

retail/office/flex FOR LEASE

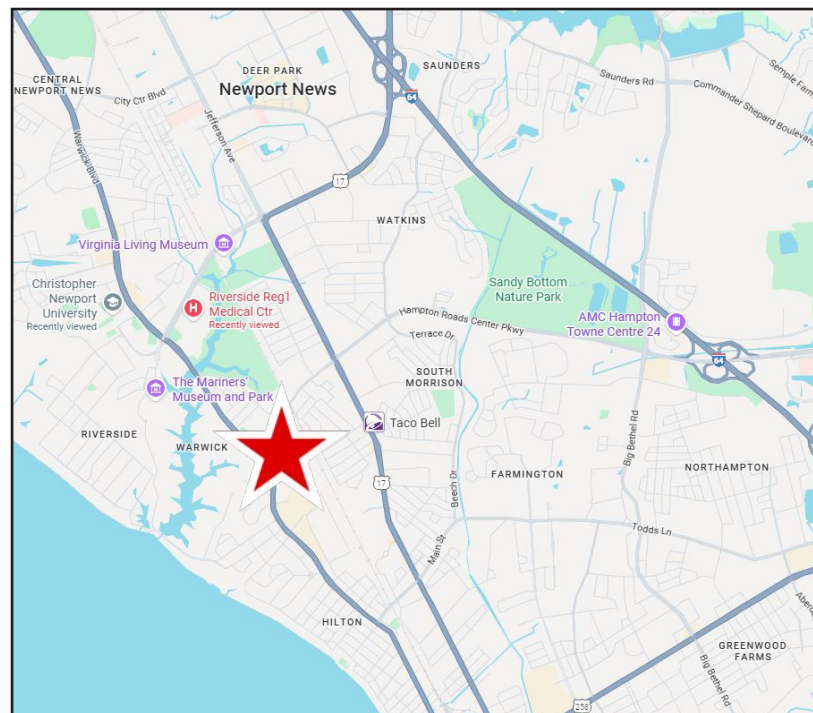


New Retail/Office/Flex Development | 11076 Warwick Boulevard, Newport News, VA

PROPERTY FEATURES:

- **±2,940 (24' x 120') - 32,617 SF AVAILABLE!**
Each ±2,940 SF space includes a mezzanine (±864 SF with window providing view of the parking lot) & 10' x 10' garage door
- **New shopping center** nestled on 4.35 AC with 241' frontage on Warwick Blvd.
- **Excellent visibility with over 27K VPD** along Warwick Blvd.
- **Convenient on-site parking**
- **Zoning: C-2; General Commercial** with potential re-zoning to flex/industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	8,041	66,551	154,501
Avg HH Income	\$111,115	\$99,805	\$100,063
Households	3,475	27,857	65,372



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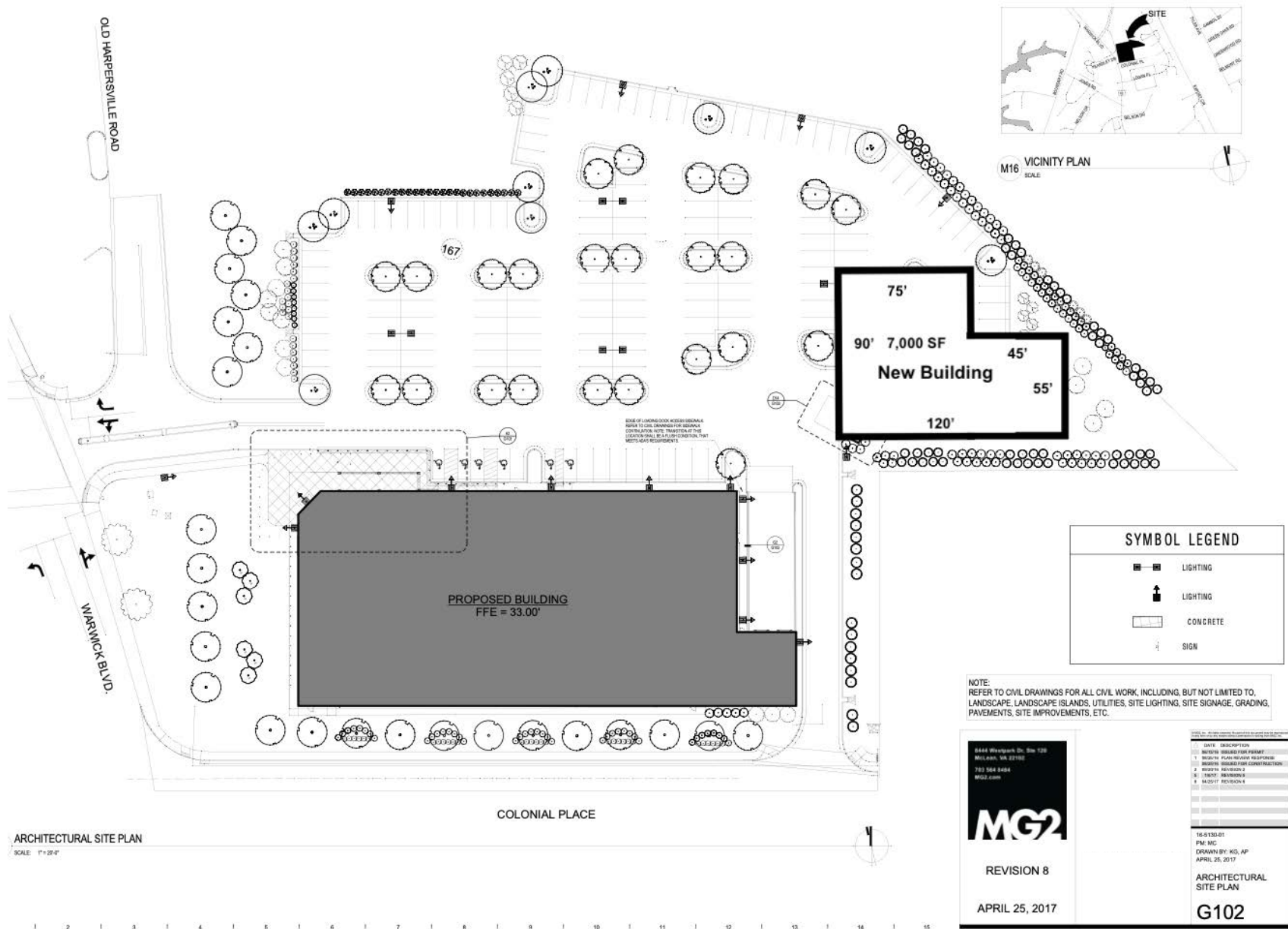
SITE PHOTOS



RENDERINGS



SITE PLAN



BUILDING PLAN

