



Retail Advisors

Assembling the Retail World

REDEVELOPMENT OPPORTUNITY FOR GROUND LEASE

**15400 Warwick Blvd.
Newport News, VA 23608**

Property Features:



Excellent Location

Direct access and great visibility from Warwick Blvd.



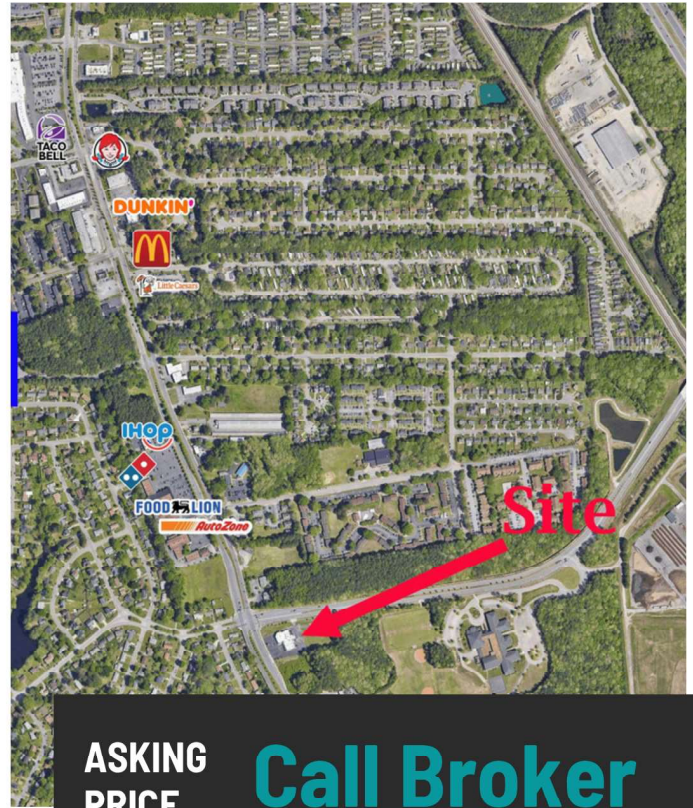
Traffic Counts

Warwick Blvd 32,537 VPD (2024)



Area Tenancy

Food Lion, AutoZone, IHOP, Domino's, Little Caesars, McDonalds, Dunkin, Wendy's, Taco Bell, Fort Eustis Army Base & more!



**ASKING
PRICE**

Call Broker

**This approximately
2.68 acre parcel
which offers direct
access to Warwick
Blvd & Atkinson
Way.**

GROUND LEASE



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





Site

**15400 WARWICK BLVD.,
NEWPORT NEWS VA 23608**

Positioned at the Corner of
Warwick Blvd. & Atkinson Blvd.

Atkinson Blvd. serves as a connector
road, which ties Warwick Blvd to
Jefferson Ave. & I-64 interchange.



Demographic Summary

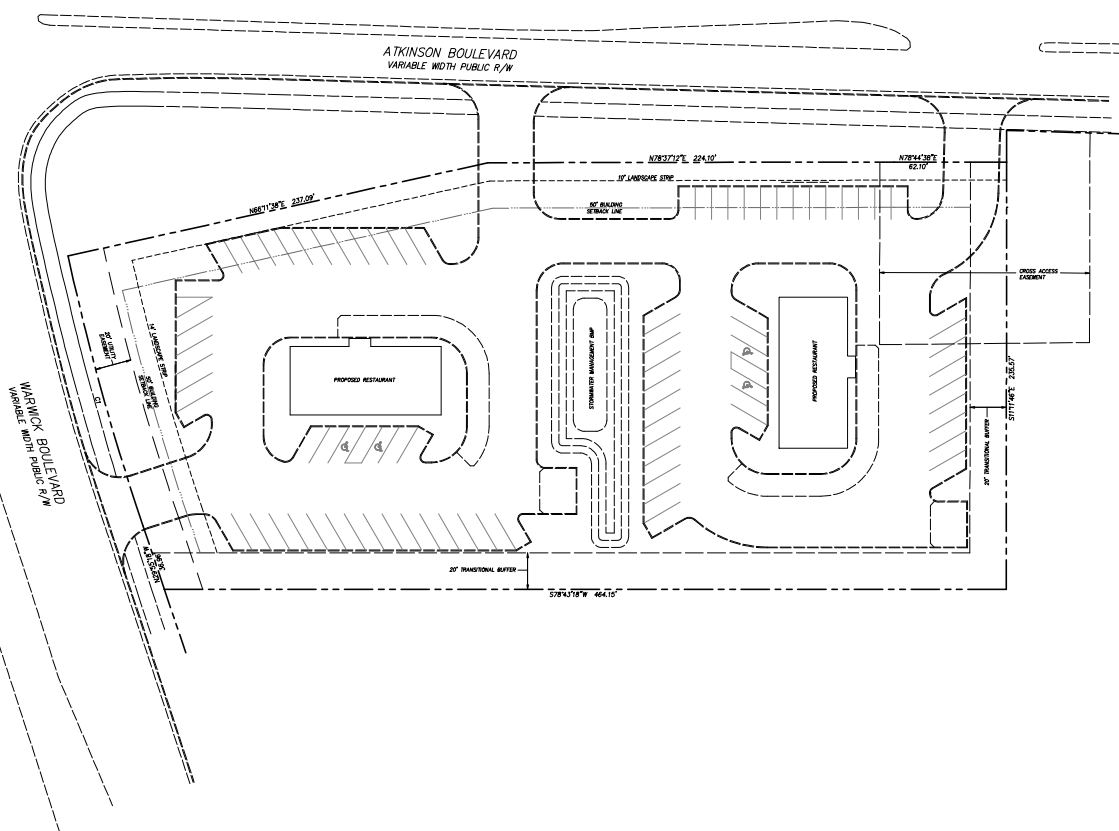
	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2024 Estimated Population:	13,808	46,988	67,362
2024 Est. Median HH Income:	\$60,608	\$72,936	\$75,556
2024 Est. Total Employees:	1,901	10,249	18,525



Contact Us
757-898-7890

Visit Our Website
www.retailadvisors.us





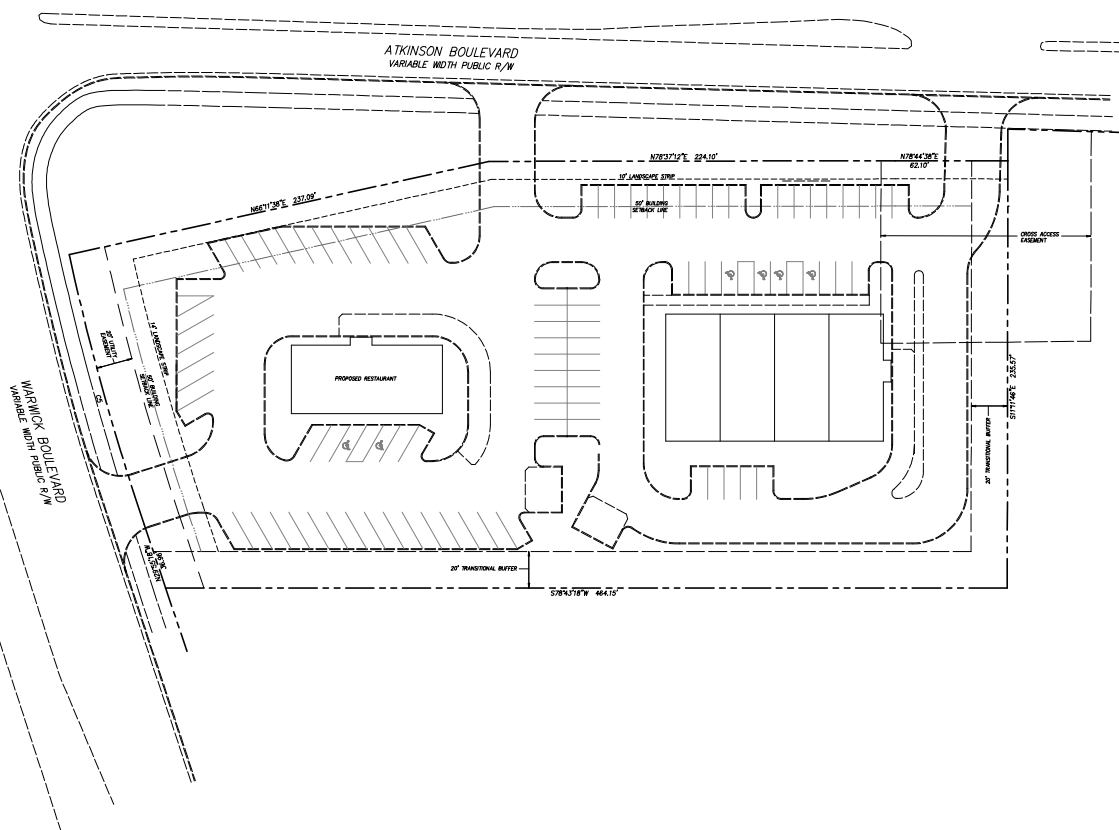
CONCEPT SITE LAYOUT "B"
PROPERTY OF
ONE SONNY CORPORATION
LOCATION
#1560 WARWICK BLVD.
NEWPORT NEWS, VIRGINIA

AUTHOR:	RAB
CHECK:	-
PROJ#:	004330
DATE:	00V107200

SHEET
CS102
SHEET 1 OF 1

[illegible]

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HERNDON, VA • BLACKSBURG, VA • NEWPORT NEWS, VA
ALEXANDRIA, VA • HARRISONBURG, VA • LARGO, MD • BALTIMORE, MD
RALEIGH, NC • HARRISBURG, PA



AUTHOR: RAS
CHECK: -
PROJ: 004319
DATE: 00/10/2002

SHEET
CS103
SHEET: 1 OF 1

CONCEPT SITE LAYOUT "C"
PROPERTY OF
ONE SONNY CORPORATION
LOCATION
#1540 WARREN BLVD.
NEWPORT NEWS, VIRGINIA

ATCS

ATCS® 010 TOWN CENTER DRIVE, SUITE 201
NEWPORT NEWS, VIRGINIA 23606
(757) 504-2676 • FAX (757) 637-6278

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WWW.ATCSPLC.COM

REVISION		
NO.	DATE	DESCRIPTION
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2	01/01/01	2
3	01/01/01	3
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LOT DATE: 9/19/2024 P# 33-24 P# 871 RICHARD BARNES
FILE PATH: S:\Programs\Office Specific\Memorial News\2024
Processed: 723 -- Cancelled: 0
Phone Address: 815-414-1100 Cancelled: 0

15400 Warwick Blvd.

Newport News, VA 23608

September 2024

Retail Advisors
Presenting the Retail World

Fort Eustis

Site

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Newport News, VA 23608

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Google

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.
Lat/Lon: 37.1485/-76.5518

15400 Warwick Blvd Newport News, VA 23608	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	13,808	46,988	67,362
2029 Projected Population	13,313	45,469	65,186
2020 Census Population	13,763	47,608	68,692
2010 Census Population	12,958	45,572	67,201
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	0.5%	0.2%	-
2024 Median Age	32.5	33.1	34.0
Households			
2024 Estimated Households	5,474	18,184	26,388
2029 Projected Households	5,361	17,856	25,913
2020 Census Households	5,459	18,305	26,539
2010 Census Households	4,948	16,849	24,667
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.8%	0.6%	0.5%
Race and Ethnicity			
2024 Estimated White	33.3%	38.1%	40.1%
2024 Estimated Black or African American	48.7%	44.4%	42.5%
2024 Estimated Asian or Pacific Islander	4.1%	4.9%	4.9%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2024 Estimated Other Races	13.4%	12.2%	12.2%
2024 Estimated Hispanic	12.7%	11.3%	11.3%
Income			
2024 Estimated Average Household Income	\$82,656	\$97,036	\$102,781
2024 Estimated Median Household Income	\$60,608	\$72,936	\$75,556
2024 Estimated Per Capita Income	\$33,111	\$38,280	\$41,201
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	9.2%	5.9%	5.3%
2024 Estimated Some High School (Grade Level 9 to 11)	6.4%	5.4%	5.0%
2024 Estimated High School Graduate	28.2%	27.2%	27.1%
2024 Estimated Some College	18.5%	19.3%	19.0%
2024 Estimated Associates Degree Only	8.0%	7.9%	7.8%
2024 Estimated Bachelors Degree Only	18.9%	20.0%	20.9%
2024 Estimated Graduate Degree	10.8%	14.4%	15.0%
Business			
2024 Estimated Total Businesses	285	1,142	1,814
2024 Estimated Total Employees	1,901	10,249	18,525
2024 Estimated Employee Population per Business	6.7	9.0	10.2
2024 Estimated Residential Population per Business	48.4	41.1	37.1

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