

# FOR SALE OR LEASE

9302 WARWICK BLVD  
Newport News, VA 23601



S.L. NUSBAUM  
REALTY CO.



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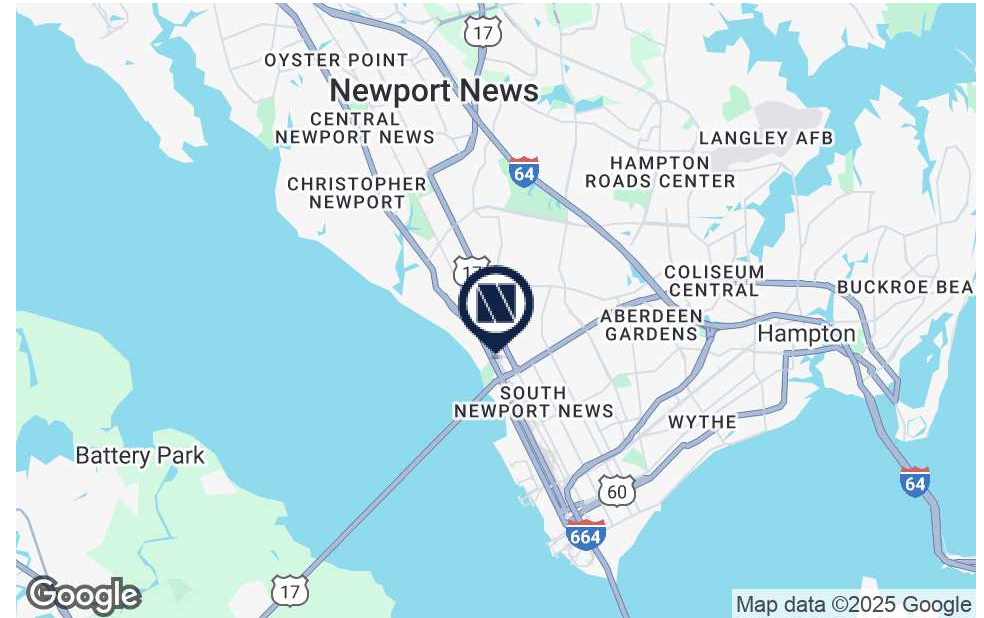
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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	Contact Agent
Building Size:	12,832 SF
Available SF:	12,832 SF
Lot Size:	1.11 AC
Year Built:	1950
Zoning:	O1

## PROPERTY OVERVIEW

Strategically located near downtown Newport News, this office property offers prime accessibility to I-664 and I-64, ensuring seamless connectivity for businesses and their clients. Its versatile layout is ideal for owner-occupants or companies seeking a freestanding space with ample on-site parking. Built with durable masonry construction, the building provides a solid foundation for a variety of professional uses, making it a valuable investment in a growing commercial hub.

## PROPERTY HIGHLIGHTS

- Proximity to major employers like Newport News Shipbuilding and Huntington Ingalls Industries
- Great visibility and frontage along Warwick Blvd.
- Situated on a Hampton Roads Transit bus line
- New roof recently installed
- Elevator-served
- Ample on-site parking
- By-right uses allowed under the O-1 zoning include: Assisted Living/Continuing Care Facility, Medical Office and/or Lab, Veterinary Facility, Adult Day Care, Professional Offices

# LOCATION MAP

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Google

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# DEMOGRAPHICS MAP & REPORT

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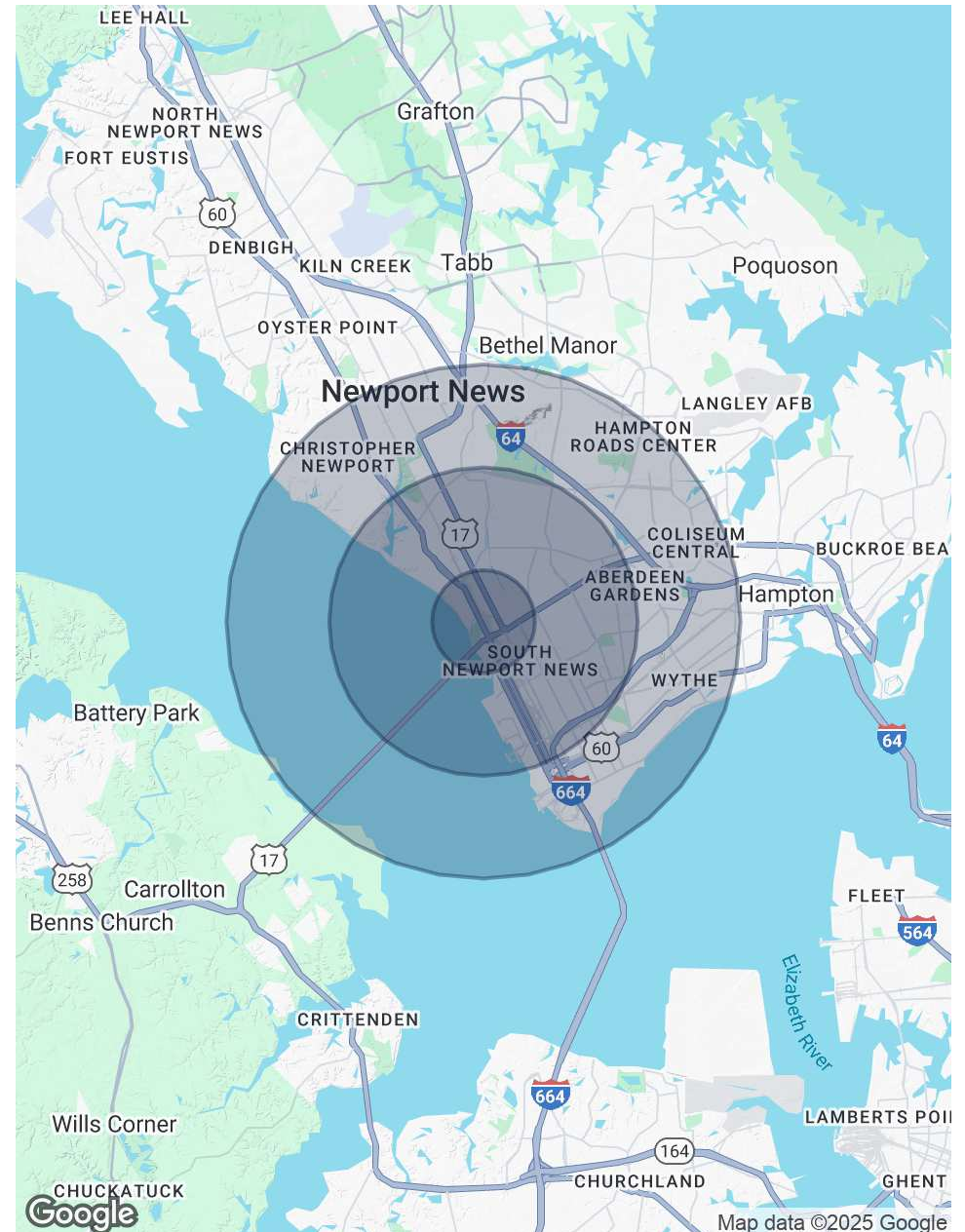
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,399	62,390	141,465
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,756	26,737	60,533
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$74,753	\$77,751	\$81,635
Average House Value	\$258,578	\$293,510	\$286,896

Demographics data derived from AlphaMap



# CONTACT INFORMATION

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