

RETAIL SITE FOR SALE

15550 WARWICK BLVD

15550 Warwick Boulevard Newport News, VA 23608

PROPERTY DESCRIPTION

This commercial parcel, .57+/- acre (24,744 SF) is C-1 zoned, retail commercial, is a corner lot that offers strong development potential at the signalized intersection of Warwick Boulevard and Merry Oaks Drive. The site allows building heights up to 40 feet and benefits from favorable setbacks for a corner parcel, providing flexibility for efficient site design. Most retail and service uses are permitted by right, including restaurants, convenience stores without gas, medical and veterinary services, child day care centers, and auto parts retail, with drive-thru facilities also permitted by right. Located directly across from the Merry Oaks Shopping Center, adjacent to a 45-key Motel 6, and neighboring several national retailers, the immediate surrounding area has a high residential roof top count, the 3-mile population exceeding 59,000. There is convenient access to Fort Eustis Gate 2, making it well suited for high-traffic retail, service, or quick-service restaurant development.

PROPERTY HIGHLIGHTS

- Signalized corner lot at Warwick Blvd and Merry Oaks Drive offering prime visibility.
- Flat building lot with utilities to site. Access on Warwick Blvd and Merry Oaks Dr.
- Traffic Count (Warwick Blvd & Merry Oaks) = +28,000 vehicles per day
- Dense residential trade area with a 3-mile population exceeding 59,000 residents.
- Directly across from the Merry Oaks Shopping Center and Next to Motel
- Convenient to Fort Eustis Gate 2 at Shellabarger Drive.
- In a proven retail corridor surrounded by national brands including McDonald's, Taco Bell, Wendy's, Little Caesars, and 7-Eleven.



OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	0.57 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	417	2,218	5,620
Total Population	1,022	5,541	14,575
Average HH Income	\$71,448	\$72,332	\$73,577

James Kourmadas
(708) 476-1995



LOCATION

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PHOTOS

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DEMOGRAPHICS

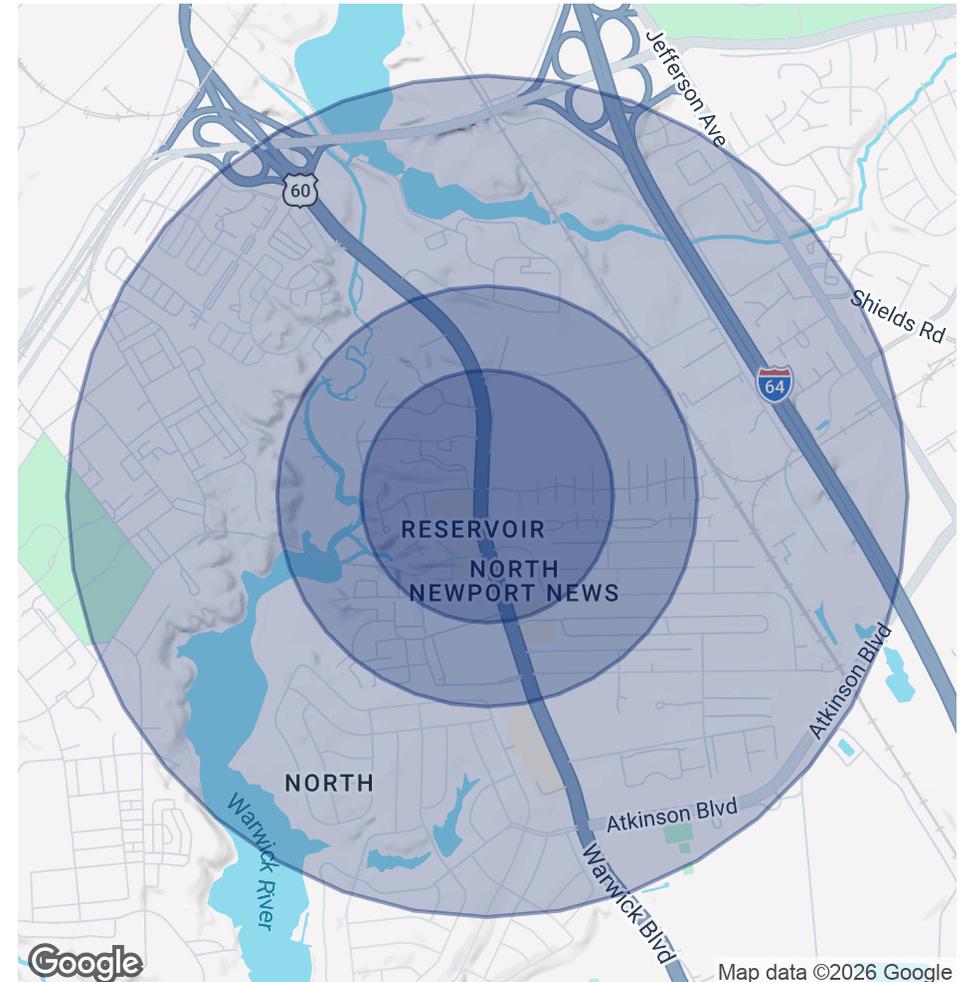
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,022	5,541	14,575
Average Age	35	34	33
Average Age (Male)	35	32	31
Average Age (Female)	36	35	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	417	2,218	5,620
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$71,448	\$72,332	\$73,577
Average House Value	\$218,366	\$232,895	\$233,683

Demographics data derived from AlphaMap



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