



# JEFFERSON COMMONS

12551 Jefferson Avenue | Newport News, VA 23602

## DESCRIPTION

Jefferson Commons is a dominant regional power center in the Patrick Henry retail corridor in Newport News. Measuring approximately 282,357 SF. It is anchored by Sephora, Kohl's, Trader Joe's, Total Wine, Old Navy, TJ Maxx, Ross, HomeGoods, and Petco.

## PROPERTY HIGHLIGHTS

- Spaces Available: 1,460 SF - 6,160 SF
- Great accessibility and one stop shopping
- Offering a wide variety of goods and services
- Ample, convenient parking
- Open air design that offers an enhanced shopping experience
- Amtrak transportation center open on Bland Blvd
- Traffic Counts (AADT): Jefferson Avenue: 50,000; Bland Boulevard: 26,000

## DEMOGRAPHICS

|                                                                                                             | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  2025 Population         | 11,610   | 79,099   | 153,141  |
|  2025 Daytime Population | 14,713   | 69,819   | 154,902  |
|  2025 Average HH Income  | \$73,285 | \$92,768 | \$97,921 |
|  2025 Median HH Income   | \$59,888 | \$76,012 | \$77,832 |
|  2025 Households         | 5,491    | 32,936   | 62,370   |





Field Stone Ln

I-64 W

64

105,000 ADT

I-64 E

I-64 W

64

Bland Blvd 27,000 ADT

Jefferson Ave

143

Jefferson Ave 49,000 ADT

143

Bland Blvd

11,000 ADT

THE HONEY BAKED Ham CO

Sola

GameStop

petco

HomeGoods

ROSS  
DRESS FOR LESS

TJ-maxx

SHOE CARNIVAL  
SEPHORA  
HIBBETT

popshelf

OLD NAVY  
Total Wine

VERSONA

TRADER JOE'S  
TO R-Id

Phenix  
SALON & STYLING

SALLY BEAUTY

KOHL'S  
SEPHORA

ALDI

SportClips  
HAIRCUTS

MOE's  
SOUTHWEST GRILL

COX  
AMERICA'S BEST  
CONTACTS & EYEGLASSES

tropical  
CAFE

SMOKEY BONES  
Bacon & Fire Grill

Panera  
BREAD

Starbucks

Suttle  
MOTORS

# SITE PLAN



# TENANT ROSTER

| SUITE | TENANT NAME              | SPACE SIZE |
|-------|--------------------------|------------|
| 1     | Nutrition Corner         | 2,400 SF   |
| 2     | Sally Beauty             | 1,600 SF   |
| 3     | Milan Laser Hair Removal | 1,440 SF   |
| 4     | Phenix Salon Suites      | 6,500 SF   |
| 5     | Devin Nail Bar           | 3,462 SF   |
| 6     | Torrid                   | 3,000 SF   |
| 7     | Trader Joe's             | 12,195 SF  |
| 8     | Versona                  | 7,540 SF   |
| 8A    | J Crew                   | 5,250 SF   |
| 9     | Total Wine               | 15,000 SF  |
| 10    | Old Navy                 | 12,800 SF  |
| 11    | Trek                     | 4,400 SF   |
| 12    | PopShelf                 | 10,838 SF  |
| 13    | Hibbett Sporting Goods   | 4,000 SF   |

| SUITE | TENANT NAME             | SPACE SIZE |
|-------|-------------------------|------------|
| 14    | Sephora                 | 5,133 SF   |
| 15    | Shoe Carnival           | 10,000 SF  |
| 16    | TJ Maxx                 | 30,000 SF  |
| 17    | Ross                    | 30,187 SF  |
| 18    | HomeGoods               | 21,305 SF  |
| 19    | Five Below              | 10,410 SF  |
| 20    | Petco                   | 15,306 SF  |
| 21    | Available               | 4,983 SF   |
| 22    | GameStop                | 2,000 SF   |
| 24    | Sola Salons             | 6,000 SF   |
| 25    | Honey Baked Ham         | 1,600 SF   |
| 26    | Newport News Smoke Shop | 1,228 SF   |
| 27    | Pier 88                 | 4,412 SF   |
| 28    | Available               | 1,460 SF   |

# TENANT ROSTER

| SUITE | TENANT NAME            | SPACE SIZE |
|-------|------------------------|------------|
| 29    | America's Best Wings   | 2,000 SF   |
| 30    | Tropical Smoothie Cafe | 1,888 SF   |
| 31    | PHO 79                 | 2,764 SF   |
| 32    | Lendmark               | 1,700 SF   |
| 33    | Available              | 1,888 SF   |
| 34    | Direct Auto Insurance  | 990 SF     |
| 35    | Moe's Southwest Grill  | 2,460 SF   |
| 36    | Cox                    | 3,198 SF   |
| 37    | 5.11                   | 4,338 SF   |
| 38    | America's Best         | 3,630 SF   |
| 39    | Poke Sushi Bowl        | 1,312 SF   |
| 40    | Kim Mama's Bento Box   | 1,763 SF   |
| 41    | Jefferson Nails        | 1,230 SF   |

| SUITE | TENANT NAME         | SPACE SIZE |
|-------|---------------------|------------|
| 42    | Great Clips         | 1,230 SF   |
| 43    | Ubreakifix          | 1,230 SF   |
| 44    | Available 12/1/2026 | 6,160 SF   |
| 45    | SportsClips         | 1,600 SF   |
| 46    | Available           | 5,999 SF   |
| 47    | My Local Infusion   | 2,406 SF   |
| 48    | Starbucks           | 1,600 SF   |
| 49    | Panera              | 4,800 SF   |
| 50    | Smokey Bones        | 7,241 SF   |
| 51    | Chili's             | 5,697 SF   |
| 52    | Longhorn Steakhouse | 6,257 SF   |



## CONTACT EXCLUSIVE LEASING AGENTS

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