



**Retail Advisors**  
*Assembling the Retail World*

# **WARWICK BLVD LAND** **OPPORTUNITY** **FOR GROUND LEASE**

**10907 & 10911 Warwick Blvd.,  
Newport News VA 23601**

## **Property Features:**



### **Excellent Location**

Excellent visibility and easy access  
from Warwick Blvd.



### **Traffic Counts**

Warwick Blvd. 30,659 VPD (2024)



### **Area Tenancy**

Food Lion, Virginia ABC, Pizza Hut, Dollar  
Tree, Towne Bank, Hardee's & more!



ASKING  
PRICE

**Call Broker**

**Prime approx. 1.34  
AC opportunity  
along Warwick Blvd.  
located in Hilton  
Village in Newport  
News.**

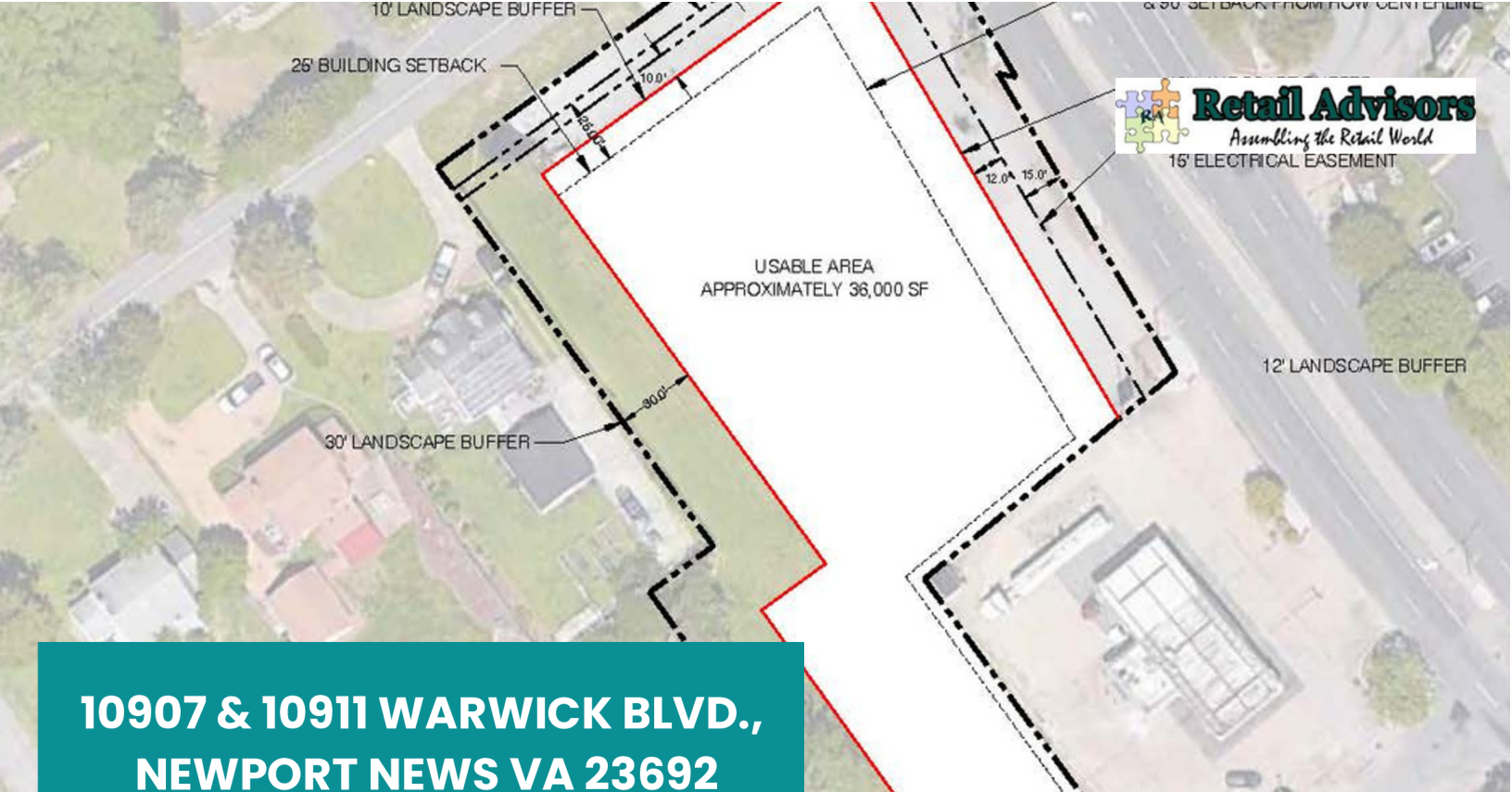
**FOR SALE**



Contact Us  
**757-898-7890**


Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**





**10907 & 10911 WARWICK BLVD.,  
NEWPORT NEWS VA 23692**

Situated along Warwick Blvd., offering direct access & excellent visibility, the two contiguous parcels **(collectively 2.15 acres)**, is zoned (C1) Neighborhood Commercial.

 <b>Demographic Summary</b>		<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
	2024 Estimated Population:	6,258	30,465	62,899
	2024 Est. Median HH Income:	\$85,890	\$83,547	\$79,491
	2024 Est. Total Employees:	3,935	10,314	23,525

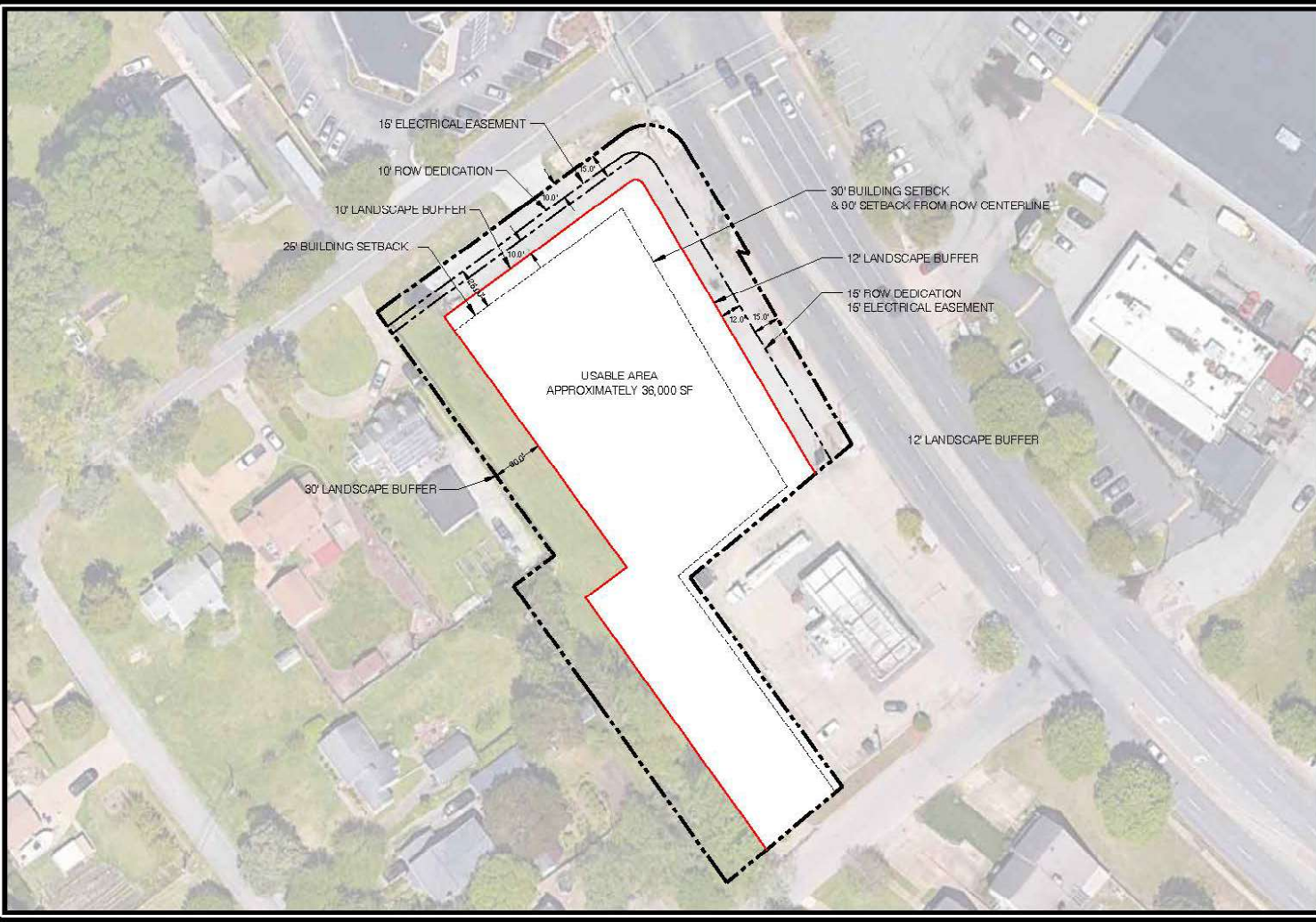


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CONFIRMATION  
 PRELIMINARY SITE PLAN  
 NOT FOR CONSTRUCTION  
 CODE APPLICATION REQUIRED



PROJECT AREA  
 NEWPORT NEWS, VA

DATE PREPARED:  
 05/09/2022

PAVILION DEVELOPMENT COMPANY  
 1000 W. 10TH STREET  
 CHARLOTTE, NC 28203  
 PHONE (704) 557-1857

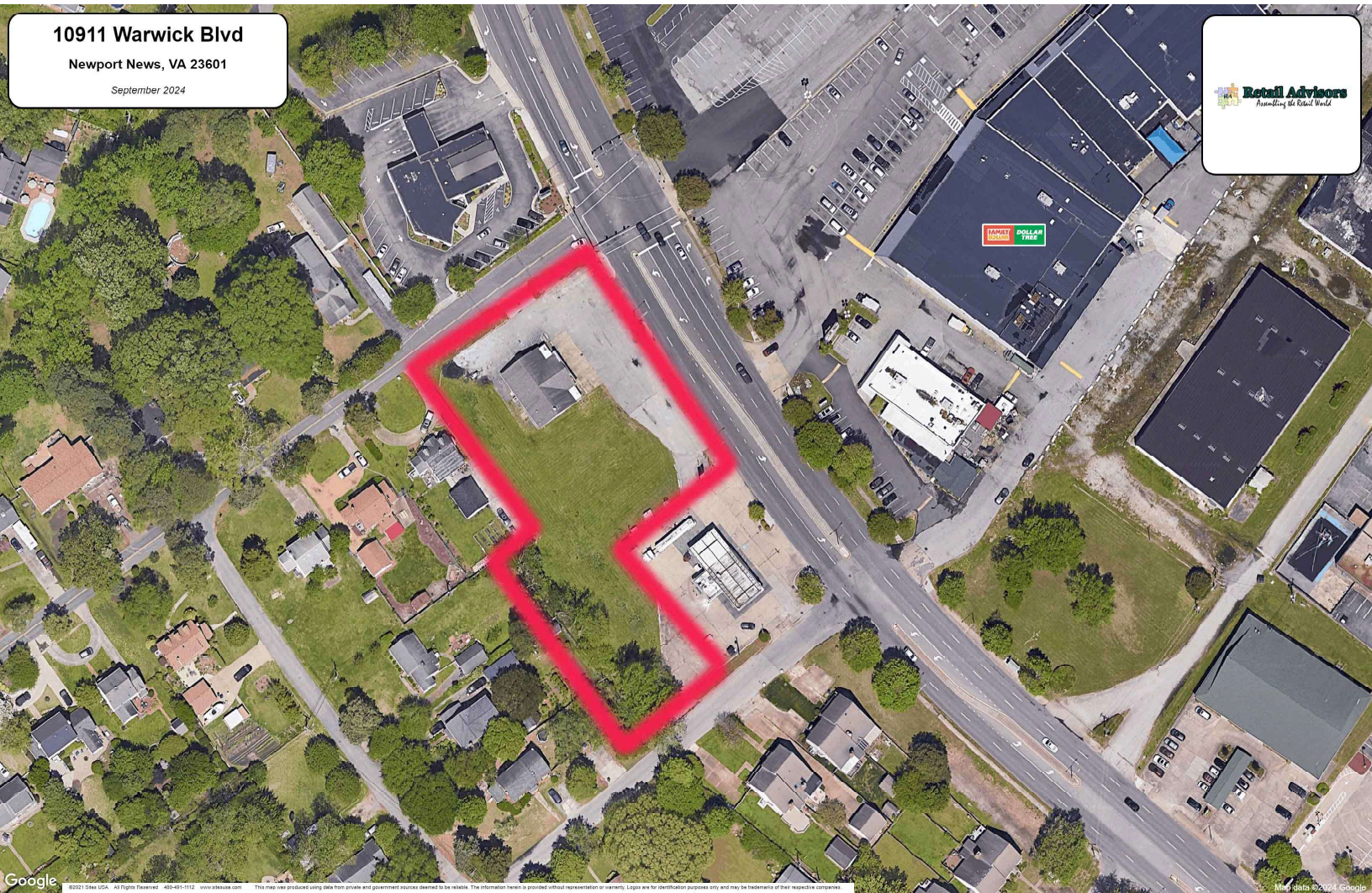


10911 Warwick Blvd

Newport News, VA 23601

September 2024

Retail Advisors  
Powering the Retail World



Google

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10911 Warwick Blvd

Newport News, VA 23601

September 2024

Retail Advisors  
Powering the Retail World

Site



Hardee's

FAMILY DOLLAR

FOOD LION

Pizza Hut



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Retail Advisors, Inc.  
Lat/Lon: 37.0427/-76.4732

10911 Warwick Blvd Newport News, VA 23601	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	6,258	30,465	62,899
2029 Projected Population	6,080	29,475	60,511
2020 Census Population	6,071	30,703	63,216
2010 Census Population	6,227	30,577	62,179
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.8%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	37.3	35.4	36.7
<b>Households</b>			
2024 Estimated Households	2,715	11,693	26,164
2029 Projected Households	2,681	11,468	25,560
2020 Census Households	2,741	11,805	26,460
2010 Census Households	2,678	11,682	25,304
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.1%	-	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	60.6%	47.0%	46.7%
2024 Estimated Black or African American	28.2%	42.0%	41.3%
2024 Estimated Asian or Pacific Islander	2.1%	2.7%	3.0%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2024 Estimated Other Races	8.7%	8.0%	8.7%
2024 Estimated Hispanic	7.2%	6.7%	7.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$122,314	\$117,384	\$110,495
2024 Estimated Median Household Income	\$85,890	\$83,547	\$79,491
2024 Estimated Per Capita Income	\$53,187	\$45,694	\$46,313
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.7%	4.4%
2024 Estimated Some High School (Grade Level 9 to 11)	5.6%	4.6%	4.4%
2024 Estimated High School Graduate	21.8%	26.2%	26.0%
2024 Estimated Some College	19.9%	19.5%	18.1%
2024 Estimated Associates Degree Only	9.3%	7.6%	8.2%
2024 Estimated Bachelors Degree Only	26.9%	21.4%	21.0%
2024 Estimated Graduate Degree	14.3%	17.0%	18.0%
<b>Business</b>			
2024 Estimated Total Businesses	325	1,067	2,668
2024 Estimated Total Employees	3,935	10,314	23,525
2024 Estimated Employee Population per Business	12.1	9.7	8.8
2024 Estimated Residential Population per Business	19.3	28.6	23.6



