



# 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 Kohl's, Trader Joe's, Total Wine, Old Navy, TJ Maxx, Ross, HomeGoods, and Petco.

## PROPERTY HIGHLIGHTS

- Great Accessibility
- One Stop Shopping
- Offering a wide variety of goods and services
- Ample, convenient parking
- Open air design that offers an enhanced shopping experience
- New Amtrak transportation center opening June 1 off Bland Blvd
- Traffic Counts (ADT): Jefferson Avenue: 49,000; Bland Boulevard: 26,280

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2023 Population	10,743	80,526	156,325
 2023 Daytime Population	14,805	69,653	153,270
 2023 Average HH Income	\$70,574	\$87,928	\$93,839
 2023 Median HH Income	\$53,660	\$66,158	\$69,923
 2023 Households	5,025	33,184	62,869



Field Stone Ln

I-64 W

64

105,000 ADT

I-64 E

I-64 W

64

Bland Blvd 27,000 ADT

Bland Blvd

Jefferson Ave

Jefferson Ave 49,000 ADT

11,000 ADT

0 260 520 Feet

Map showing various retail and service stores including:

- THE HONEY BAKED Ham CO
- Sola
- GameStop
- petco
- HomeGoods
- ROSS DRESS FOR LESS
- TJ-maxx
- SHOE CARNIVAL
- LANE BRYANT
- popshelf
- MOE's SOUTHWEST GRILL
- VERSONA
- OLD NAVY
- COX
- AMERICA'S BEST CONTACTS & EYEGLASSES
- Phenix SALON Styling
- TRADER JOE'S
- total Wine
- SMOKEY BONES Bar & Fire Grill
- SALLY BEAUTY
- total Wine
- tropical CAFE
- Panera BREAD
- Starbucks
- KOHL'S SEPHORA
- ALDI
- SportClips HAIRCUTS
- Suttle MOTORS

Buff City Soap



TORRID

Phenix SALON Styling

SALLY BEAUTY

KOHL'S SEPHORA



SportClips HAIRCUTS

Suttle MOTORS



Panera BREAD

COX

AMERICA'S BEST CONTACTS & EYEGLASSES

SMOKEY BONES Bar & Fire Grill

MOE's SOUTHWEST GRILL

tropical CAFE

SHOE CARNIVAL

TJ-maxx

ROSS DRESS FOR LESS

HomeGoods

petco

GameStop



LONGHORN STEAKHOUSE

143

143



# 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	3,400 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	Buff City Soap	4,000 SF

SUITE	TENANT NAME	SPACE SIZE
14	Lane Bryant	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	5,000 SF
22	GameStop	2,000 SF
24	Sola Salons	6,000 SF
25	Honey Baked Ham	1,600 SF
26	Available	1,200 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 12/1/2025	6,150 SF
45	SportsClips	1,600 SF
46	Available	6,000 SF
47	Available	2,400 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

A photograph of a Ross Dress for Less storefront. The building is a two-story structure with a light-colored upper section and a brick lower section. The Ross logo is prominently displayed in blue, 3D-style letters on the upper section. Below the logo, the words "DRESS FOR LESS" are written in smaller blue letters. The entrance features large glass doors and windows. A few people are walking on the sidewalk in front of the store. The sky is clear and blue.

**ROSS**  
DRESS FOR LESS

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