

Colliers

DOLLAR TREE

AFFORDABLE DENTURES & IMPLANTS

Little Caesars

Hana Beauty

For Lease

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Coming Soon!



Jefferson Crossing

12705-12799 Jefferson Avenue | Newport News, VA

Accelerating success.

# Property Overview

## Description

Jefferson Crossing is a 150,792 SF neighborhood shopping center anchored by 2nd and Charles, Dollar Tree and Grocery Outlet (coming soon) and is located in the Jefferson Ave retail corridor - one of the busiest retail submarkets in Hampton Roads. Outparcel users include McDonald's, Dunkin Donuts, and CVS. The center offers great access, with multiple points of ingress/egress, lit intersections with left and right access, and terrific visibility. Jefferson Ave is extremely busy with over 49,000 VPD and provides easy and quick access to I-64. Jefferson Crossing is minutes from the Patrick Henry Mall and Newport News/Williamsburg International Airport and supports dense living demographics as well as very strong daytime population in the form of retail, office, and industrial developments surrounding the area.

Address	12705-12799 Jefferson Ave, Newport News, Virginia
Shopping Center Size	+/- 150,792 sf
Tenants	Dollar Tree, OneMain Financial, Dunkin Donuts, Subway, 2nd & Charles, CVS, Subway, Little Caesar's, AT&T and Grocery Outlet (coming soon)
Availability	Spaces from 968 sf
Traffic Counts	49,000 VPD - Jefferson Avenue

## Demographics

	1-Mile	3-Miles	5-Miles
Population	10,751	82,077	147,665
Total Employees	12,595	64,895	144,081
Average HH Income	\$77,514	\$92,783	\$100,818

# Features

- **Grocery Outlet - coming soon!**
- Located in the Jefferson Ave retail corridor, one of the busiest retail submarkets in Hampton Roads
- Great visibility and access off of Jefferson Avenue
- Range of available units sizes
- National co-tenants including 2nd and Charles, Dollar Tree, McDonald's, Dunkin Donuts, AT&T and CVS, among others
- Dense living and daytime demographics surround the center



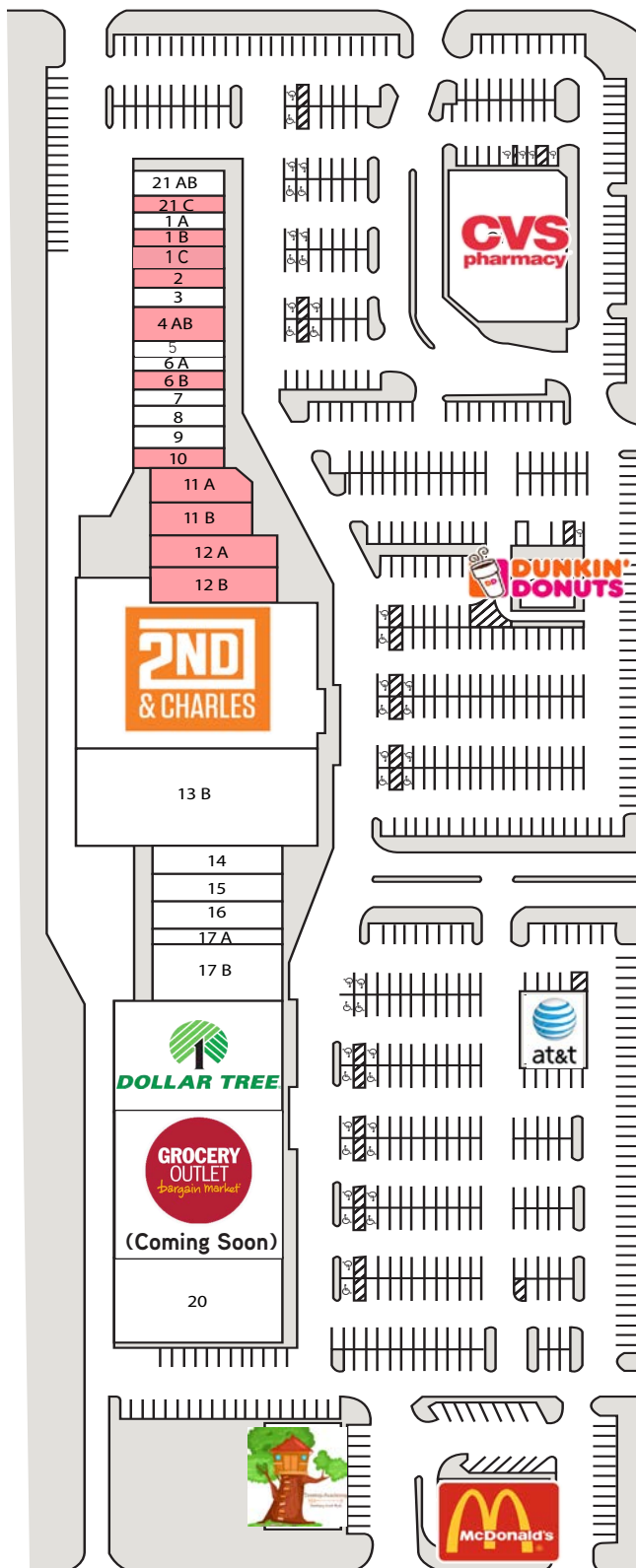
# Photo Gallery





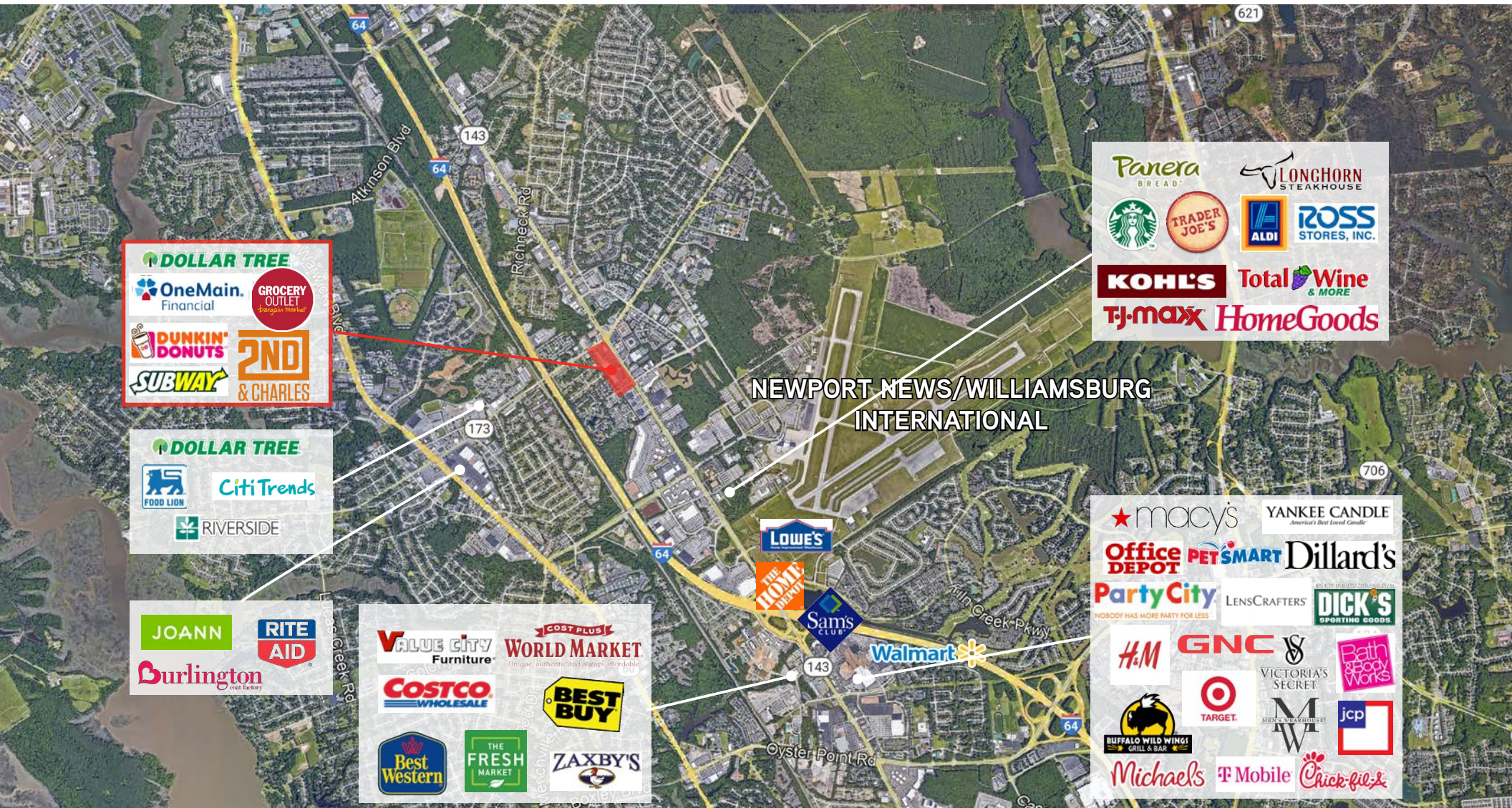
# Site Plan

Space	Tenant	Sq. Ft.
21AB (12799)	Subway	2,170
21C (12795)	Available	1,200
01A (12793)	Expert Tailor	1,160
01B (12791)	Available	1,050
01C (12789)	Available	1,050
02 (12787)	Available	1,400
03 (12785)	One Main Financial	1,400
04AB (12783)	Available	2,100
05 (12779)	Baby Bump Imaging	1,050
06A (12777)	Tru Cuts	1,050
06B (12775)	Available	968
07 (12773)	China King	1,131
08 (12271)	First Sos Staffing	1,050
09 (12769)	Art of Nails	1,050
10 (12767)	Available	1,135
11A (12765)	Available	2,264
11B (12763)	Available	2,400
12AB (12761)	Available	6,067
13A (12747)	2nd & Charles	29,973
13B (12745)	Hibachi Grill & Supreme Buffet	13,486
14 & 15 (12743)	My Neighbor's Pub	5,480
16 (12739)	Hana Beauty Supply	2,900
17A (12735)	Little Caesar's	1,610
17B (12731)	Affordable Care	3,965
18-19A (12727)	Dollar Tree	13,910
19B	Grocery Outlet (coming soon!)	17,615
20	Goodluck Menswear	8,633
OPA	Dunkin' Donuts	1,750
OPB1	McDonald's	1,200
OPC	CVS	13,255
OPD	Treetop Academy	4,950
OPE	AT&T	2,400





# Aerial View







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