



Colliers

THE OFFICES AT
NETCENTER

GOStoreIt
SELF STORAGE

Available
(1st floor)

Available
(+/- 1 acre)

Rally's
"CRAZY GOOD FOOD"

Wawa

Valvoline

sam's xpress
CAR WASH

Chick-fil-A

West Mercury Blvd (45,000 VPD)

For Lease

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5200 West Mercury Boulevard | Hampton, VA 23605

Newmarket Fair Redevelopment | End Cap Retail or Office Space Available

- 17,574 SF end cap/corner location coming available
- Ceiling Height: 12' to the drop ceiling and 18' to the joists
- Positioned at the center of major employers and economic drivers
- Major interstate access and close proximity to Newport News/Williamsburg International Airport and less than 2 miles from the Newport News Shipyard (26,000 employees)
- Offices at Net Center & 185,000 SF new self-storage facility directly connected to the site
- Less than 1 mile from James River Bridge and less than 3 miles from I-64 and I-664, which are the only 3 roadways connecting the Southside and Peninsula cities

Accelerating success.

Property Summary

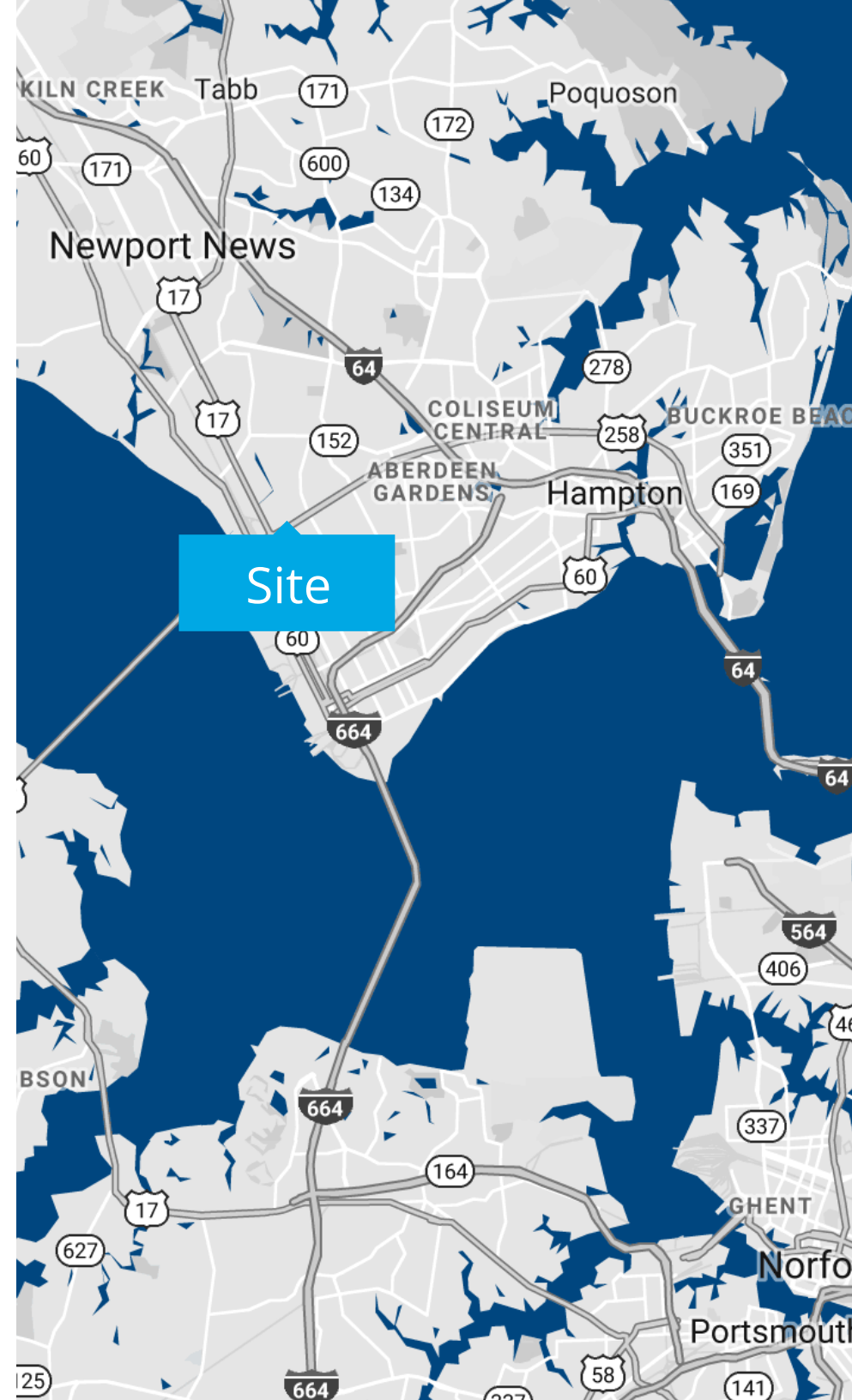
Property Description:

The property is located along the heavily trafficked West Mercury Boulevard (45,000 VPD) and at the front entrance of the thriving Offices at Net Center, the largest office complex (560,000 SF) in Hampton. The eastern half of the box will be converted to high-end self-storage, leaving 17,574 SF of residual space on two floors.

Shop/Office Space:	17,574 SF Owner will consider subdividing
Outparcel:	+/- 1 acre
Lease Rates:	Contact Agents
CAM, Taxes & Insurance:	TBD
Zoning:	C-2
Traffic Generators:	Walmart, Newport News Shipyard (26,000 employees); James River Bridge, which brings commuters to the Mercury Blvd corridor from Isle of Wight County

Radius	1 Mile	3 Miles	5 Miles
Population	12,708	76,123	158,125
Average HH Income	\$48,850	\$53,172	\$54,244
Daytime Population	11,751	103,821	192,755

Drive Times	5 Min	10 Min	15 Min
Population	34,006	122,627	249,592
Average HH Income	\$50,797	\$52,876	\$58,268
Daytime Population	29,278	161,904	289,069



Site Plan

Available
(1st floor)

GOStoreIt
SELF STORAGE

PARKING
170 SPACES +/-

PARKING
68 SPACES

PARGEL 6
1.36 AC
BUILDING
14,000 SF +/-

sam's xpress
CAR WASH

PARKING
84 SPACES

PARGEL 5
1.43 AC
BUILDING
14,500 SF +/-

Available
(+/- 1 acre)

Rally's
CRAZY GOOD FOOD

PARKING
45 SPACES +/-

PARKING
47 SPACES

PARKING
35 SPACES

PARGEL 3
0.66 AC
BUILDING

Valvoline

PARKING
30 SPACES

PARGEL 4
1.08 AC
BUILDING
2,250 SF +/-

Chick-fil-A

PARKING
25 SPACES

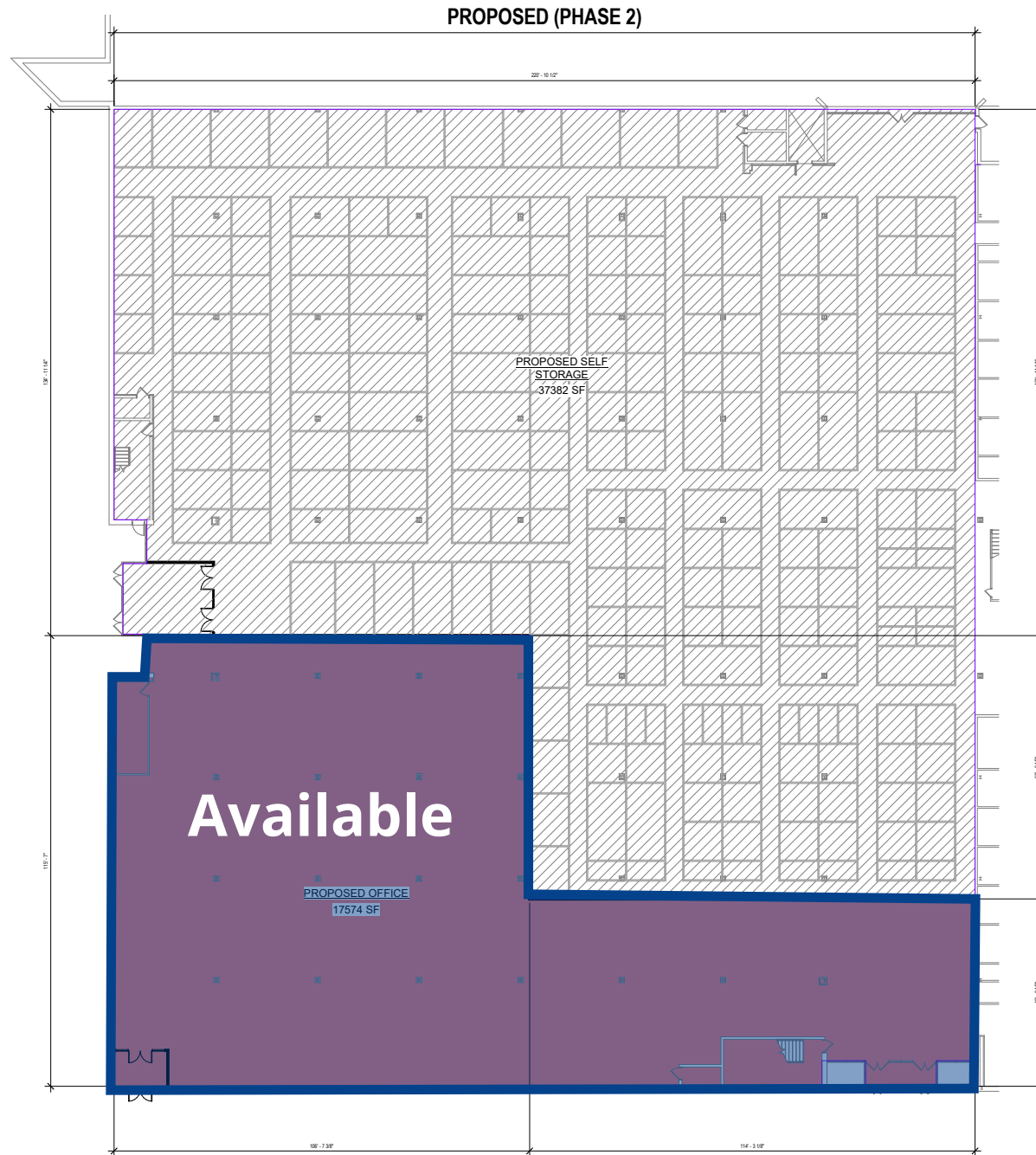
W E S T

M E R C U R Y

B O U L E V A R D

O R C U T T
A V E

Floor Plan



FIRST FLOOR PLAN - PHASE 2

SCALE: 1/16" = 1'-0"

Highlights

FLEXIBLE C-2 ZONING allows for a number of uses for re-tenanting and redevelopment.

- Retail
- Entertainment
- Recreational
- Office & Medical Office
- College/university

UNRIVALED LOCATION with excellent visibility, major interstate access, close proximity to Newport News/Williamsburg International Airport, and positioned at the center of major employers and economic drivers

- Less than 1 mile from James River Bridge and less than 3 miles from I-64 and I-664. These are the only three roadways connecting the Southside and Peninsula cities of Hampton Roads
- Prominently positioned along eight lane West Mercury Blvd at signalized intersection of the largest office complex in Hampton, VA (Offices at Net Center) seen by 45,000 vehicles per day
- Offices at Net Center directly connected to the sites - Verizon, Huntington Ingalls, Maximus, and within 2 miles of the Newport News Naval Shipyard, within 4 miles of Thomas Nelson Community College, within 6 miles of Jefferson Laboratories, and 6.5 miles from Langley Air Force Base
- With some of the regions largest employers, the site boasts strong daytime populations of almost 230,000 within a 15-minute drive.

Existing column spacing is 26' to 40', with ceiling heights capable of up to +/- 12' - +/- 18'

LOCATED WITHIN HAMPTON URBAN ENTERPRISE ZONE, which incentivizes local businesses to invest in people and capital through local and state aided grants.

LOCAL INCENTIVES

Capital Investment Grant

- Provides 100% of the actual business personal property and/or machinery and tools taxes paid to the City of Hampton for three years
- Grant is available with a maximum of \$50,000 per year

Business License Tax Refund

- Provides a refund of business license taxes for five years
- Benefit is available with maximum of \$10,000 per year

Local Utility Tax Refund

- Provides a refund of utility license taxes for five years

STATE INCENTIVES

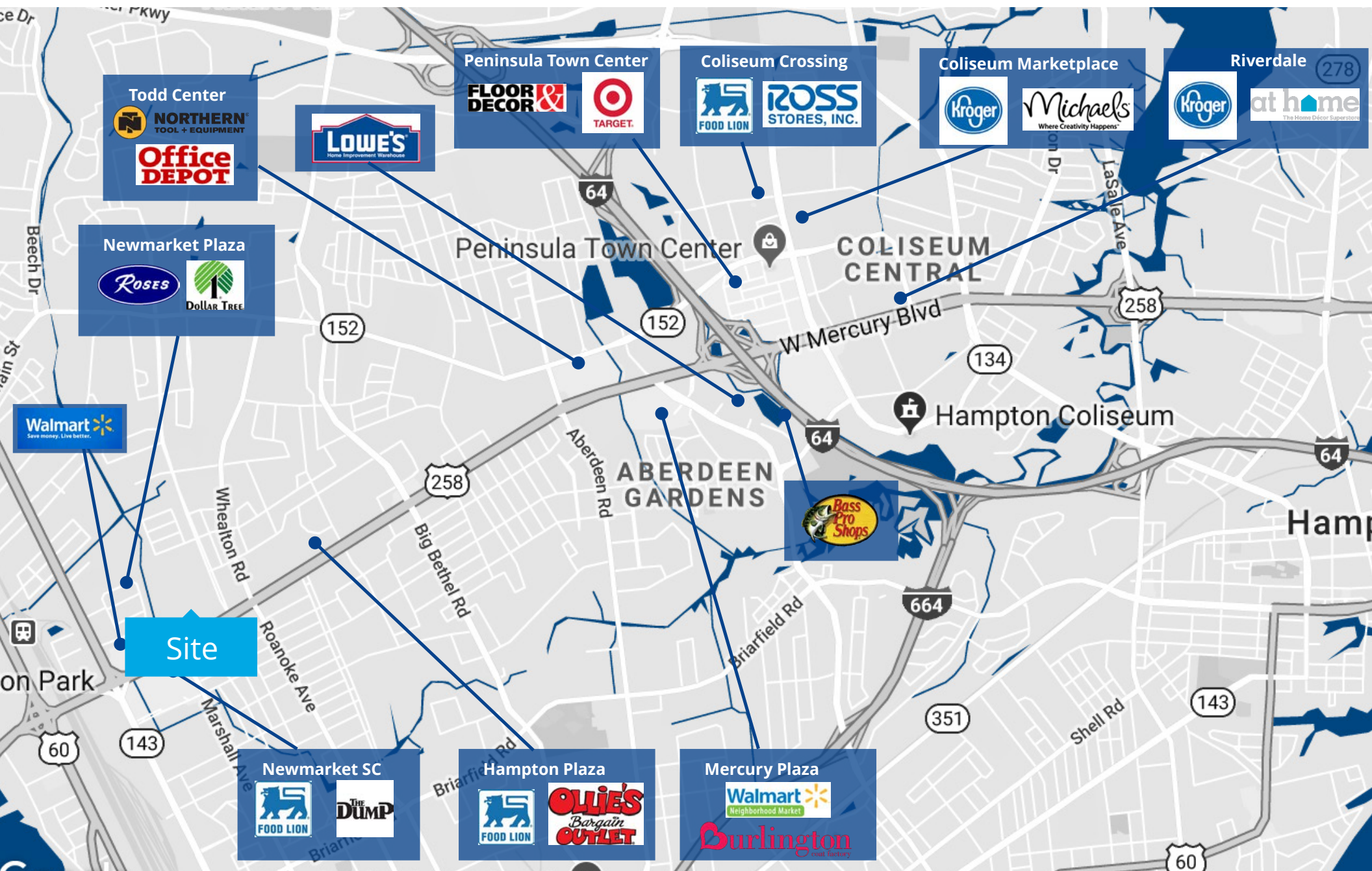
Job Creation Grant

- Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage with health benefits
- Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits

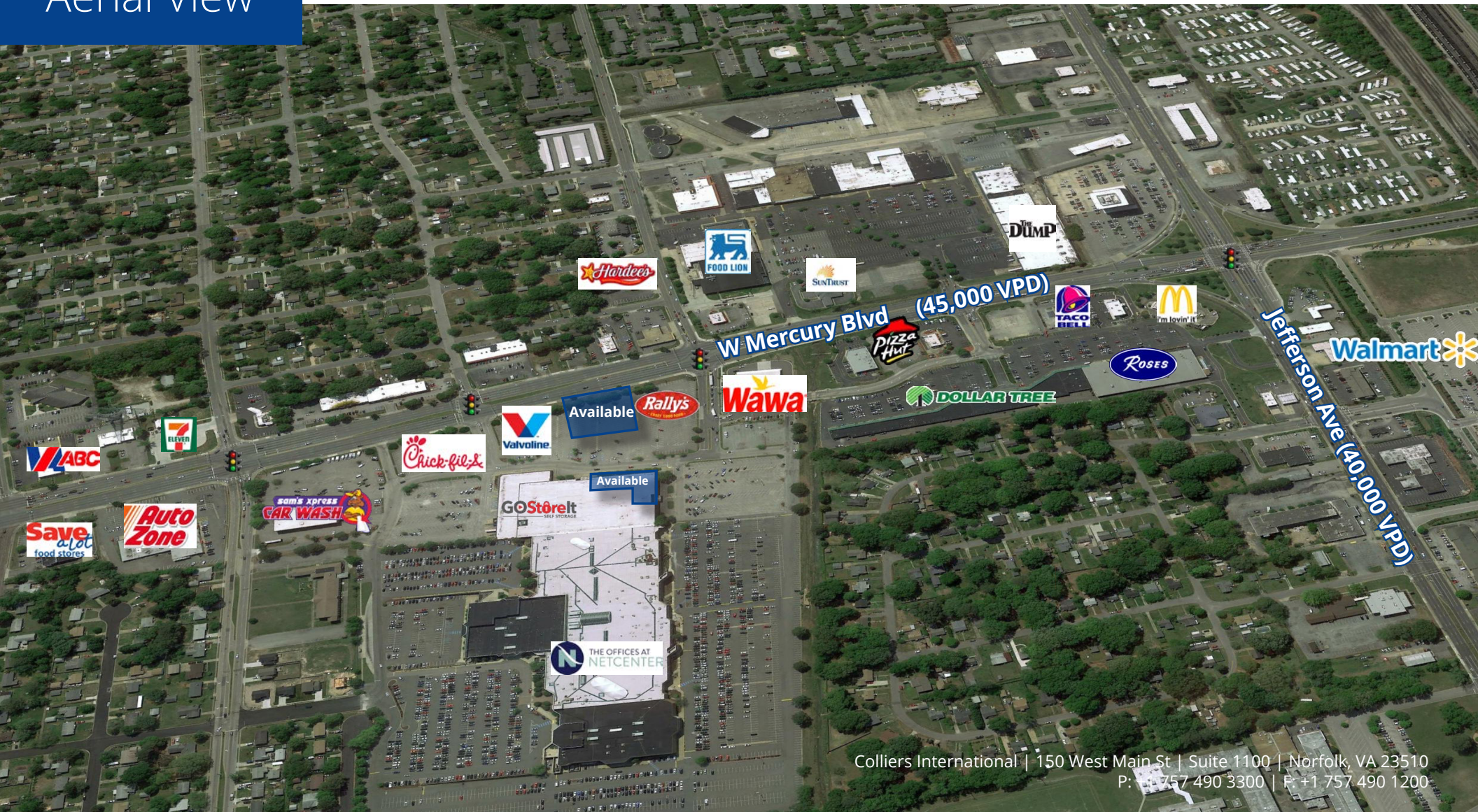
Real Property Investment Grant

- Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million
- Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more
- Grants are based on 20% of the investment amount above the required eligibility investment

Submarket Overview



Aerial View



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