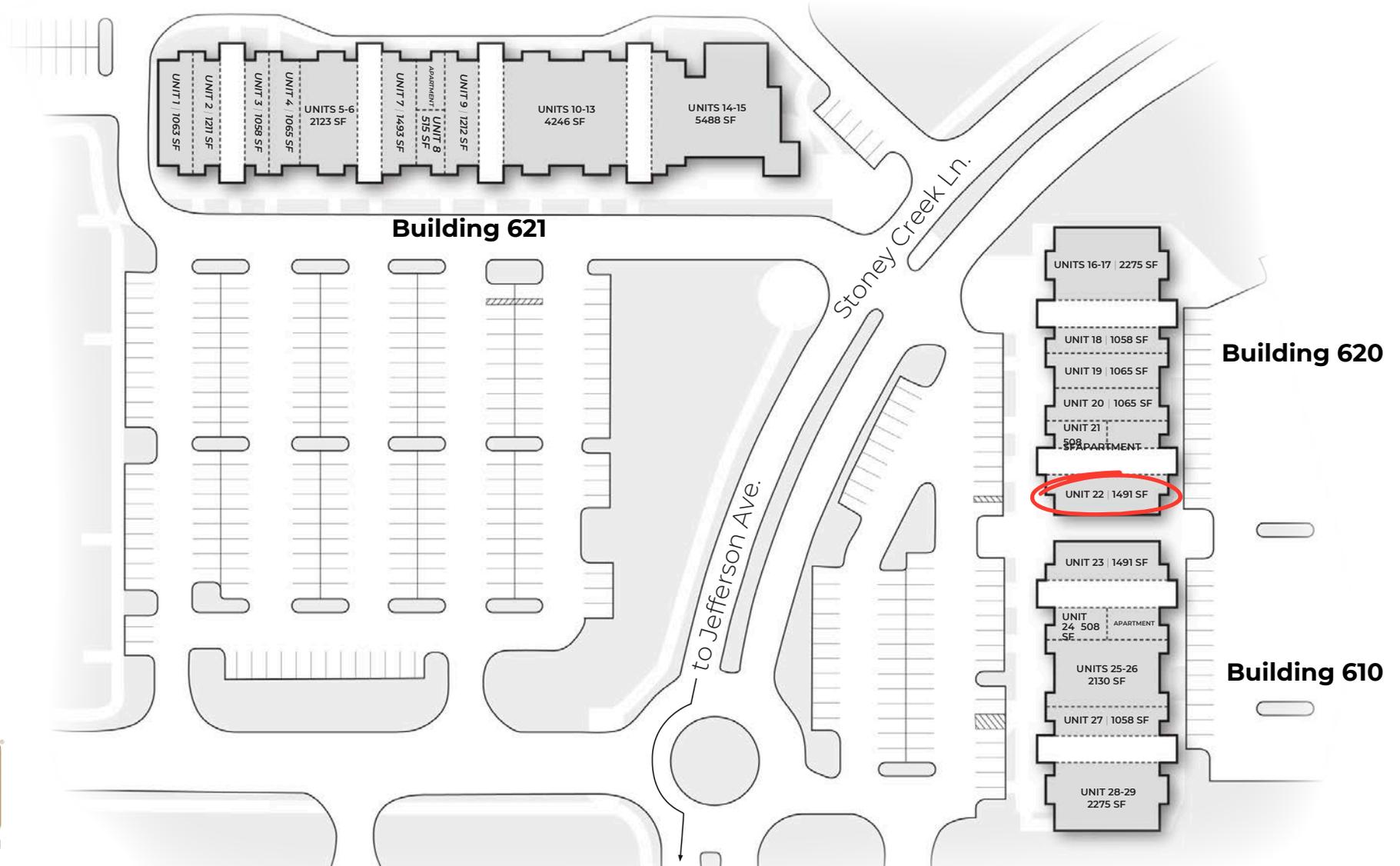
VILLAGES OF  
*Stoney Run*



Jefferson Ave.

# Villages of Stoney Run

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# Villages of Stoney Run Tenants

## Building 621

### Suite # Tenant

1	Tindahan
2	Taunita Sutton
3	Lady K Lashes & Brows
4	Radiate Chiropractic, LLC
5-6	Sundays
7	Hustle & Motivate Barber Lounge
8	Thanchira Surophan
9	Eddie's To Go Chinese
10-13	VA ABC
14-15	Tres Borrachos Mexican Restuarant

### Outparcel Tenants

Zaxby's  
Hot Pot 757 Korean BBQ  
Navy Federal  
Waffle House  
Patient First

## Building 620

### Suite # Tenant

16-17	Gus's New York Pizza
18	Platinum Stylz Salon
19	Rex & Friends Dog Wash
20	Angie's Cafe
21	Massage Therapist
<b>22</b>	<b>AVAILABLE 1,491 SF</b>

## Building 610

### Suite # Tenant

23	Tara Kuchon, LLC DBA Thai Thai 2 Go
24-26	The Watchbarn Inc
27	Am to Pm Convenience Store
28-29	3 Peat Eats



## OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

### **BELIEF**

We believe our success will always lie in our integrity.

### **RELATIONSHIPS**

We believe every relationship is our most important one.

### **ENTREPRENEURIAL**

We believe in inspiring creativity and innovation.

### **EXPERTISE**

We believe in hiring and training the best.

### **DILIGENCE**

We believe the smallest detail is of the greatest importance.

### **ENTHUSIASM**

We believe in serving passionately and positively.

### **NO EXCUSES**

We believe in finding solutions, not problems.

# WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).



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The Breeden Company  
560 Lynnhaven Parkway  
Virginia Beach, VA 23456  
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[www.TheBreedenCompany.com](http://www.TheBreedenCompany.com)

Villages of Stoney Run is  
proudly designed,  
developed & managed by

