

RETAIL | MEDICAL SPACE | FITNESS

FOR LEASE

Former Walgreens
9976 Jefferson Avenue
Newport News VA 23605



LEASE RATE: \$15 PSF Plus Taxes & Ins.

ABOUT PROPERTY

- Immediate Availability
- 13,905 sq. ft. situated on 1.84 acres
- Ample parking - 51 spaces exceeding 4 spaces per 1000 sq. ft.
- New roof
- Drive thru
- Zoned C-1
- Uses include Retail, Medical, Service, Fitness, Religious Facility
- Daily traffic count: 39,328
- Signalized intersection at the corner of Jefferson Avenue and Main Street
- Surrounded by heavy residential population
- Near by retailers: Walmart, Food Lion, Dollar Tree, Roses, CVS, Walmart Neighborhood Center, numerous fast food restaurants, numerous convenient stores/gas stations such as 7-11 and Wawa



Households

29,886

Average household size
(people per household) 2.27%
Owner occupied 17,087
Renter occupied 12,799



Avg. Household

**INCOME
\$85,659**

Projected income by 2028:
\$98,672



Population

71,720

	1-Mile	3-Miles	5-Miles
2024 Population	12,258	71,720	172,193
2024 Households	5,275	29,886	73,345
2024 Average HH Income	\$94,275	\$85,659	\$85,234
Total Businesses	420	1,885	5,948

For more information:

BOB SAUNDERS

757.640.9296

BobSaunders@HarveyLindsay.com

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www.harveylindsay.com

PROPERTY IMAGES | Freestanding Building in Prime Location



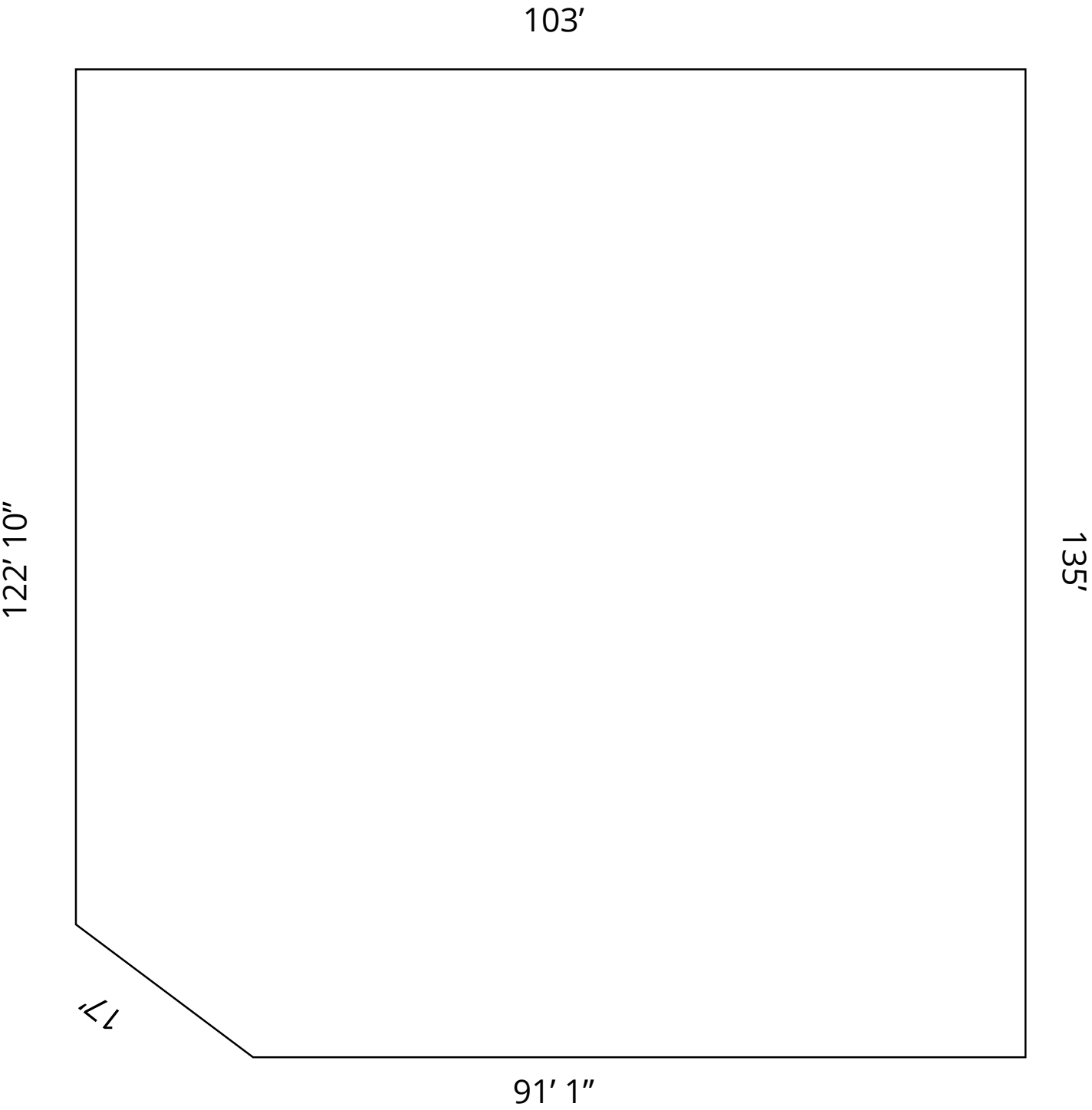
- Highlights -

- Easy access to I-664, I-64, James River Bridge, Mercury Blvd. Corridor & J. Clyde Morris Blvd. Corridor
- Near by destinations: Christopher Newport University, Riverside Medical Facility, Mariners Museum, Noland Trail, Huntington Park, James River Pier, YMCA



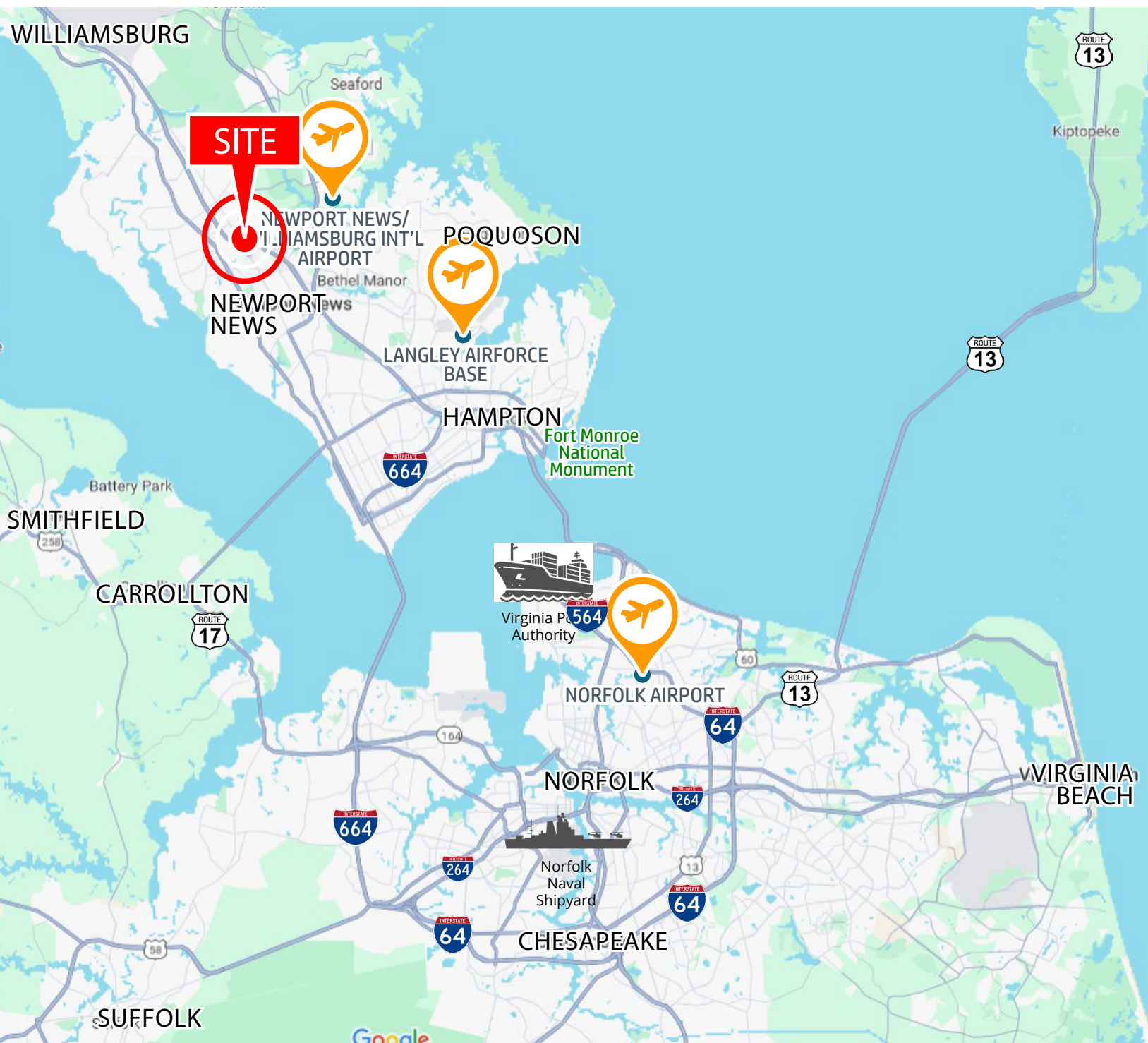
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NOT TO SCALE

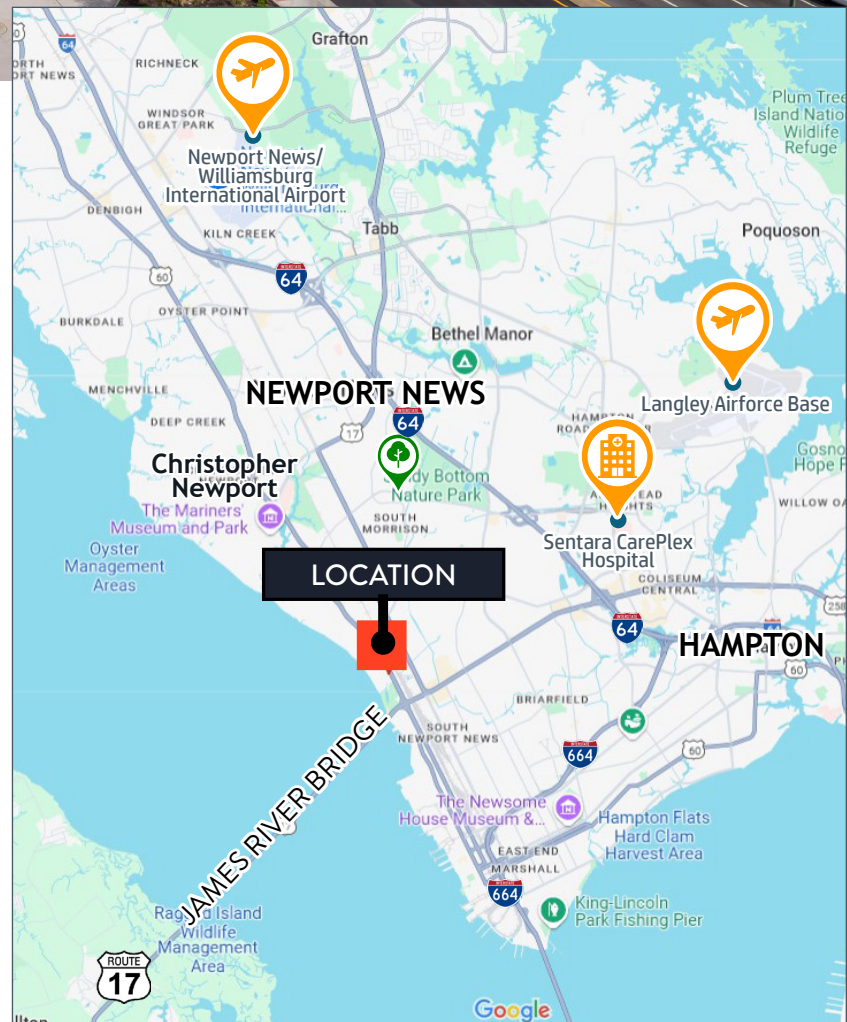
REGIONAL MAP | 9976 Jefferson Avenue, Newport News, VA 23605



AERIAL & DEMOGRAPHICS | Freestanding Retail Building For Lease



2024 Summary	1 Mile	3 Miles	5 Miles
Population	12,258	71,720	172,193
Households	5,275	29,886	73,345
Families	3,094	17,338	41,606
Average Household Size	2.29	2.27	2.26
Owner Occupied Housing Units	3,008	17,087	35,532
Renter Occupied Housing Units	2,267	12,799	37,813
Median Age	37.7	37.5	36.1
Median Household Income	\$67,347	\$64,577	\$63,067
Average Household Income	\$94,275	\$85,659	\$85,234



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MARKET OVERVIEW | 9976 Jefferson Avenue, Newport News, VA

