

retail FOR LEASE

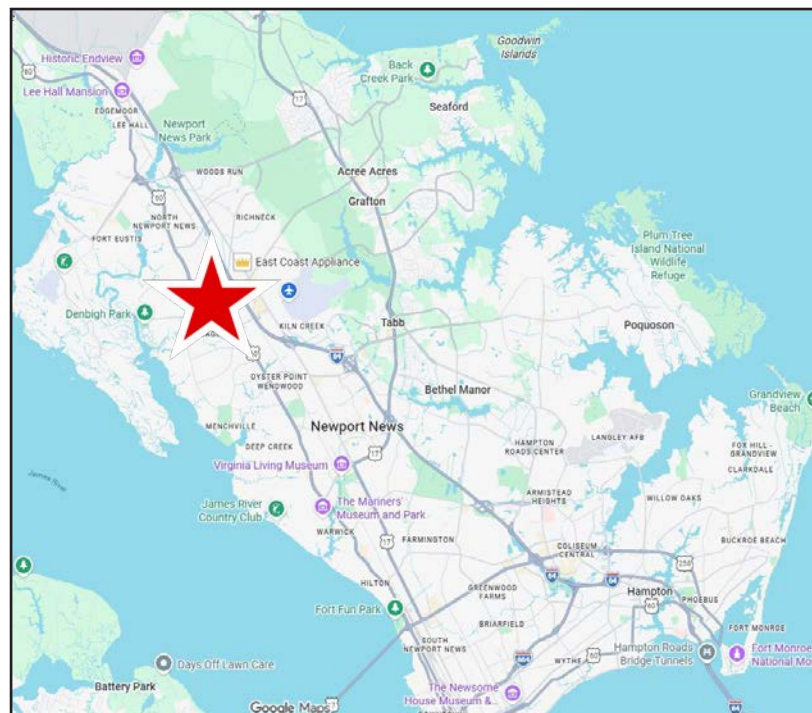


New Retail Shops | 14350 Warwick Boulevard, Newport News, VA

PROPERTY FEATURES:

- **±2,500-6,500 SF of new retail shops** located at the signalized intersection of Warwick Boulevard & Denbigh Boulevard
- **New I-64 interchange at Denbigh Boulevard!** This will double traffic counts (VPD) when complete.
- **169' of frontage on Warwick Boulevard & Denbigh Boulevard**
- **Excellent visibility with over 34K VPD** along Warwick Blvd; over 19K VPD along Denbigh
- **Convenient on-site parking**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	15,624	77,829	129,869
Avg HH Income	\$68,535	\$82,164	\$85,912
Households	6,455	31,241	52,413



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SITE PLAN

