



# JEFFERSON COMMONS

12551 Jefferson Avenue | Newport News, VA 23602

## DESCRIPTION

Jefferson Commons is a dominant regional power center in the Patrick Henry retail corridor in Newport News. Measuring approximately 282,357 SF. It is anchored by Sephora, Kohl's, Trader Joe's, Total Wine, Old Navy, TJ Maxx, Ross, HomeGoods, and Petco.

## PROPERTY HIGHLIGHTS

- Spaces Available: 1,460 SF - 6,160 SF
- Great accessibility and one stop shopping
- Offering a wide variety of goods and services
- Ample, convenient parking
- Open air design that offers an enhanced shopping experience
- Amtrak transportation center open on Bland Blvd
- Traffic Counts (AADT): Jefferson Avenue: 50,000; Bland Boulevard: 26,000

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2025 Population	11,610	79,099	153,141
 2025 Daytime Population	14,713	69,819	154,902
 2025 Average HH Income	\$73,285	\$92,768	\$97,921
 2025 Median HH Income	\$59,888	\$76,012	\$77,832
 2025 Households	5,491	32,936	62,370



Field Stone Ln

I-64 W  
105,000 ADT



I-64 E

I-64 W



Phenix  
Salon & Styling

SALLY BEAUTY

VERSONA

TRADER  
JOE'S

OLD NAVY  
Wine

popshelf  
ZREK

SEPHORA  
HIBBETT

TJ-maxx

ROSS  
DRESS FOR LESS

HomeGoods

GameStop

petco



THE HONEY BAKED  
Ham CO

LONGHORN  
STEAKHOUSE



MOE's  
SOUTHWEST GRILL

SMOKEY  
BONES  
Bar & Fire Grill

COX  
AMERICA'S BEST  
CONTACTS & EYEGLASSES

tropical  
SMOOTHIE  
CAFE

Panera  
BREAD



KOHL'S  
SEPHORA



SportClips  
HAIRCUTS

Suttle  
MOTORS

Jefferson Ave

143

Jefferson Ave  
49,000 ADT

143

Bland Blvd 27,000 ADT

Bland Blvd

11,000 ADT

0 260 520 Feet

# SITE PLAN



# TENANT ROSTER

SUITE	TENANT NAME	SPACE SIZE
1	Nutrition Corner	2,400 SF
2	Sally Beauty	1,600 SF
3	Milan Laser Hair Removal	1,440 SF
4	Phenix Salon Suites	6,500 SF
5	Devin Nail Bar	3,462 SF
6	Torrid	3,000 SF
7	Trader Joe's	12,195 SF
8	Versona	7,540 SF
8A	J Crew	5,250 SF
9	Total Wine	15,000 SF
10	Old Navy	12,800 SF
11	Trek	4,400 SF
12	PopShelf	10,838 SF
13	Hibbett Sporting Goods	4,000 SF

SUITE	TENANT NAME	SPACE SIZE
14	Sephora	5,133 SF
15	Shoe Carnival	10,000 SF
16	TJ Maxx	30,000 SF
17	Ross	30,187 SF
18	HomeGoods	21,305 SF
19	Five Below	10,410 SF
20	Petco	15,306 SF
21	Available	4,983 SF
22	GameStop	2,000 SF
24	Sola Salons	6,000 SF
25	Honey Baked Ham	1,600 SF
26	Newport News Smoke Shop	1,228 SF
27	Pier 88	4,412 SF
28	16 Handles	1,460 SF

# TENANT ROSTER

SUITE	TENANT NAME	SPACE SIZE
29	America's Best Wings	2,000 SF
30	Tropical Smoothie Cafe	1,888 SF
31	PHO 79	2,764 SF
32	Lendmark	1,700 SF
33	Available	1,888 SF
34	Direct Auto Insurance	990 SF
35	Moe's Southwest Grill	2,460 SF
36	Cox	3,198 SF
37	5.11	4,338 SF
38	America's Best	3,630 SF
39	Poke Sushi Bowl	1,312 SF
40	Kim Mama's Bento Box	1,763 SF
41	Jefferson Nails	1,230 SF

SUITE	TENANT NAME	SPACE SIZE
42	Great Clips	1,230 SF
43	Ubreakifix	1,230 SF
44	Available 12/1/2026	6,160 SF
45	SportsClips	1,600 SF
46	Available	5,999 SF
47	My Local Infusion	2,406 SF
48	Starbucks	1,600 SF
49	Panera	4,800 SF
50	Smokey Bones	7,241 SF
51	Chili's	5,697 SF
52	Longhorn Steakhouse	6,257 SF

A photograph of a Ross Dress for Less storefront. The building is a two-story structure with a light-colored upper section and a brick lower section. The Ross logo is prominently displayed in blue, 3D-style letters on the upper section. Below the logo, the words "DRESS FOR LESS" are written in smaller blue letters. The entrance features large glass doors and windows. A few people are walking on the sidewalk in front of the store. The sky is clear and blue.

**ROSS**  
DRESS FOR LESS

## CONTACT EXCLUSIVE LEASING AGENTS

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