

# retail FOR LEASE

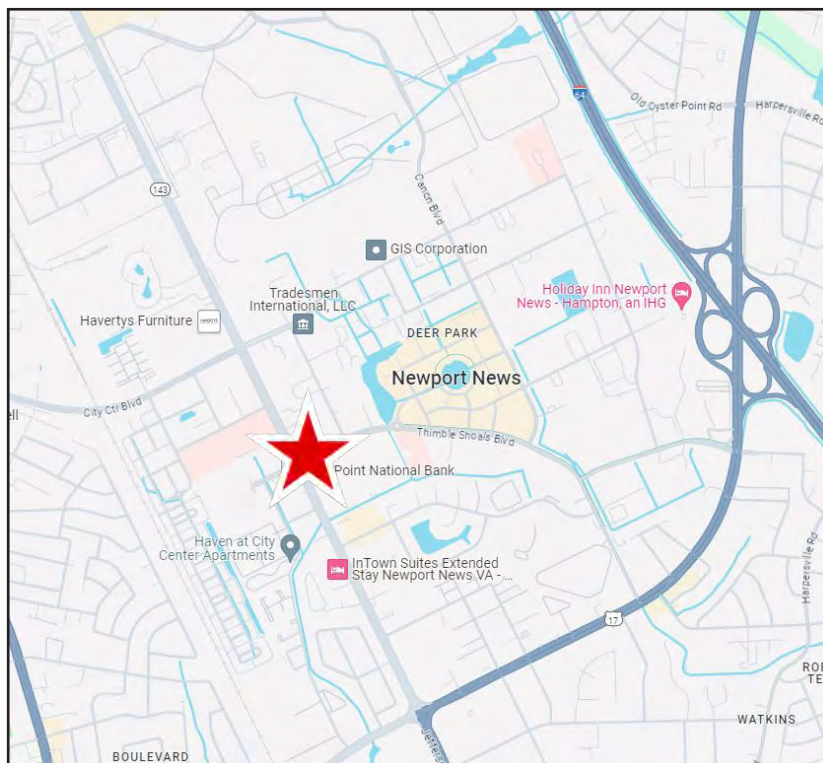


New Development (Gateway to City Center) | 601 Thimble Shoals Boulevard, Newport News, VA

## PROPERTY FEATURES:

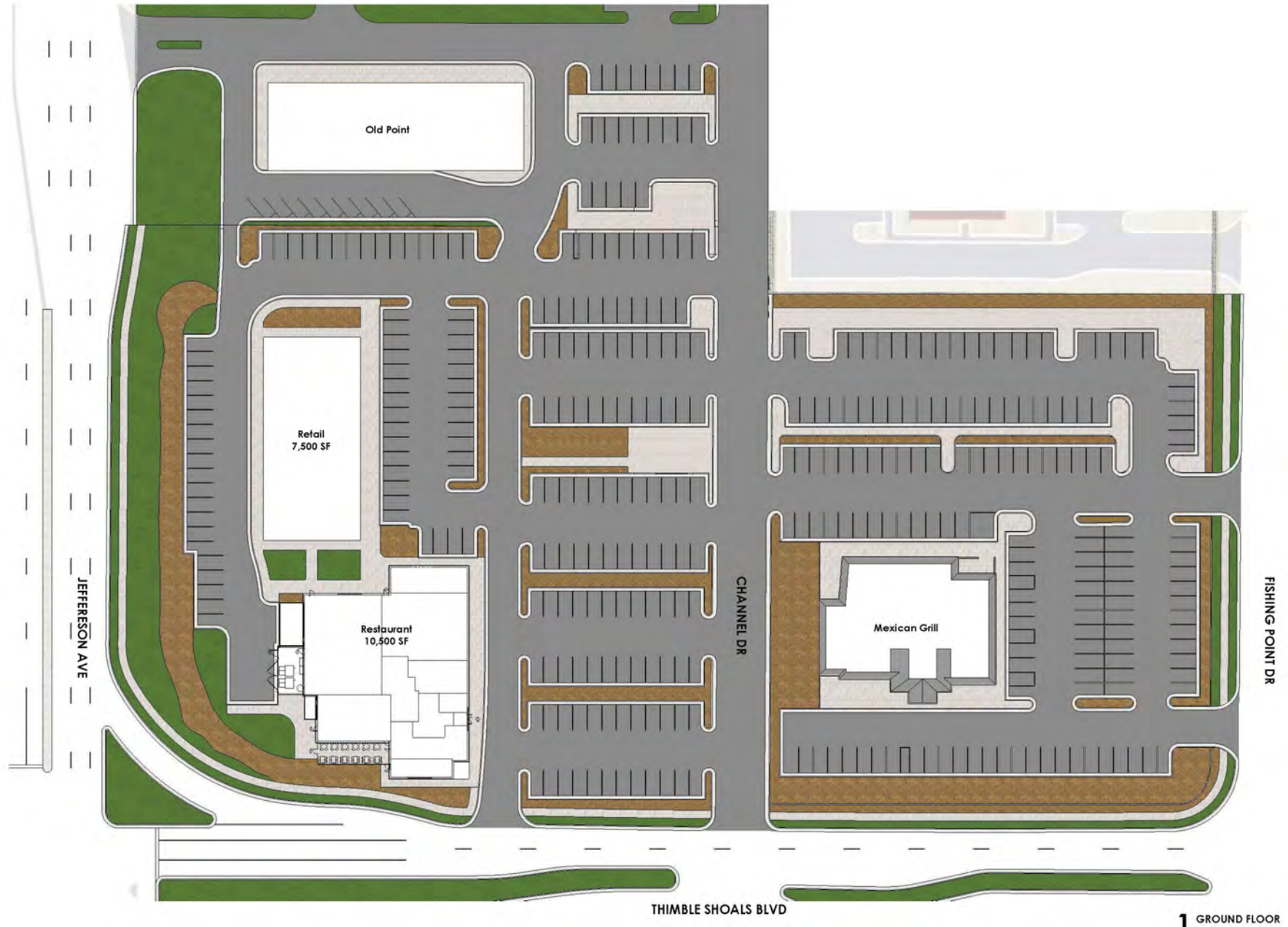
- **Developer is currently pursuing a Class A Retail or Mixed Use Development**
- **±1,200 SF & up! New mixed-use development located at the entrance to City Center in Newport News! City Center of Oyster Point contains over 600 residences!**
- **Excellent visibility!** Conveniently located on the signalized corner of Thimble Shoals Boulevard and Jefferson Avenue!
- **A workforce of 79,530** within a 5-mile radius and 22,000 within the greater Oyster Point's Business District
- **Over 55K VPD along Jefferson Avenue!**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,200	82,848	169,872
Avg HH Income	\$89,952	\$130,711	\$128,189
Households	5,952	34,612	70,419

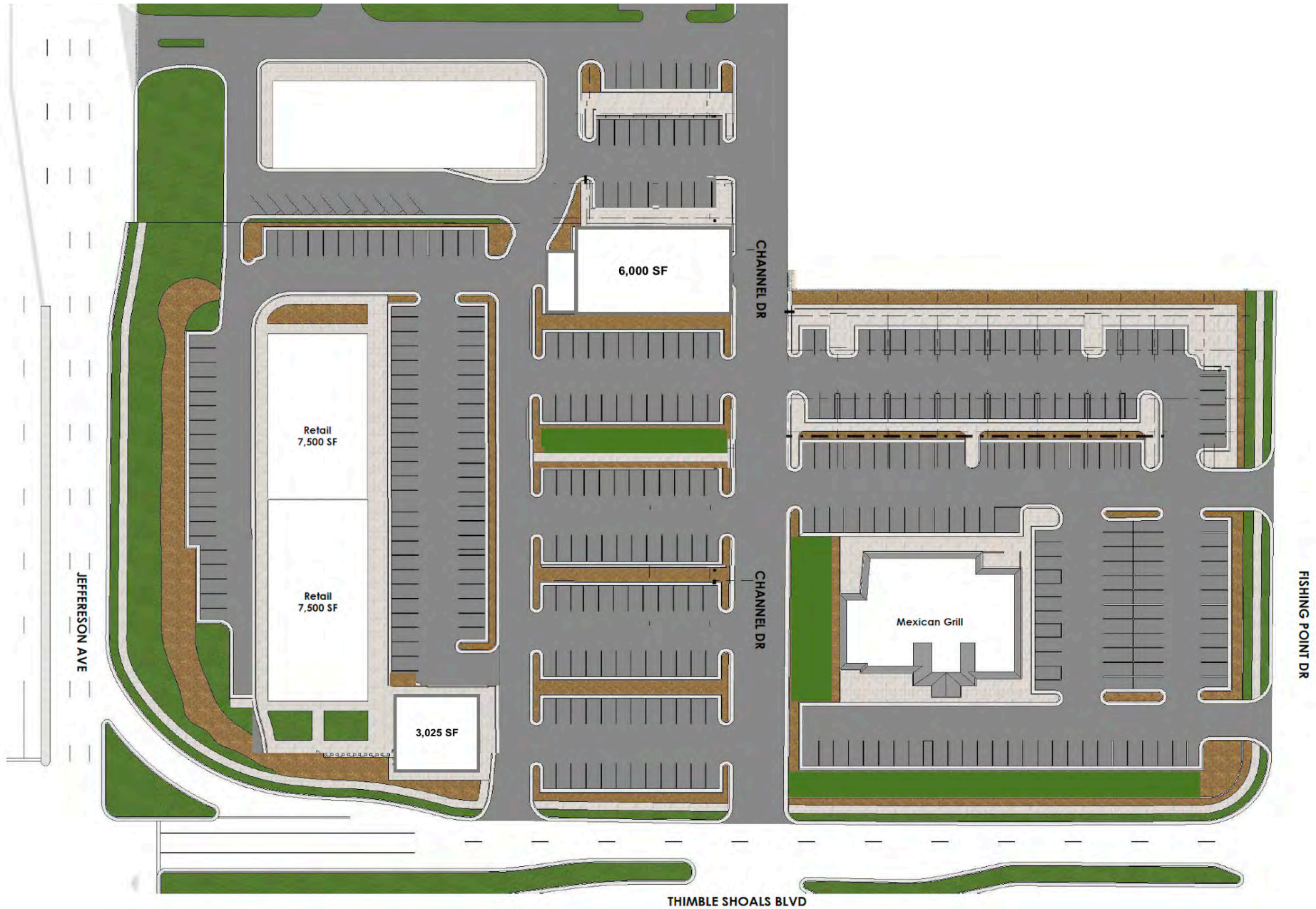


Troy Parker  
 o: 757.222.0111 x204  
 m: 757.407.9499  
 troy@parkerburnell.com

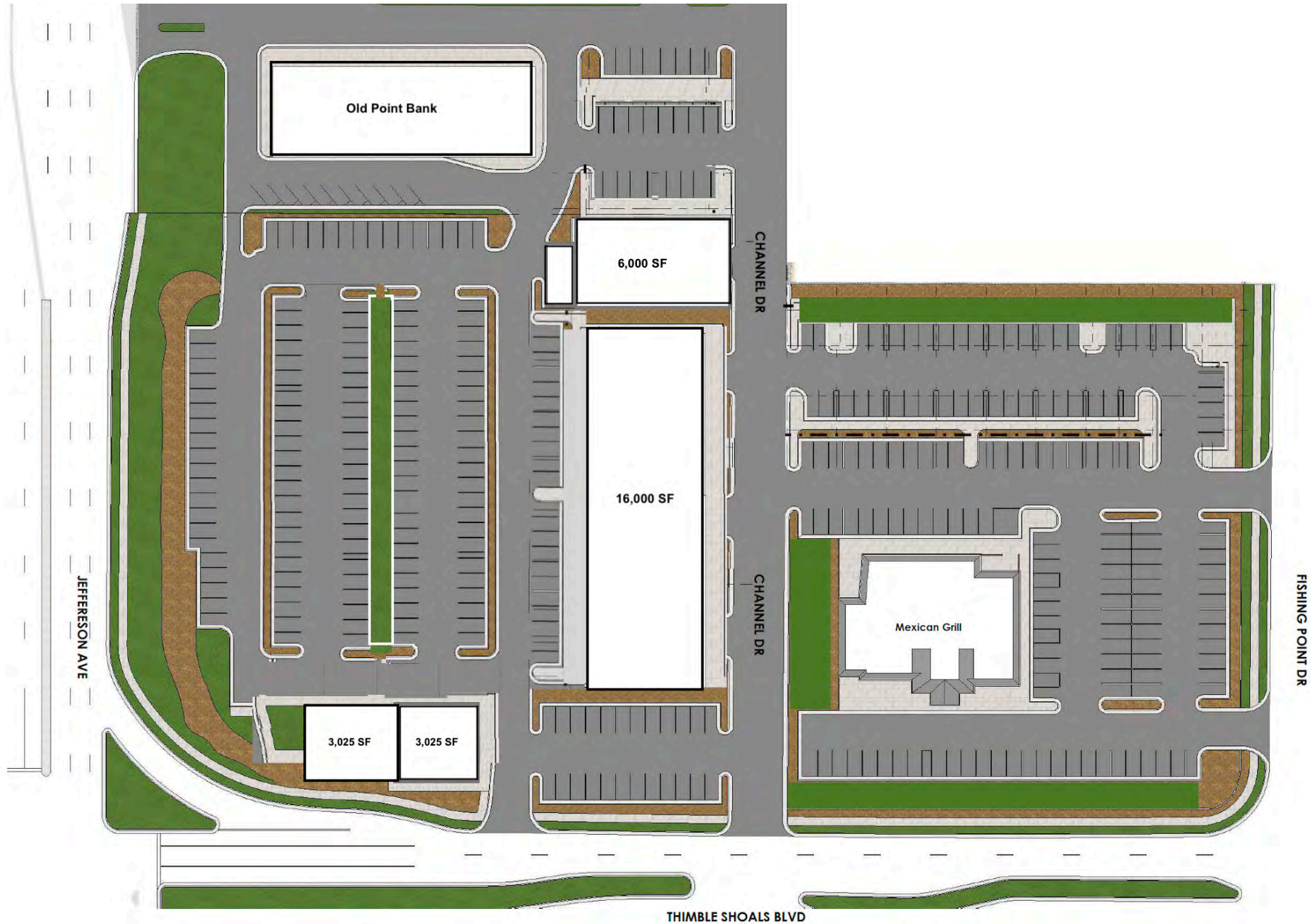
# SITE PLAN (OPTION I-A) (RETAIL DEVELOPMENT ONLY)



# SITE PLAN (OPTION I-B) (RETAIL DEVELOPMENT ONLY)



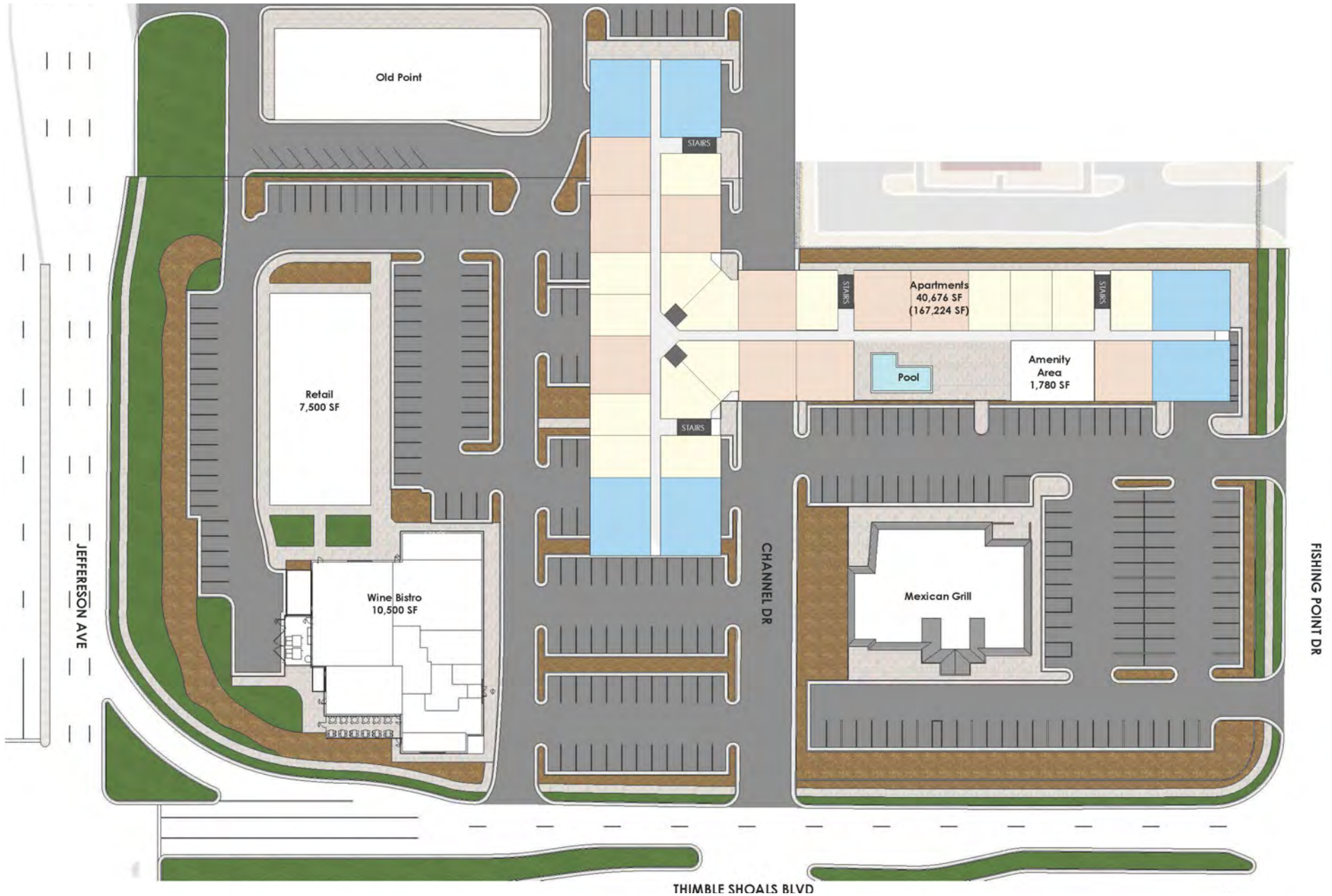
# SITE PLAN (OPTION I-C) (RETAIL DEVELOPMENT ONLY)



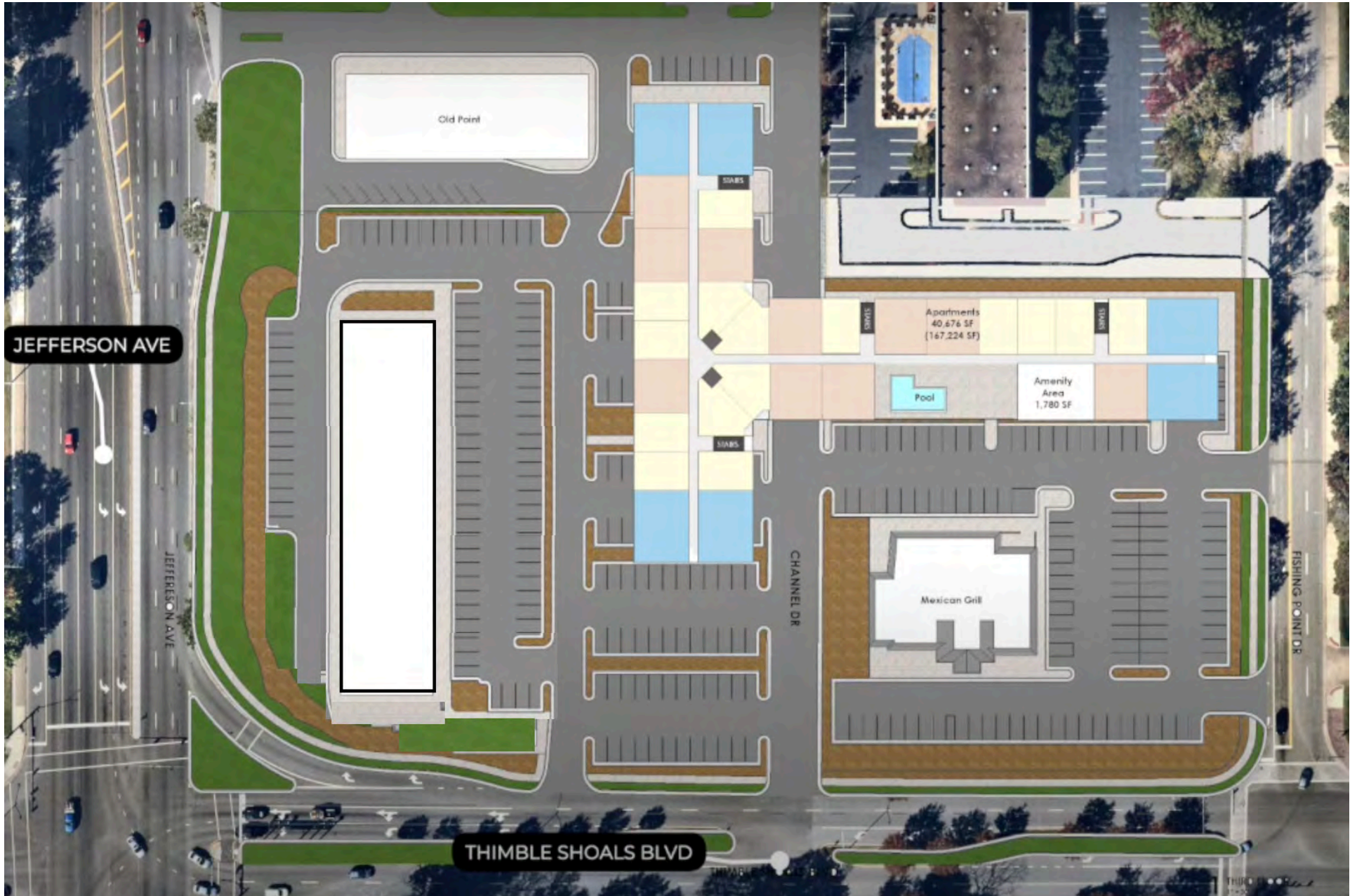
# RENDERINGS (OPTION I- A, B & C)



# SITE PLAN (OPTION II-A) (MIXED-USE DEVELOPMENT)



# SITE PLAN (OPTION II-B) (MIXED-USE DEVELOPMENT)



# SITE PLAN (OPTION II-C) (MIXED-USE DEVELOPMENT)





# RENDERINGS (OPTION II- A, B & C)



# RENDERINGS (OPTION II- A, B & C)



CITY CENTER AT OYSTER POINT

CINEMARK™



ANN TAYLOR  
LOFT



674 Apartments

Days Inn  
BY WYNDHAM



OLD POINT

Thimble Shoals Boulevard

Jefferson Avenue



New Media Systems, Inc.  
804-359-2149  
www.newmediasystems.net



Over 1,500 Residents



HAVERTY'S



Jefferson Avenue

Thimble Shoals Boulevard

New Media Systems, Inc.  
204.359.3620  
www.newmediasystems.net

