

# RETAIL & OFFICE SPACE FOR LEASE

580 City Center Boulevard  
Newport News, VA 23606



## ABOUT PROPERTY

- Located in Port Warwick with high visibility and frontage on City Center Boulevard
- Easy access to City Center at Oyster Point, Jefferson Avenue, Warwick Boulevard, and I-64
- New construction - Ground floor retail and/or professional services space on the second floor.
- Flexible space options

### Available:

#### First Floor

- Suite 3 – 2,284 SF

#### Second Floor

- Suite 2B – 3,730 SF
- Suite 2C – 2,445 SF

■ **LEASE RATE: \$23.<sup>00</sup> PSF**



For more information:

**BOB SAUNDERS**

757.640.9296

[BobSaunders@HarveyLindsay.com](mailto:BobSaunders@HarveyLindsay.com)

**CLARK BALDWIN, CCIM**

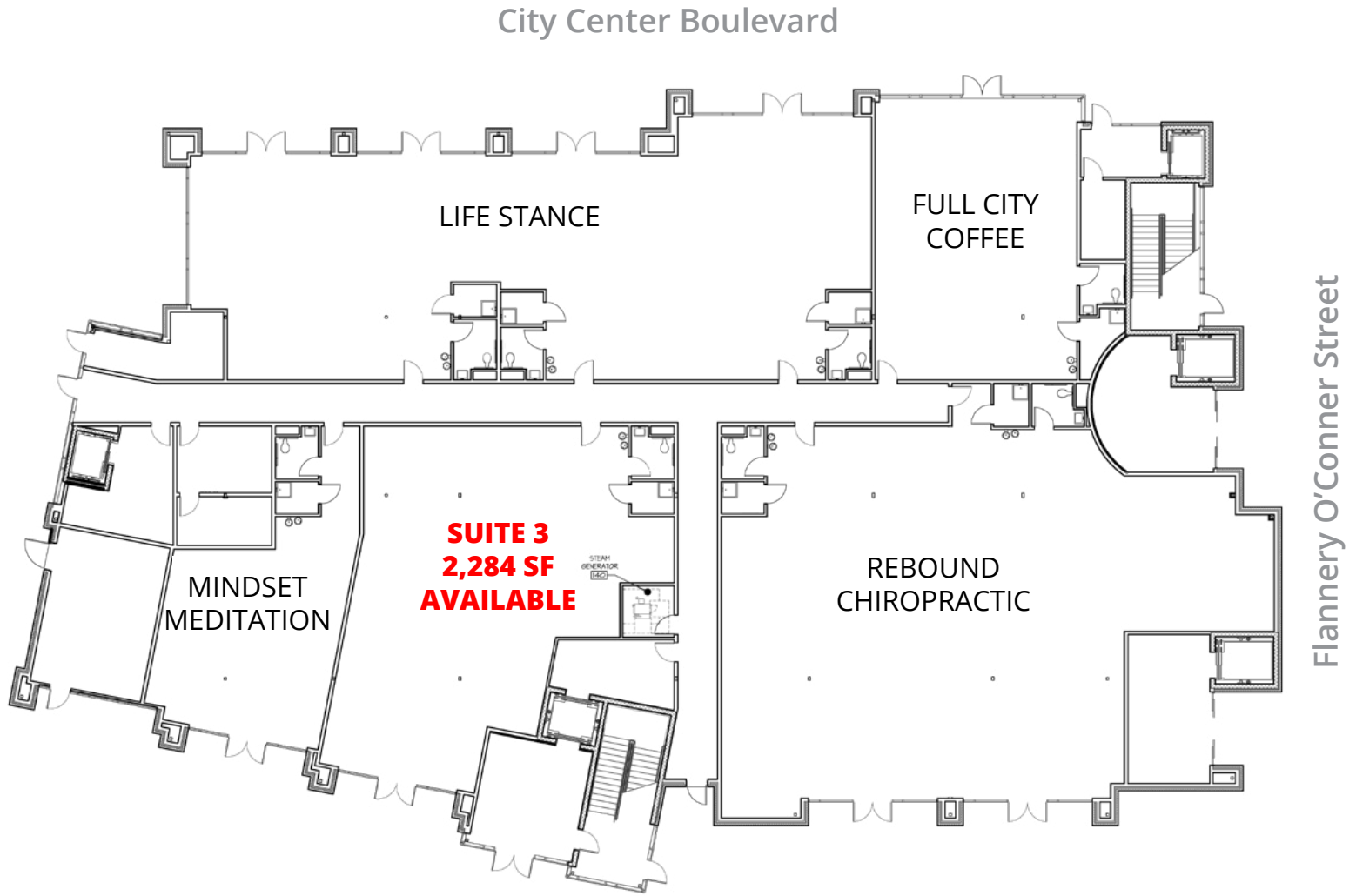
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**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)



**RETAIL AND OFFICE SPACE - FIRST FLOOR PLAN**

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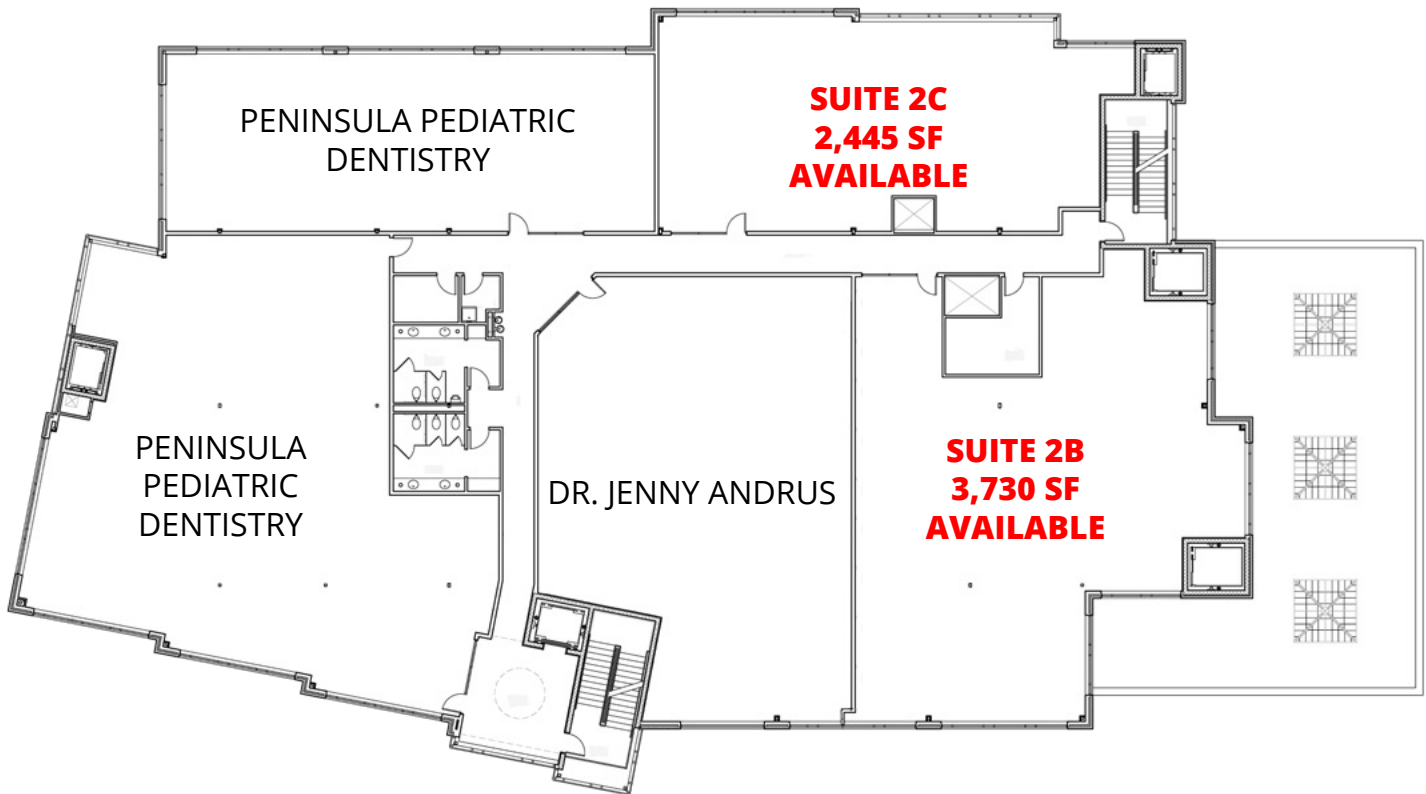
757-873-2020

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**HARVEY LINDSAY**

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City Center Boulevard



Flannery O'Conner Street

**OFFICE SPACE - SECOND FLOOR PLAN**

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# SITE IDENTIFICATION

580 City Center Boulevard | Newport News, VA



RESIDENTIAL

OYSTER POINT SQUARE

CITY CENTER AT OYSTER POINT

580 CITY CENTER BLVD.

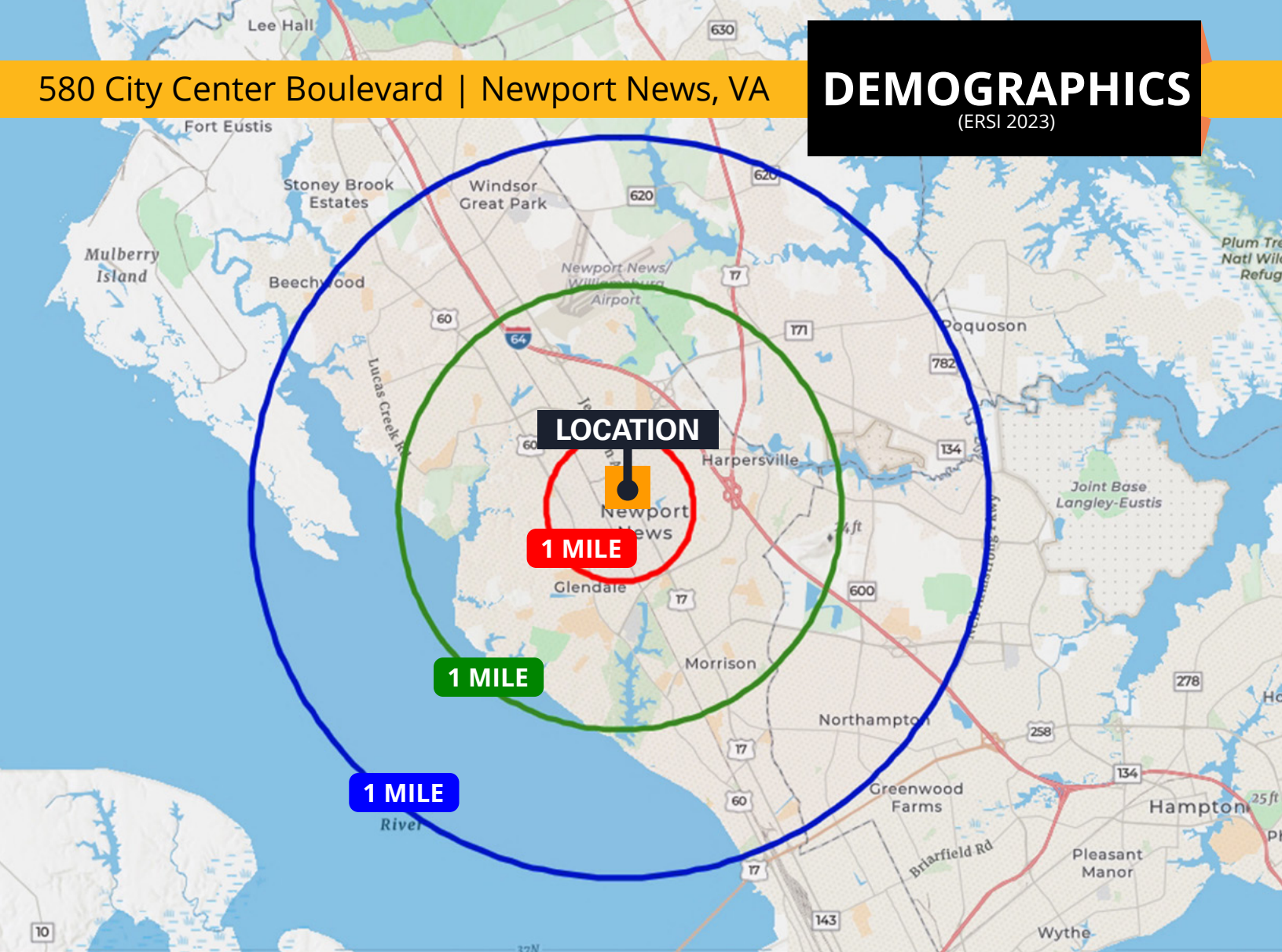
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**1-MILE**

<b>13,668</b>	<b>6,706</b>	<b>\$76,832</b>	<b>20,241</b>
POPULATION	HOUSEHOLDS	AVERAGE INCOME	DAYTIME EMPLOYEES

**3-MILE**

<b>84,723</b>	<b>35,524</b>	<b>\$92,260</b>	<b>86,099</b>
POPULATION	HOUSEHOLDS	AVERAGE INCOME	DAYTIME EMPLOYEES

**5-MILE**

<b>170,684</b>	<b>70,064</b>	<b>\$96,191</b>	<b>154,873</b>
POPULATION	HOUSEHOLDS	AVERAGE INCOME	DAYTIME EMPLOYEES

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