

# COMMERCIAL SPACE FOR LEASE

9909 WARWICK BLVD  
Newport News, VA 23601



## PROPERTY DESCRIPTION

Located in the heart of Newport News, VA, this vibrant area offers a dynamic mix of amenities and attractions. Your team will enjoy convenient access to nearby retail centers, dining options, and green spaces, perfect for a lunchtime stroll. The location also provides easy access to popular landmarks like the Mariners' Museum & Park, offering a glimpse into local history and outdoor leisure activities. For a cultural experience, the Virginia Living Museum and Ferguson Center for the Arts are just a short drive away. The area's diverse offerings make it an ideal setting for businesses seeking a thriving and engaging environment.

## OFFERING SUMMARY

Lease Rate:	\$9.23 SF/yr (NNN)
Available SF:	3,250 SF
Lot Size:	4,711 SF
Building Size:	3,283 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	61,050	138,089	275,629
Total Population	142,549	334,496	688,846
Average HH Income	\$81,757	\$98,114	\$99,034

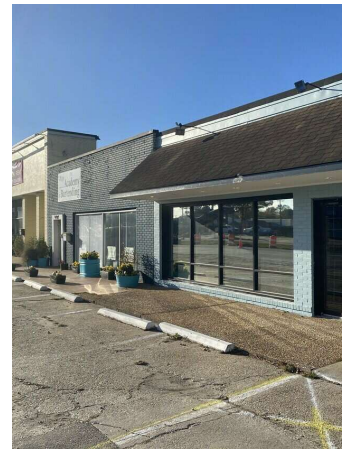
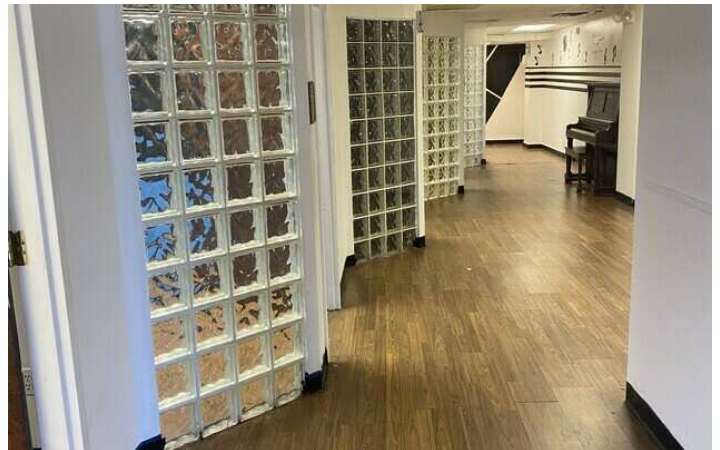
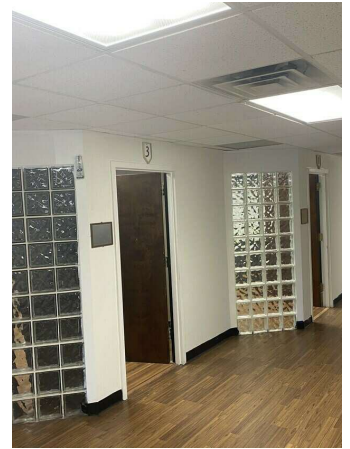
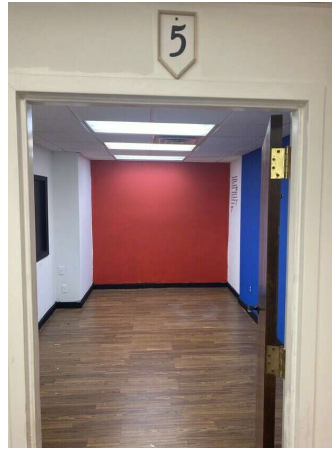
**Douglas Kendall**  
(757) 803-0836



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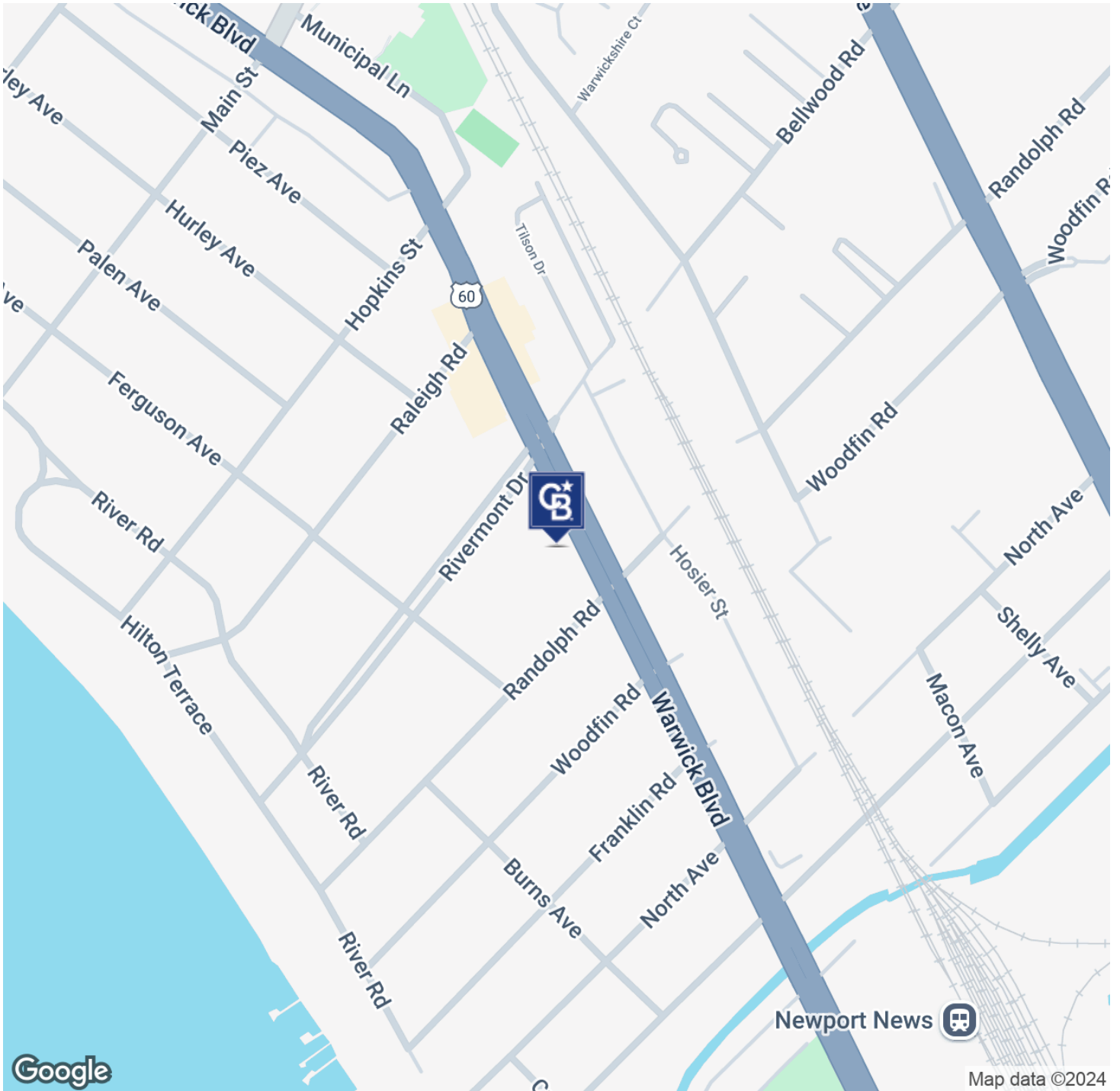
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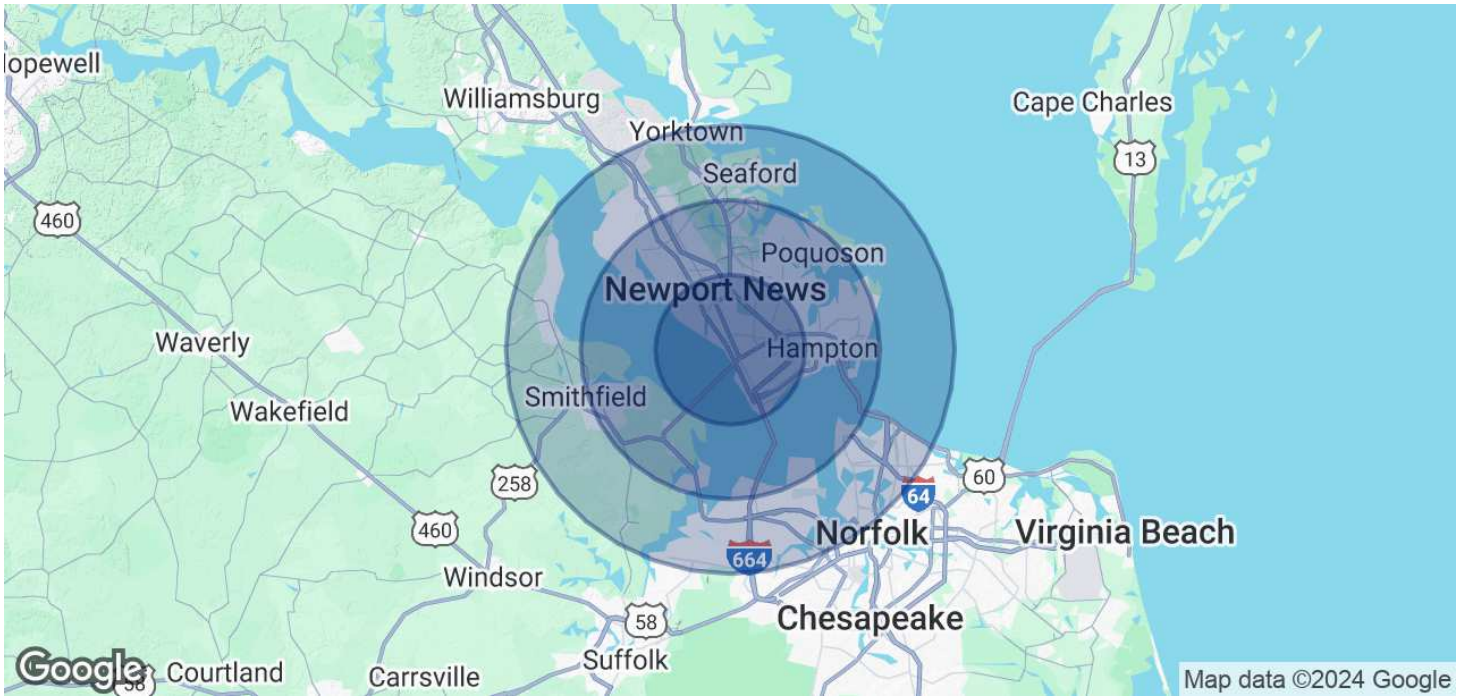
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	142,549	334,496	688,846
Average Age	40	40	39
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	61,050	138,089	275,629
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$81,757	\$98,114	\$99,034
Average House Value	\$288,846	\$319,754	\$339,229

Demographics data derived from AlphaMap

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