

# Sublease Opportunity in Denbigh Area

416 Denbigh Boulevard, Newport News, VA 23608



PRESENTED BY:

**Jay Feinberg**

Agent

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## Prime Sublease Opportunity

Embrace the opportunity to make this distinguished location the vibrant home of your thriving business. Welcome to a space that seamlessly integrates sophistication, efficiency, and endless potential. By sub-leasing this space already fit out for a restaurant/lounge you will be off to great start by bringing your own vision to life as a much-needed hospitality venue in the Denbigh area of Newport News. Turnkey option for existing business is available.

Not interested in the turnkey option of the restaurant/lounge and have an alternate business plan? Then unleash the potential of this distinguished property, offering modern sophistication and functionality for the discerning tenant. Featuring versatile floor plans and an abundance of natural light, this space fosters an inviting and energizing retail environment for any business. With ample parking and seamless accessibility, convenience is paramount for both tenants and visitors.

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COMMERCIAL  
REAL ESTATE

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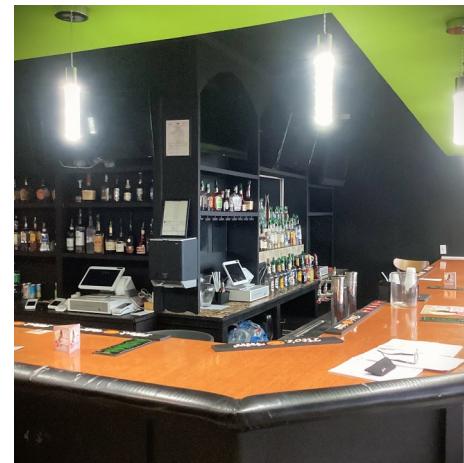


Lease Rate: \$6,700.00/ Month

Lease Type: Modified Gross

Available SF: 5,418 SF

Remaining Term: 1 year with 2 3-year option



Turnkey optional \$60k asset sale includes all FF&E; premium sound system, state of the art point of sale system, premium security system, kitchen equipment (excluding ice machine), 10 flat screen tv's, tables and chairs as well as built in booth sectionals and DJ Booth.

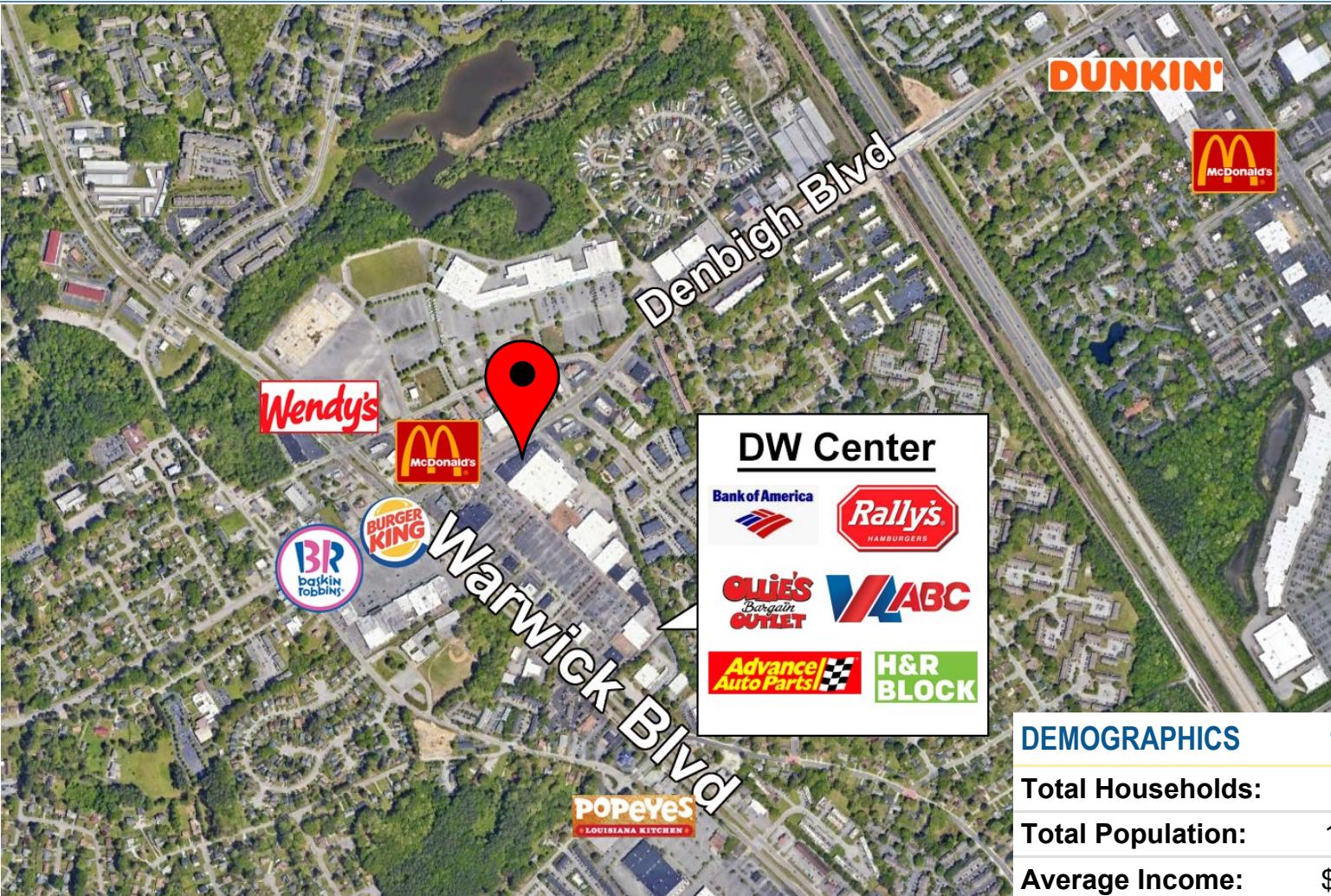
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## PROPERTY HIGHLIGHTS

- High visibility location
- Ample parking available
- Flexible floor plan options
- Modern and professional design
- Easy access to major roadways
- Spacious interior layout

DEMOGRAPHICS	1 mile	3 miles	5 miles
<b>Total Households:</b>	6,418	31,543	54,654
<b>Total Population:</b>	15,327	78,346	135,821
<b>Average Income:</b>	\$67,250	\$82,457	\$85,996

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