

# KOHL'S ANCHORED PAD SITE

Newport News, VA 23602 | 551 Bland Blvd | Jefferson Ave & Bland Blvd | #156



- Kohl's outparcel opportunity available (approximately 0.5 acre)
- One of the last remaining pad opportunities in the heart of the Patrick Henry retail corridor
- Surrounded by approximately 2 million square feet of retail
- Situated at one of the main entrances into Jefferson Commons, a 307,662 SF power center with multiple points of ingress & egress

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2022 Population	11,385	80,384	156,722	I-64	92,000 AADT
2022 Daytime Population	14,003	72,110	153,635	Jefferson Ave	49,000 AADT
2022 Average HH Income	\$64,037	\$84,993	\$92,779	Bland Blvd	28,000 AADT
2022 Median HH Income	\$50,526	\$63,526	\$67,396		

AVAILABLE:  
**0.5 ACRES**  
 GROUND LEASE:  
**CALL FOR INFO**  
 ZONING:  
**COMMERCIAL**  
 USE RESTRICTION:  
**CALL FOR DETAILS**

## AREA ANCHORS



**FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):**  
 KAREN MIKULSKI • karen.mikulski@tscg.com • 757.586.4104  
 CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100

**CHAINLINKS**  
 RETAIL ADVISORS

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Demographics: Esri

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