



FREE STANDING

- ♦ **RETAIL**
- ♦ **COMMERCIAL**
- ♦ **FLEX**

**SELLER FINANCE
OPPORTUNITY**



**465 Denbigh Blvd.
Newport News, VA 23608**



PROPERTY OVERVIEW

Opportunity for a qualified buyer to acquire a free standing commercial building with attractive seller financing.

The property offers excellent exposure and stoplight access on Denbigh Blvd., a major corridor in central Newport News.

HIGHLIGHTS

- 22,000 sf free standing building
- 1.18 ac paved site
- Signalized corner
- Open floorplan with storage/office in rear
- 3 Restrooms
- Building and pylon signage
- New I64 interchange forthcoming



☒ **RETAIL**

☒ **OFFICE/FLEX**

☒ **CLASSROOM**

☒ **MEDICAL**



465 DENBIGH BLVD. NEWPORT NEWS, VA 23608

- 22,000 sf
- 1.18 ac site paved with ample parking
- Signalized corner of Denbigh Blvd and Pocahontas Dr
- Built 1971
- HVAC: Approx 10 yrs
- Open layout with storage/office and 3 restrooms in rear
- 14 ft overhead door
- Zoned C-1
- Opportunity Zone
- Enterprise Zone
- New I64 interchange being added next to the property
- Available for occupancy within 90-120 days
- Cash at closing sales as well as leases will be considered



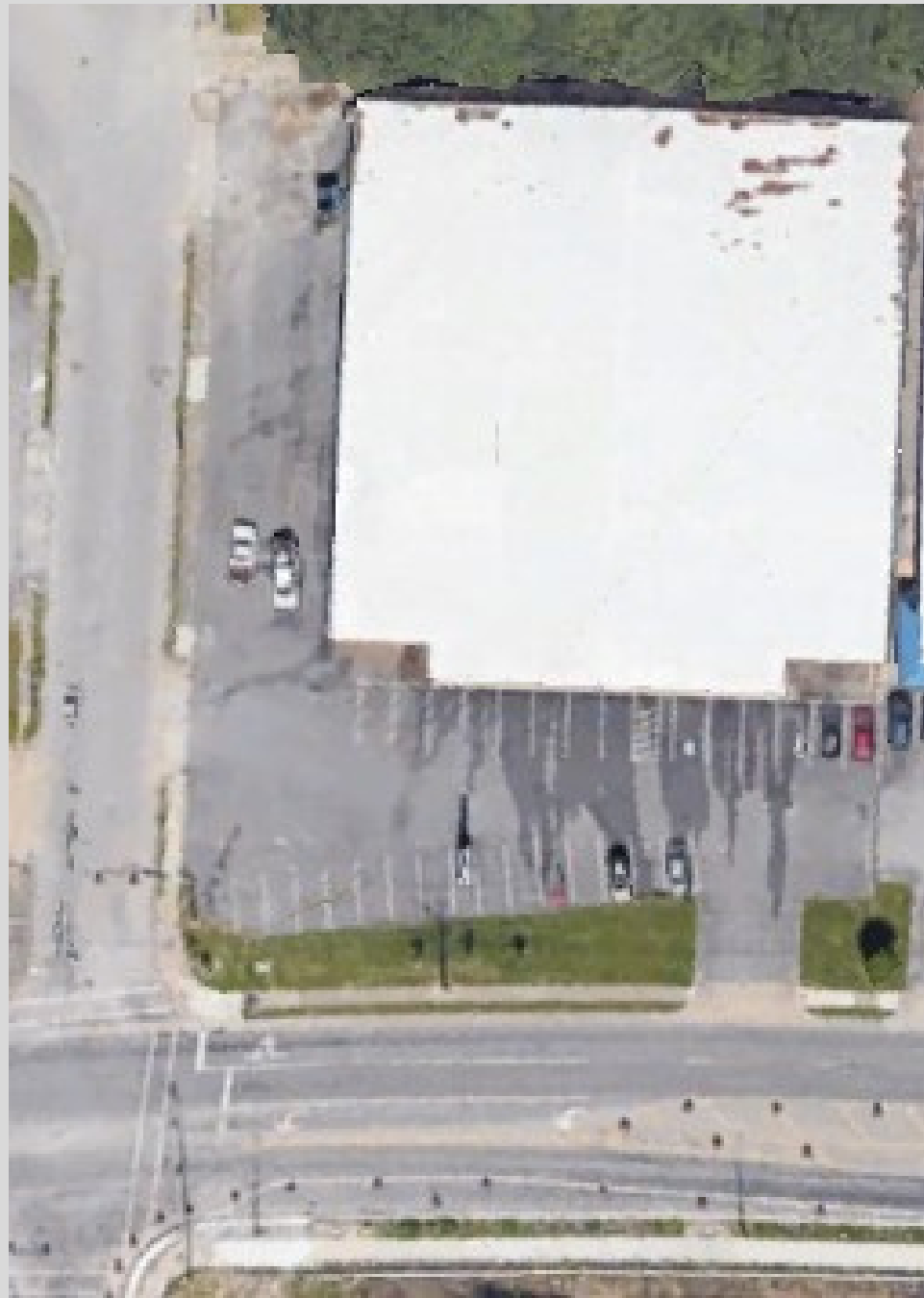
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SALE: \$2,200,000

Finance terms negotiable





Frontage: Denbigh Blvd: 200 ft

Pocahantas Dr: 275 ft

Traffic: 27,600 trips daily Denbigh Blvd.

Population:	2 miles	5 miles	10 miles
	46,500	133,500	284,000
Income:	2 miles	5 miles	10 miles
	77,600	86,700	91,000





Not to Scale



All site visits must be arranged through agent



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Disclosure: Hamner Development Company is the agent for the seller.