

SPACE FOR LEASE

9905 WARWICK BLVD

Newport News, VA 23601



PROPERTY DESCRIPTION

Stand alone commercial building, with front door parking immediately off of Warwick Blvd. Open floor plan with high ceilings. Well suited for retail showroom, i.e.: flooring, cabinetry, plumbing, electrical fixtures, furniture, or for a retail sales area of any kind. The space does have the space divided for stock storage, breakroom and bathroom. Located in a large commercial corridor near the historic Hilton Village area of Newport News. Easy access, excellent frontage and signage.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (MG)
Available SF:	4,025 SF
Lot Size:	4,725 SF
Building Size:	4,025 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



**COLDWELL BANKER
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BROOKS REAL ESTATE

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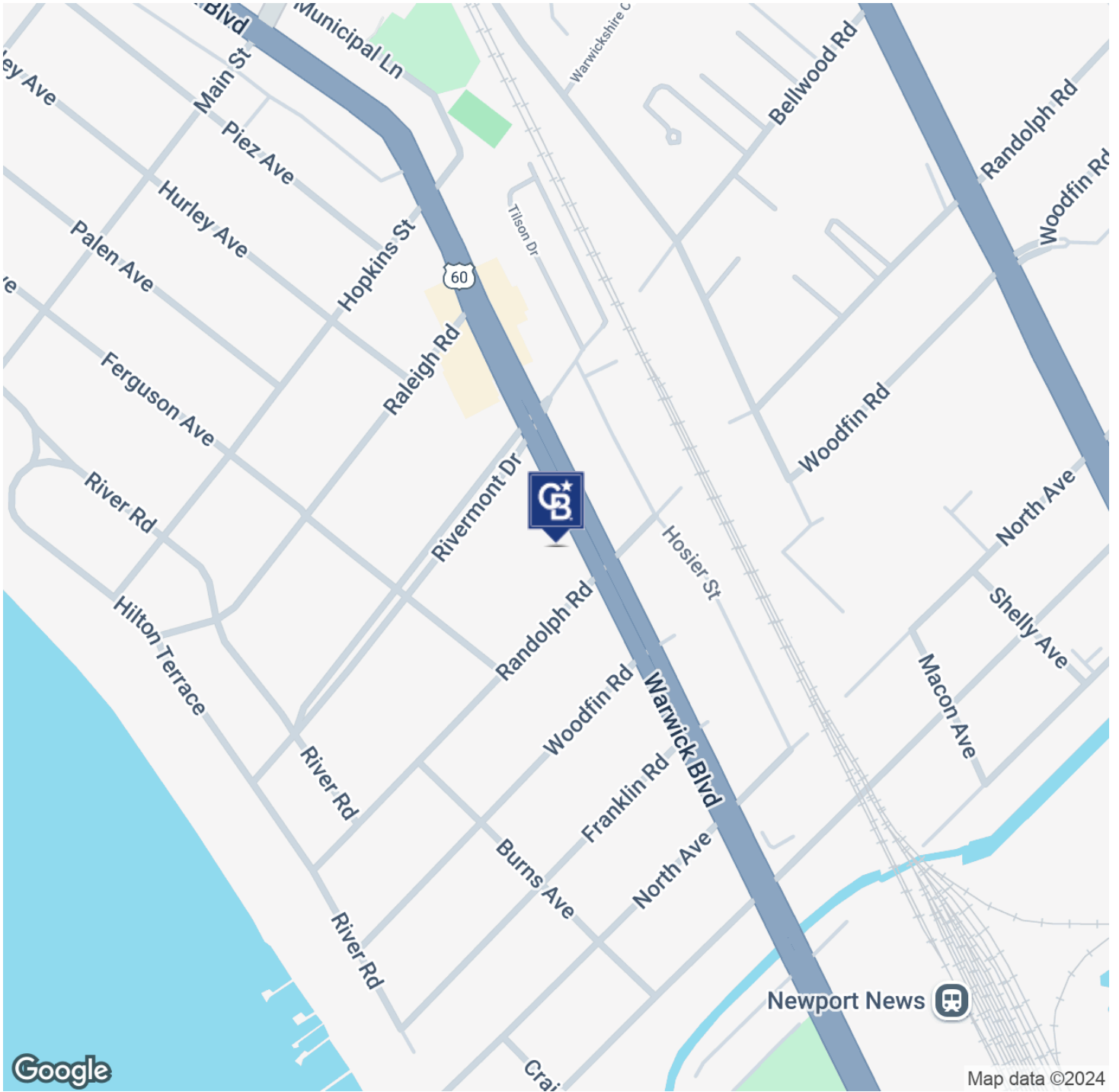


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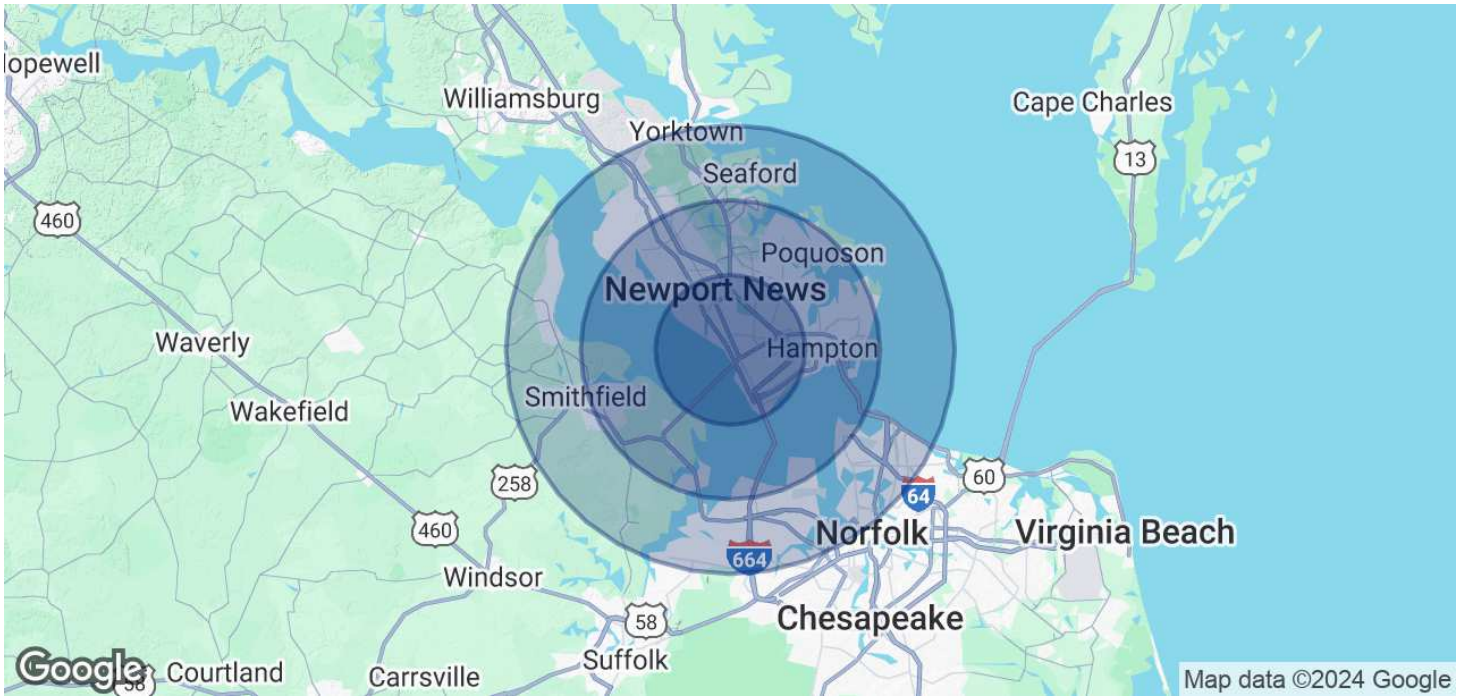


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	142,549	334,496	688,846
Average Age	40	40	39
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	61,050	138,089	275,629
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$81,757	\$98,114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

Demographics data derived from AlphaMap

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