

# RETAIL SPACE FOR LEASE

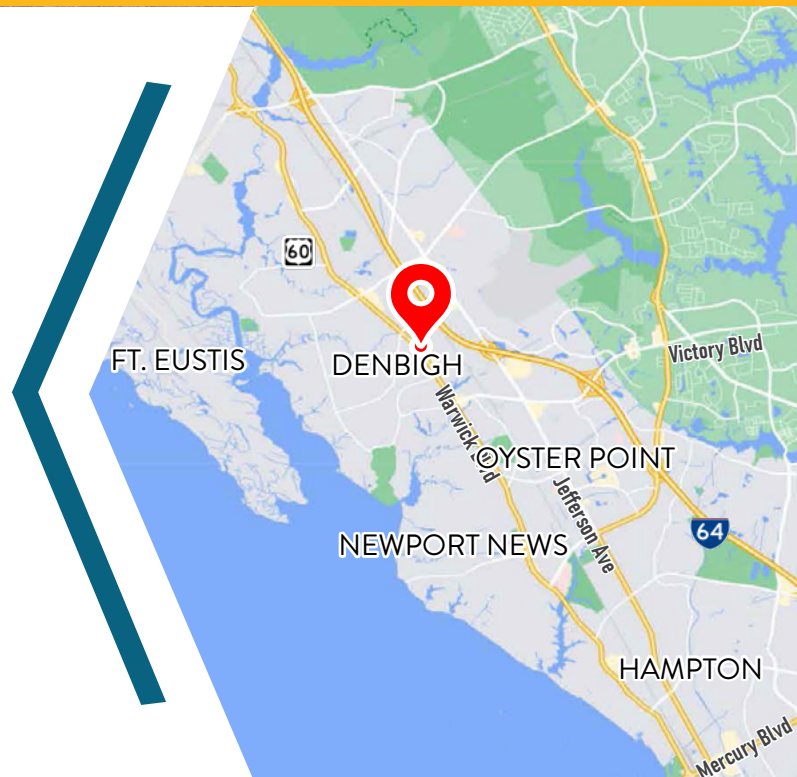
13641 Warwick Boulevard,  
Newport News, VA 23602



**AVAILABLE 6/1/2025**

## ABOUT PROPERTY

- Suite **A** - 1,600 SF
- Suite **B** - 1,600 SF
- Convenient access with high visibility
- Located near the heavily traveled intersection of Warwick Boulevard and Bland Boulevard
- Traffic Count: 38,020 VPD (ERSI 2024)
- Base Rent \$15.00 NNN, CAM \$2.25



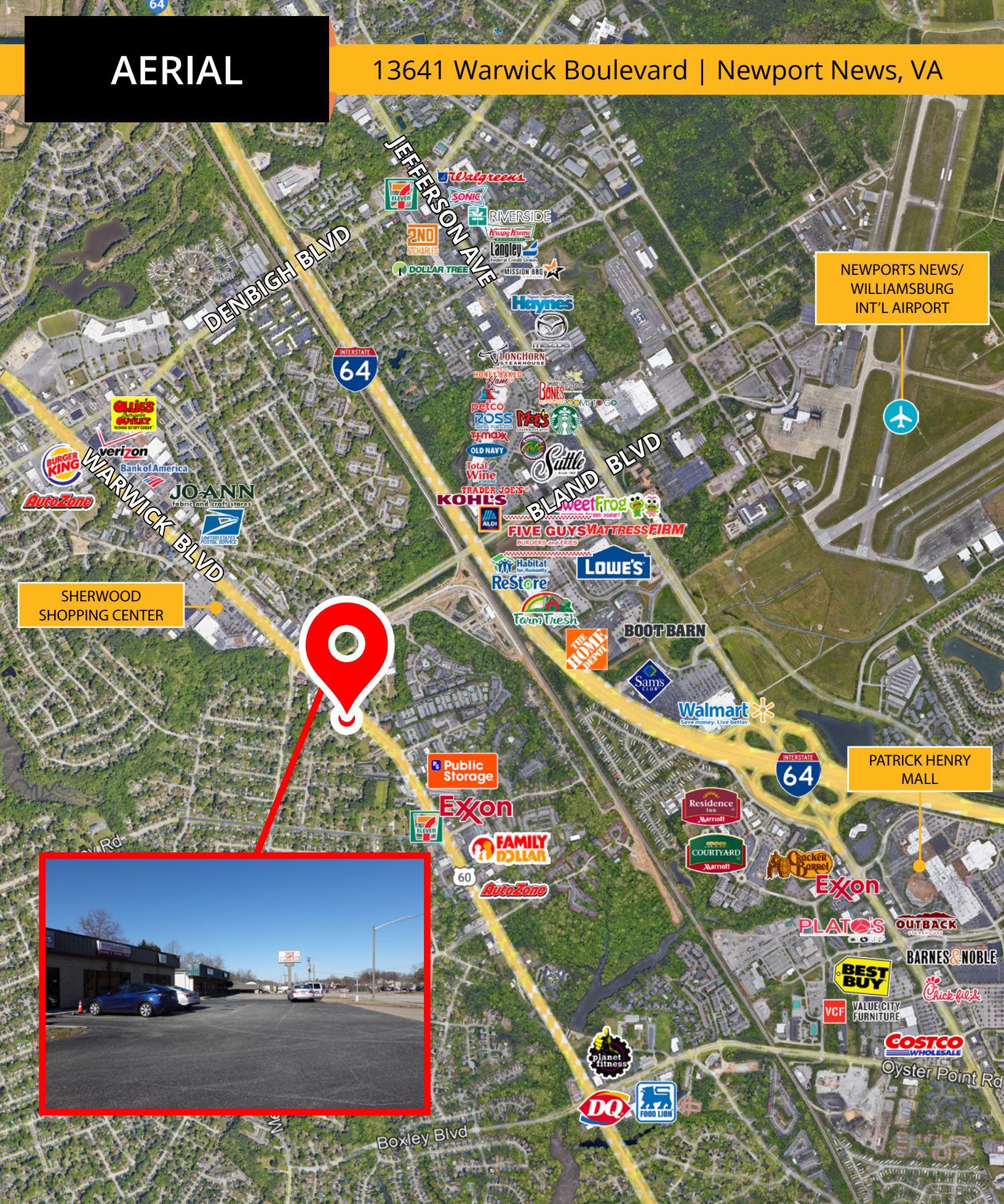
For more information:  
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# AERIAL

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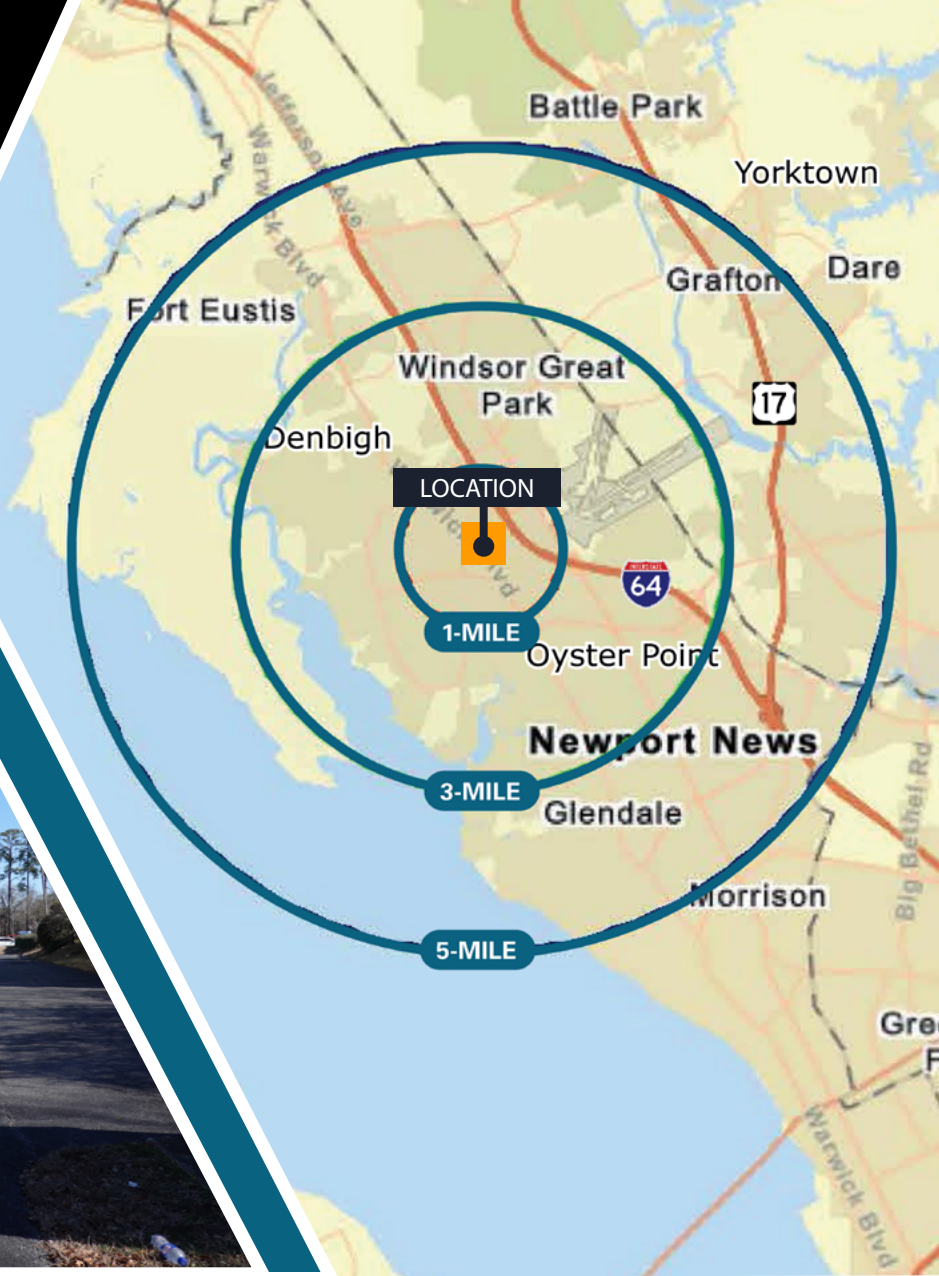
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## DEMOGRAPHICS



2024 Summary	1 Mile	3 Miles	5 Miles
Population	14,523	75,142	149,399
Households	6,193	31,482	60,477
Families	3,581	19,139	37,217
Average Household Size	2.34	2.37	2.38
Owner Occupied Housing Units	2,552	17,483	32,872
Renter Occupied Housing Units	3,641	13,999	27,605
Median Age	34.3	37.2	35.8
Median Household Income	\$63,825	\$73,903	\$75,622
Average Household Income	\$84,414	\$94,670	\$99,262

### KEY FACTS WITHIN 3 MILES



**75,142**  
POPULATION



**37.2** MEDIAN AGE



**2.37**  
AVG. HOUSEHOLD SIZE

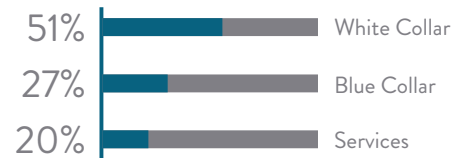
**\$94,670**  
Average Household Income



**1,810**  
TOTAL BUSINESSES



**26,028**  
TOTAL EMPLOYEES



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