



**S.L. NUSBAUM**  
REALTY CO. | SINCE 1906

**FOR LEASE**

WARWICK VILLAGE SHOPPING CENTER



11006 WARWICK BLVD.  
NEWPORT NEWS, VA 23601

**CHRIS HUCKE**  
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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



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# PROPERTY SUMMARY

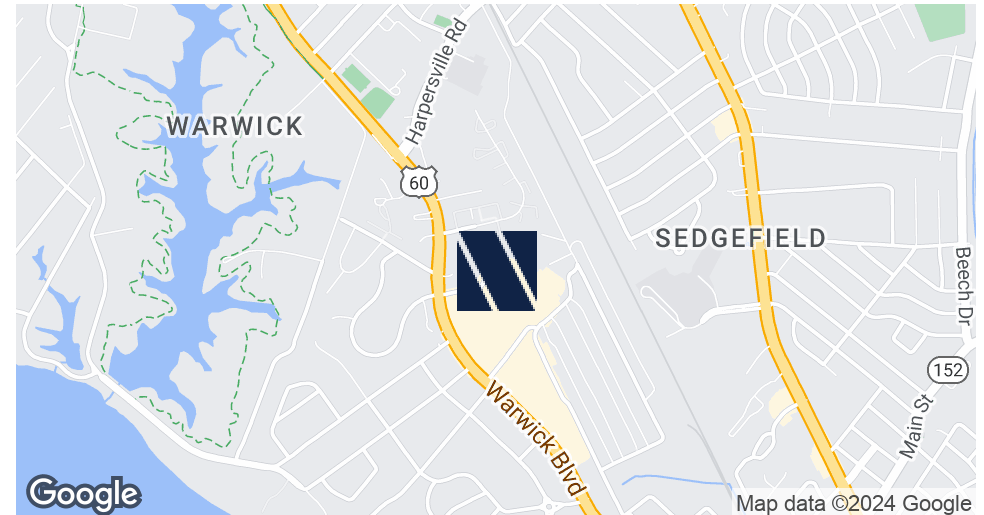
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## PROPERTY DESCRIPTION

Neighborhood Shopping Center is anchored by Family Dollar, Tuesday Morning and Sherwin Williams.

SPACES	LEASE RATE	SPACE SIZE
Unit 9-B	Contact Agent	2,500 SF
Unit 10-B	Contact Agent	3,085 SF
Unit 15	Contact Agent	2,050 SF



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# SITE PLAN

11006 WARWICK BLVD.  
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## LEGEND

- Available
- Unavailable

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# VACANCY OVERVIEW

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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,050 - 3,085 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit 9-B	Available	2,500 SF	NNN
■ Unit 10-B	Available	3,085 SF	NNN
■ Unit 15	Available	2,050 SF	NNN

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# AREA RETAIL

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Google

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# ADDITIONAL PHOTOS

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,920	63,202	144,942
Average Age	38.8	38.1	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,923	25,626	59,212
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$77,142	\$71,786	\$68,838
Average House Value	\$220,454	\$210,552	\$209,822

\* Demographics derived from 2020 CoStar data

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# CONTACT ME



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