

# 13120-13128 Warwick Blvd. Newport News, Virginia

<b>Location:</b>	South-East Corner of Youngs Mill Lane and Warwick Blvd.
<b>Description:</b>	This approximately 3.86 acre parcel is situated at a signalized entrance offering full access to this major intersection.
<b>Zoning:</b>	C1 (Retail Commercial)
<b>Area Tenancy:</b>	Menchville High School, Food Lion, Bonefish Grill, Ferfusion Support Service Center, Planned 270 Unit Town Home Project directly behind the subject property.
<b>Traffic Counts:</b>	Warwick Blvd.: 40,387 VPD (2018)

<i>Demographic Summary</i>	<i>1 Miles</i>	<i>2 Miles</i>	<i>3 Miles</i>
<b>2021 Estimated Population</b>	11,288	40,964	76,146
<b>2021 Est. Median Income</b>	\$53,117	\$65,623	\$64,912
<b>2021 Est. Total Employees</b>	3,983	17,207	41,389

Retail Advisors, Inc., Yorktown, VA, 757.898.7890



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13128 Warwick Blvd  
Newport News, VA 23602

June 2019  
The Green Family  
Retail Advisors, Inc.



Google

 **Retail Advisors**  
Assembling the Retail World

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

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Lat: 37.11053 Long: -76.51553 Zoom: 18

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# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Retail Advisors, Inc.

Lat/Lon: 37.1104/-76.5155

RS1

13120 Warwick Blvd		1 mi radius	2 mi radius	3 mi radius
Newport News, VA 23602				
POPULATION	2021 Estimated Population	11,288	40,964	76,146
	2026 Projected Population	11,768	42,386	78,527
	2010 Census Population	10,738	40,198	75,071
	2000 Census Population	10,737	39,942	73,988
	Projected Annual Growth 2021 to 2026	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2021	0.2%	0.1%	0.1%
	2021 Median Age	33.0	36.3	36.0
HOUSEHOLDS	2021 Estimated Households	4,758	17,103	32,346
	2026 Projected Households	4,892	17,503	32,996
	2010 Census Households	4,348	16,042	30,583
	2000 Census Households	4,183	15,582	29,203
	Projected Annual Growth 2021 to 2026	0.6%	0.5%	0.4%
	Historical Annual Growth 2000 to 2021	0.7%	0.5%	0.5%
RACE AND ETHNICITY	2021 Estimated White	45.7%	51.8%	51.9%
	2021 Estimated Black or African American	39.6%	33.9%	34.7%
	2021 Estimated Asian or Pacific Islander	3.9%	4.8%	4.7%
	2021 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
	2021 Estimated Other Races	10.2%	8.9%	8.2%
	2021 Estimated Hispanic	10.7%	10.7%	9.7%
INCOME	2021 Estimated Average Household Income	\$66,685	\$80,990	\$77,912
	2021 Estimated Median Household Income	\$53,117	\$65,623	\$64,912
	2021 Estimated Per Capita Income	\$28,192	\$33,883	\$33,172
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.7%	2.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.4%	5.2%
	2021 Estimated High School Graduate	29.6%	26.6%	25.7%
	2021 Estimated Some College	23.7%	23.2%	24.3%
	2021 Estimated Associates Degree Only	11.6%	11.4%	11.6%
	2021 Estimated Bachelors Degree Only	18.0%	18.8%	18.3%
	2021 Estimated Graduate Degree	8.3%	11.9%	12.6%
BUSINESS	2021 Estimated Total Businesses	386	1,442	3,360
	2021 Estimated Total Employees	3,983	17,207	41,389
	2021 Estimated Employee Population per Business	10.3	11.9	12.3
	2021 Estimated Residential Population per Business	29.3	28.4	22.7

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