



Available

Under Contract
Parcel 2 Available (+/- 1 acre)

West Mercury Blvd (45,000 VPD)

For Sale or Lease

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5200 West Mercury Boulevard | Hampton, VA 23605

Newmarket Fair Redevelopment | Box Space and Outparcels Available!

- 100,000 SF former Sears box space available
- Small Shops development potential!
- Available Parcels:
 - Parcel #2 - +/- 1 acre
 - Parcel #3 - UNDER CONTRACT
- Positioned at the center of major employers and economic drivers
- Major interstate access and close proximity to Newport News/Williamsburg International Airport
- Offices at Net Center & 100,000 SF new self-storage facility directly connected to the site
- Less than 1 mile from James River Bridge and less than 3 miles from I-64 and I-664, which are the only 3 roadways connecting the Southside and Peninsula cities

Accelerating success.

Property Summary

Property Description:

The property is located along the heavily trafficked West Mercury Boulevard (45,000 VPD) and at the front entrance of the thriving Offices at Net Center, the largest office complex (560,000 SF) in Hampton. The eastern half of the box will be converted to high-end self-storage, leaving 100,000 SF of residual space on two floors.

Box Space: 100,000 SF

Outparcel: +/- 1 acre

Lease Rates: Contact Agents

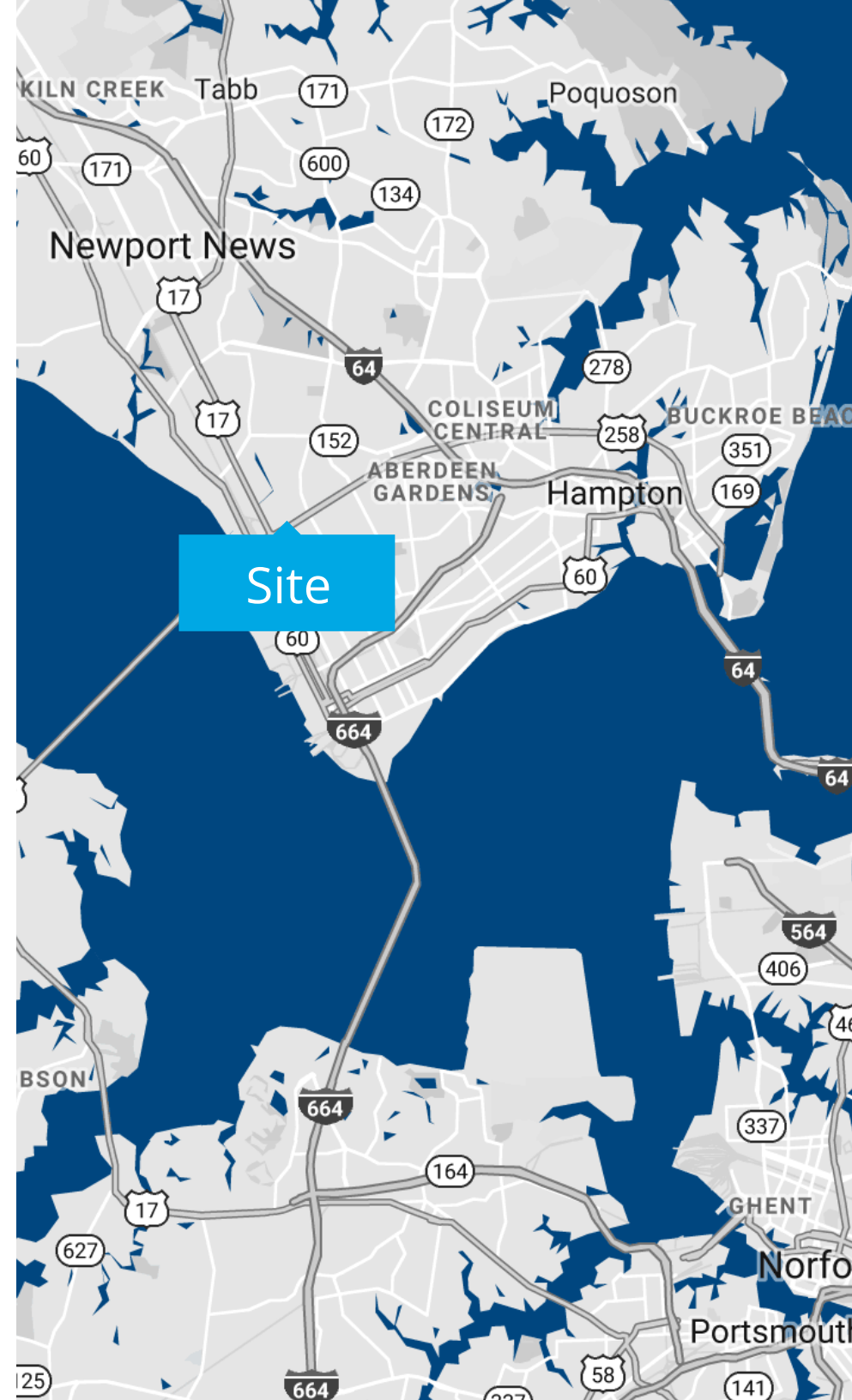
CAM, Taxes & Insurance: TBD

Zoning: C-2

Traffic Generators: Walmart, Newport News Shipyard (20,000 employees); James River Bridge, which brings commuters to the Mercury Blvd corridor from Isle of Wight County

Radius	1 Mile	3 Miles	5 Miles
Population	11,882	74,508	153,356
Average HH Income	\$47,504	\$50,268	\$50,243
Daytime Population	10,590	89,690	173,250

Drive Times	5 Min	10 Min	15 Min
Population	35,368	119,454	244,935
Average HH Income	\$47,346	\$48,255	\$53,907
Daytime Population	31,534	139,633	269,178



Site Plan



Highlights

FLEXIBLE C-2 ZONING allows for a number of uses for re-tenanting and redevelopment.

- Retail
- Entertainment
- Recreational
- Multi-family
- Office & Medical Office
- Hotel
- College/university

UNRIVALED LOCATION with excellent visibility, major interstate access, close proximity to Newport News/Williamsburg International Airport, and positioned at the center of major employers and economic drivers

- Less than 1 mile from James River Bridge and less than 3 miles from I-64 and I-664. These are the only three roadways connecting the Southside and Peninsula cities of Hampton Roads
- Prominently positioned along eight lane West Mercury Blvd at signalized intersection of the largest office complex in Hampton, VA (Offices at Net Center) seen by 45,000 vehicles per day
- Offices at Net Center directly connected to the sites - Verizon, Huntington Ingalls, Maximus, and within 2 miles of the Newport News Naval Shipyard, within 4 miles of Thomas Nelson Community College, within 6 miles of Jefferson Laboratories, and 6.5 miles from Langley Air Force Base
- With some of the regions largest employers, the site boasts strong daytime populations of almost 230,000 within a 15-minute drive.

VALUE ADD OPPORTUNITY Highly desirable and marketable outparcels and a vacant space (priced below replacement cost) provide investors with an excellent opportunity for superior returns.

OPEN AND VERSATILE SPACE PLAN Existing column spacing is 26' to 40', with ceiling heights capable of up to +/- 12' - +/- 18'3"

LOCATED WITHIN HAMPTON URBAN ENTERPRISE ZONE, which incentivizes local businesses to invest in people and capital through local and state aided grants.

LOCAL INCENTIVES

Capital Investment Grant

- Provides 100% of the actual business personal property and/or machinery and tools taxes paid to the City of Hampton for three years
- Grant is available with a maximum of \$50,000 per year

Business License Tax Refund

- Provides a refund of business license taxes for five years
- Benefit is available with maximum of \$10,000 per year

Local Utility Tax Refund

- Provides a refund of utility license taxes for five years

STATE INCENTIVES

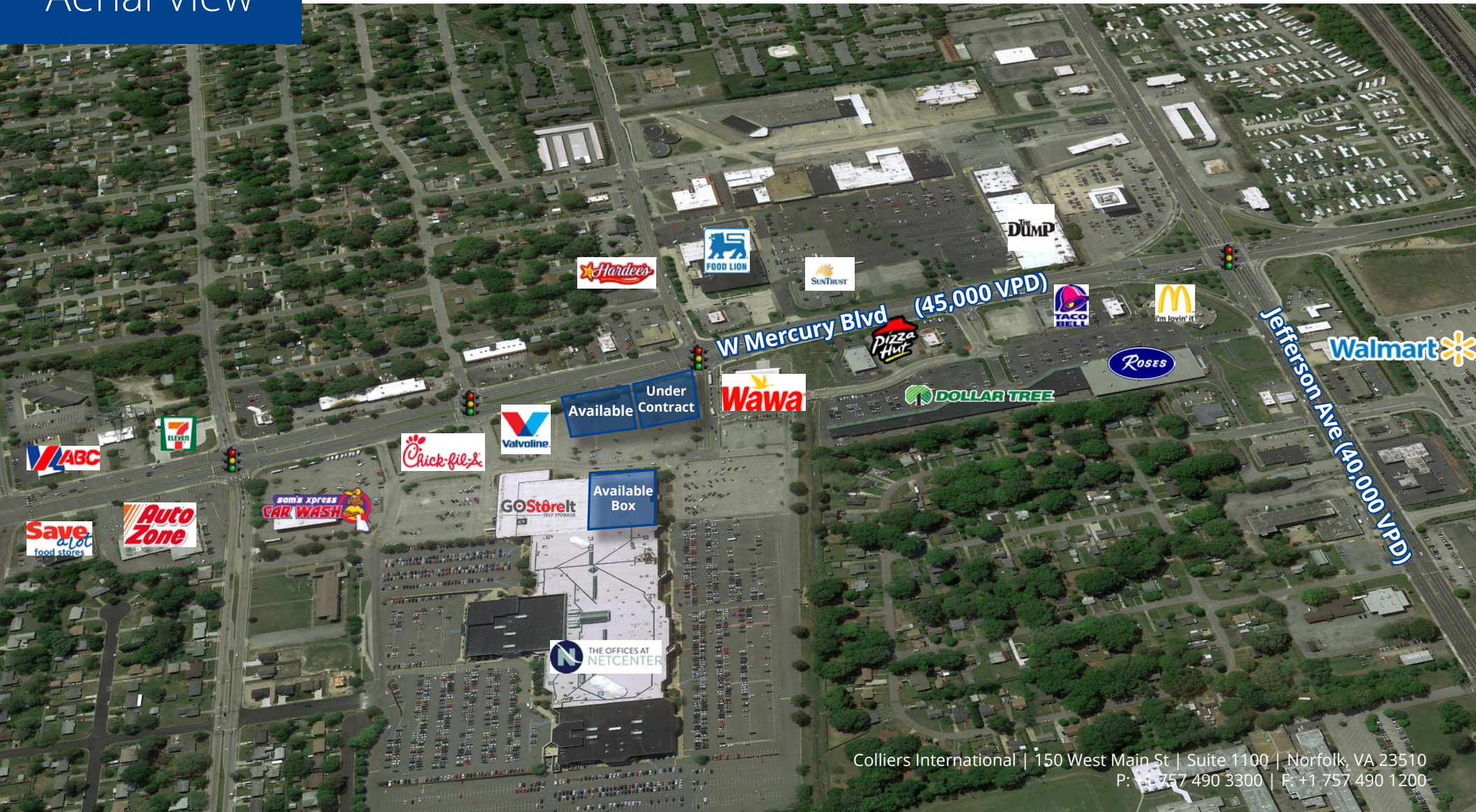
Job Creation Grant

- Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage with health benefits
- Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits

Real Property Investment Grant

- Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million
- Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more
- Grants are based on 20% of the investment amount above the required eligibility investment

Aerial View



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