



Colliers



For Lease

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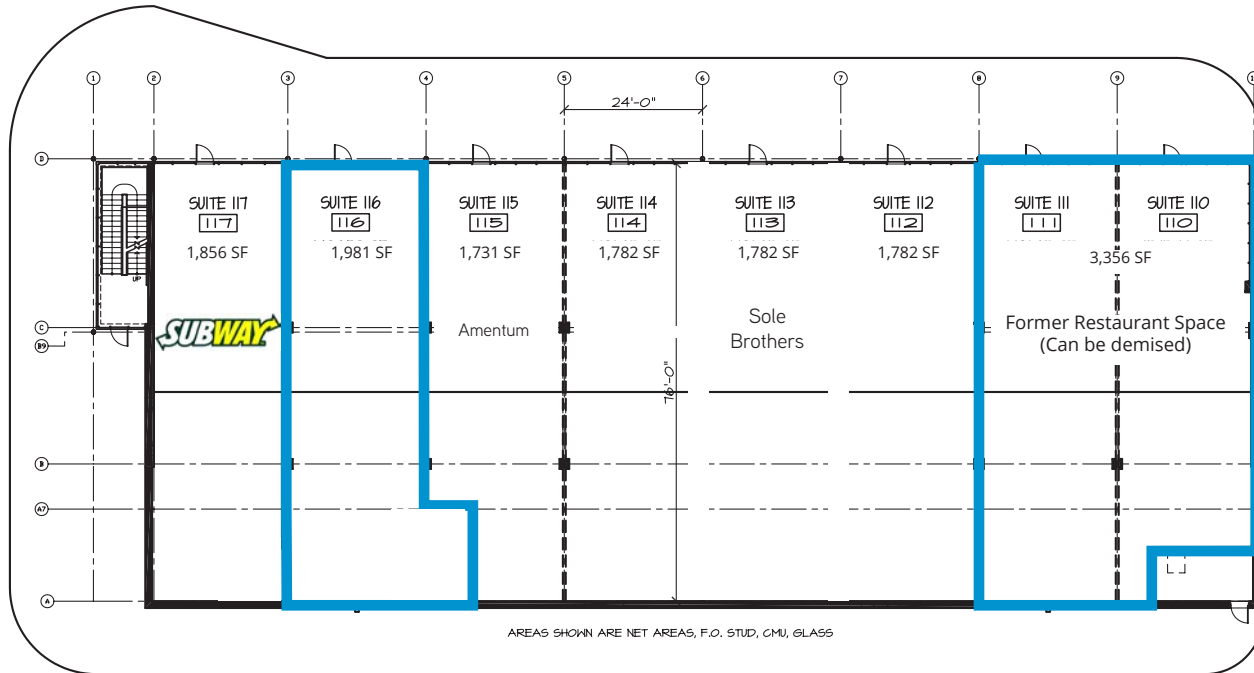
3201-3301 Washington Avenue, Newport News | VA

Liberty Shoppes | Retail & Office Space Available

- 3,356 sf equipped restaurant space, 5,720 sf space (both spaces can potentially be demised) and 1,981 sf space available
 - 1st floor office & retail available beneath 197 well-leased apartment units
 - Apartments are now stabilized and currently 97% occupied
 - Located in downtown Newport News as part of the Apprentice School for Newport News Shipyard mixed use development
 - Seeking service uses, additional food uses & shipyard related uses
 - Steps away from Newport News Shipbuilding, the largest single-site industrial employer in the state of Virginia
- Accelerating success.

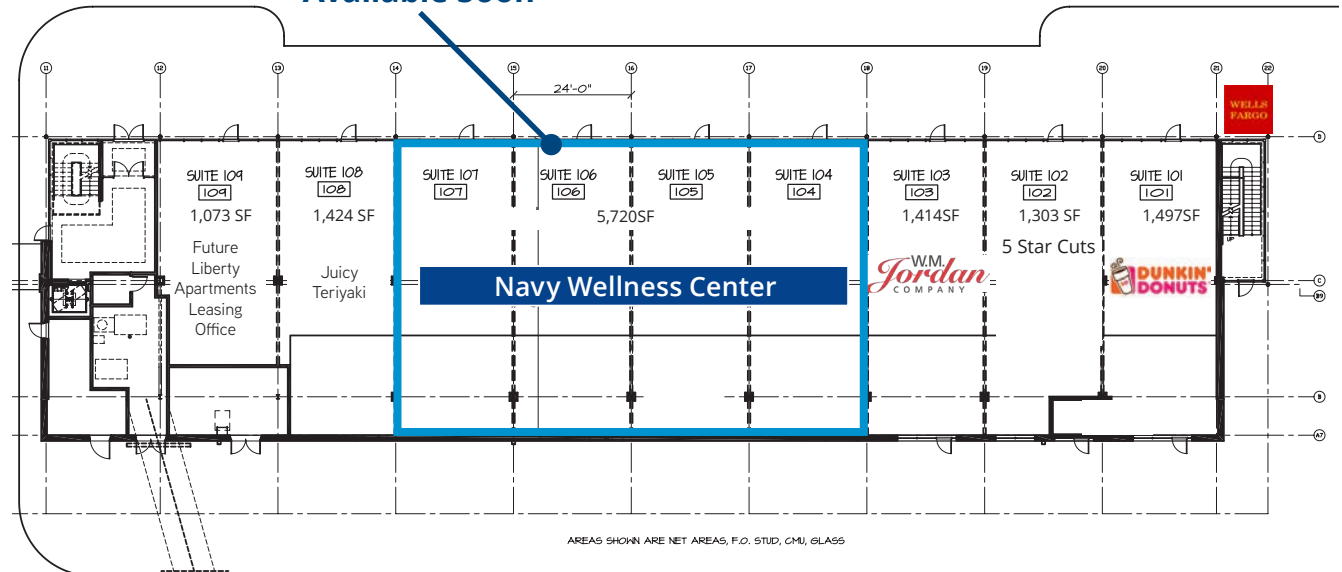
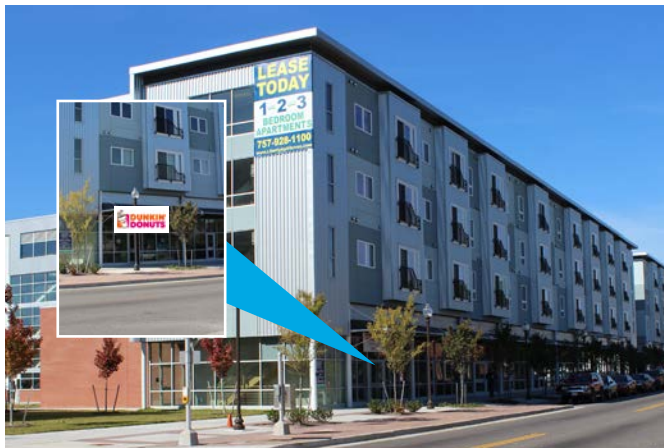
3301 WASHINGTON AVE

Site Plan



3201 WASHINGTON AVE

Available Soon



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34th St

Washington Ave

Available Soon

Aerial

Customer Surface Parking

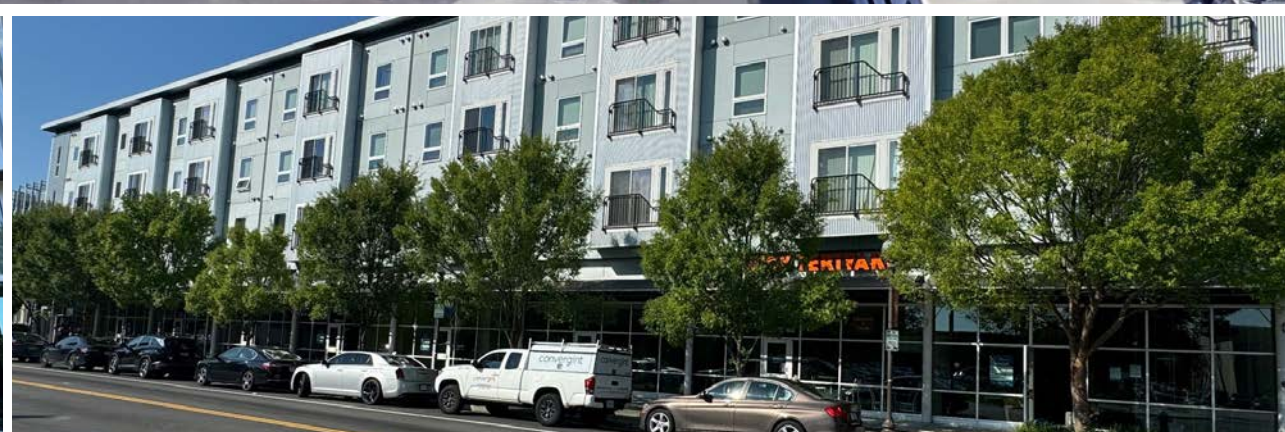
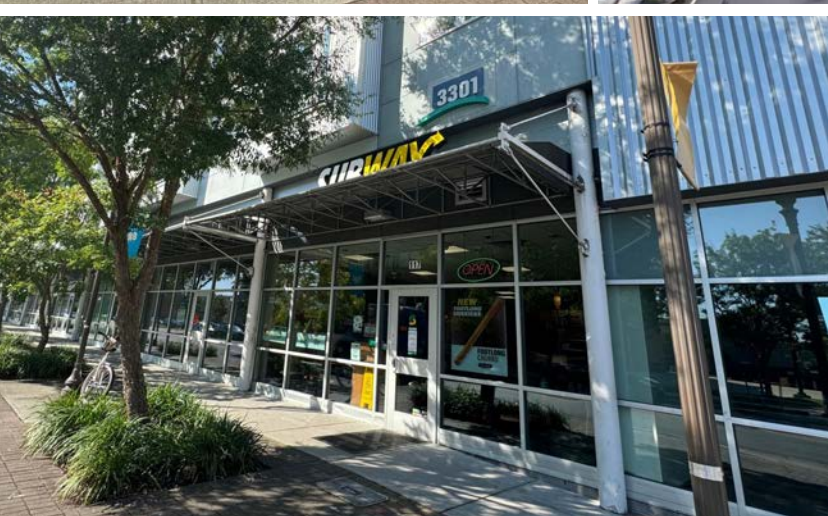
Parking Garage

Former
Restaurant Space
(Can be demised)

Navy Wellness Center

SUITE 117
SUBWAY
SUITE 116
SUITE 115
Amentum
SUITE 114
SUITE 113
Sole Brothers
SUITE 112
SUITE 111
SUITE 110

SUITE 104
Future
Liberty
Apartments
Leasing
Office
SUITE 103
Juicy
Teriyaki
SUITE 102
SUITE 101
SUITE 105
SUITE 104
SUITE 103
SUITE 102
SUITE 101
W.M.
Jordan
COMPANY
DUNKIN'
DONUTS



Submarket



Demographic Facts	1 Mile	3 Miles	5 Miles
Population	6,757	40,635	93,523
Daytime Population	43,151	74,927	124,146
Average HH Income	\$45,357	\$52,519	\$66,251

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