



830-896 J. Clyde Morris Boulevard, Newport News, VA 23601

Retail space for lease

The Shops at Newport Square Plaza are a mixed use office/retail development located adjacent to Oyster Point Business Park in Newport News. The site benefits from great visibility and immediate access to Interstate 64, and close proximity to area retailers, businesses and the Newport News/Williamsburg International Airport. The property shares signalized access to Oyster Point Business Park.

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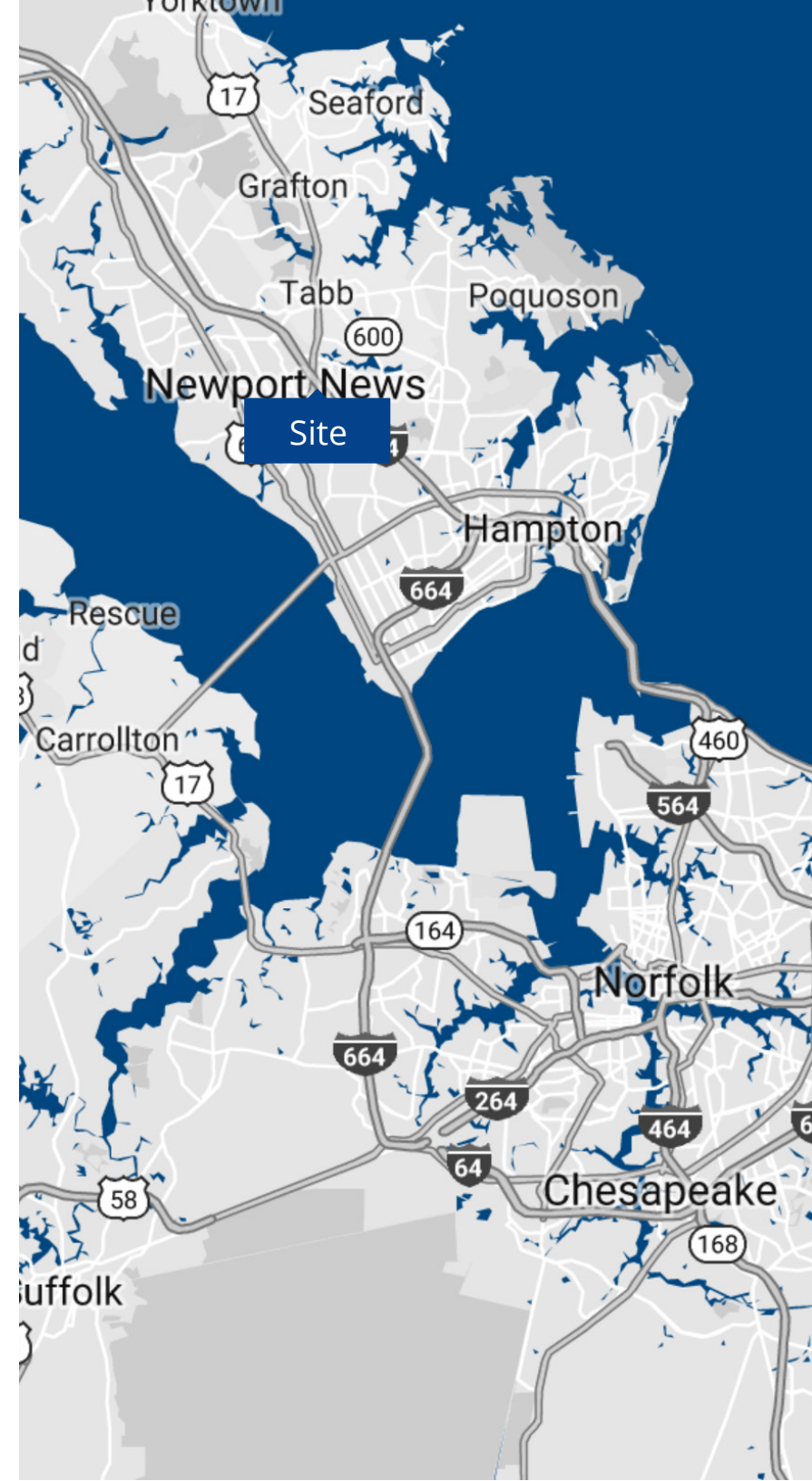
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Property Summary

Trade Area:	The Shops at Newport Square Plaza are located in a two mile Trade Area which contains over 2,100 businesses with over 27,000 employees and over 38,000 cars passing through the intersection in front of the property...all waiting for you to serve them!
Address	776-898 J. Clyde Morris Boulevard, Newport News, Virginia 23601
GLA:	± 192,795 sq. ft.
Plaza Size:	± 19.136 acres
Availability:	Unit: 872: 1,400 SF Unit 874: 1,200 SF Unit 878: 2,960 SF Unit 894: 2,960 SF
Signage:	Interior directional signage and newly-designed pylon signage on J. Clyde Morris Boulevard.
Anchors:	Riverside Healthcare, Stratford University
NNN Charges:	\$1.81 per sq. ft. (breakdown below) •\$0.67 CAM •\$1.00 Tax •\$0.14 Insurance
Zoning:	C-1
Ingress/Egress	Signalized access on J. Clyde Morris Blvd., as well as two additional points of ingress/egress on J. Clyde Morris Blvd. and Constance Blvd. There is immediate access to I-64 from J. Clyde Morris Blvd.
Traffic Counts:	38,000 VPD on J. Clyde Morris Blvd. (From I-64 to Jefferson Ave.) 158,000 VPD on I-64 (From J. Clyde Morris Blvd. to Hampton Roads Center Pkwy)

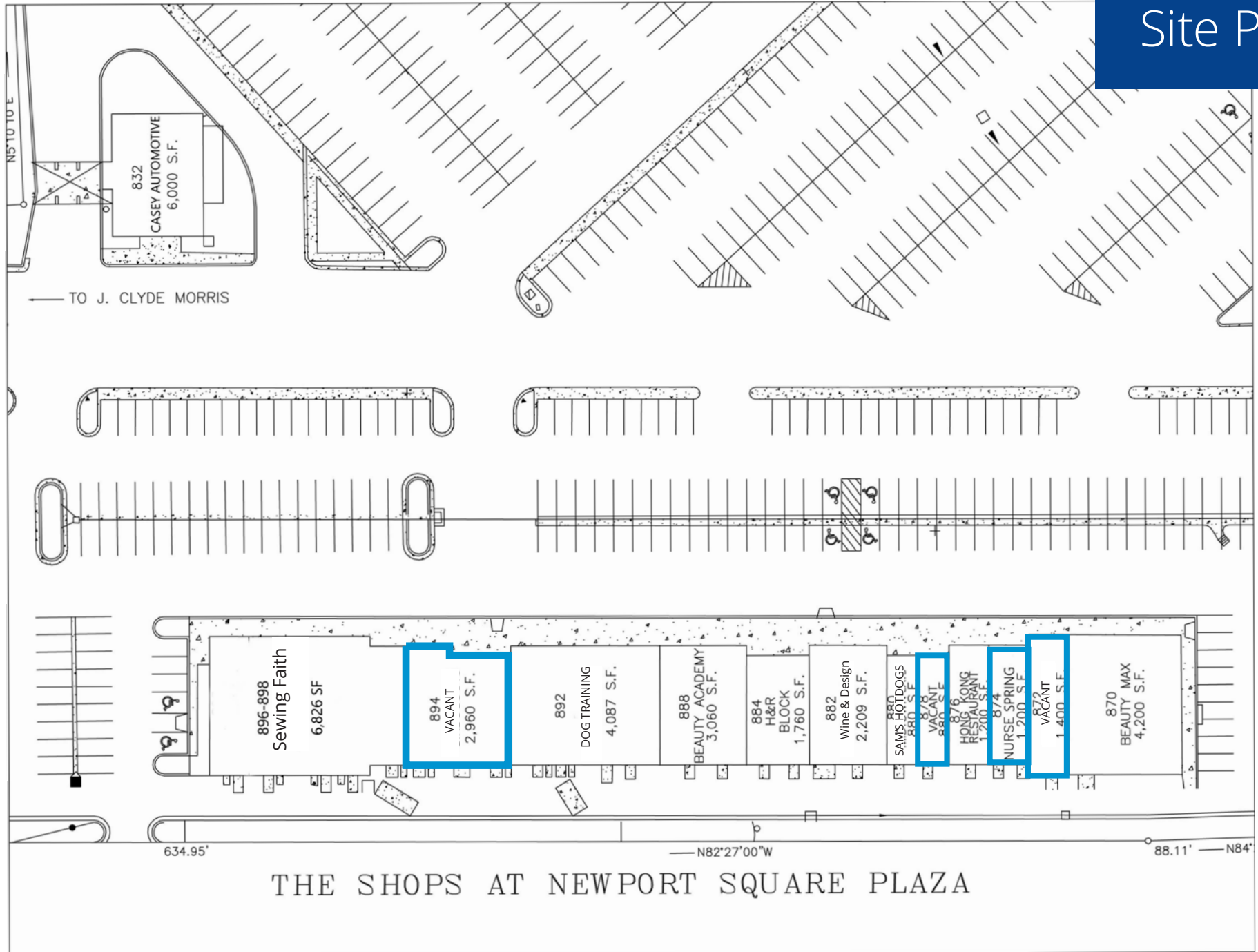




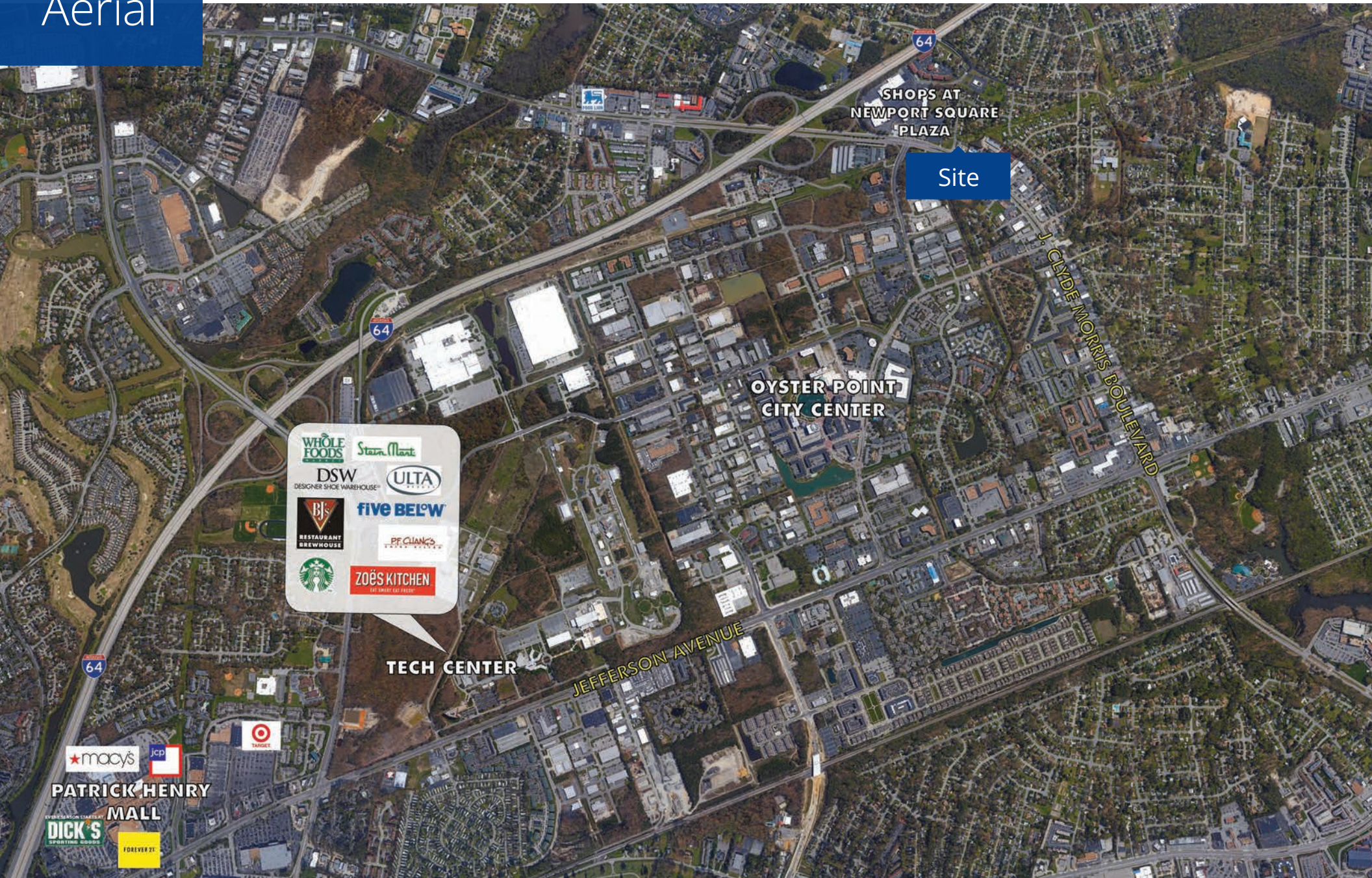
Photos

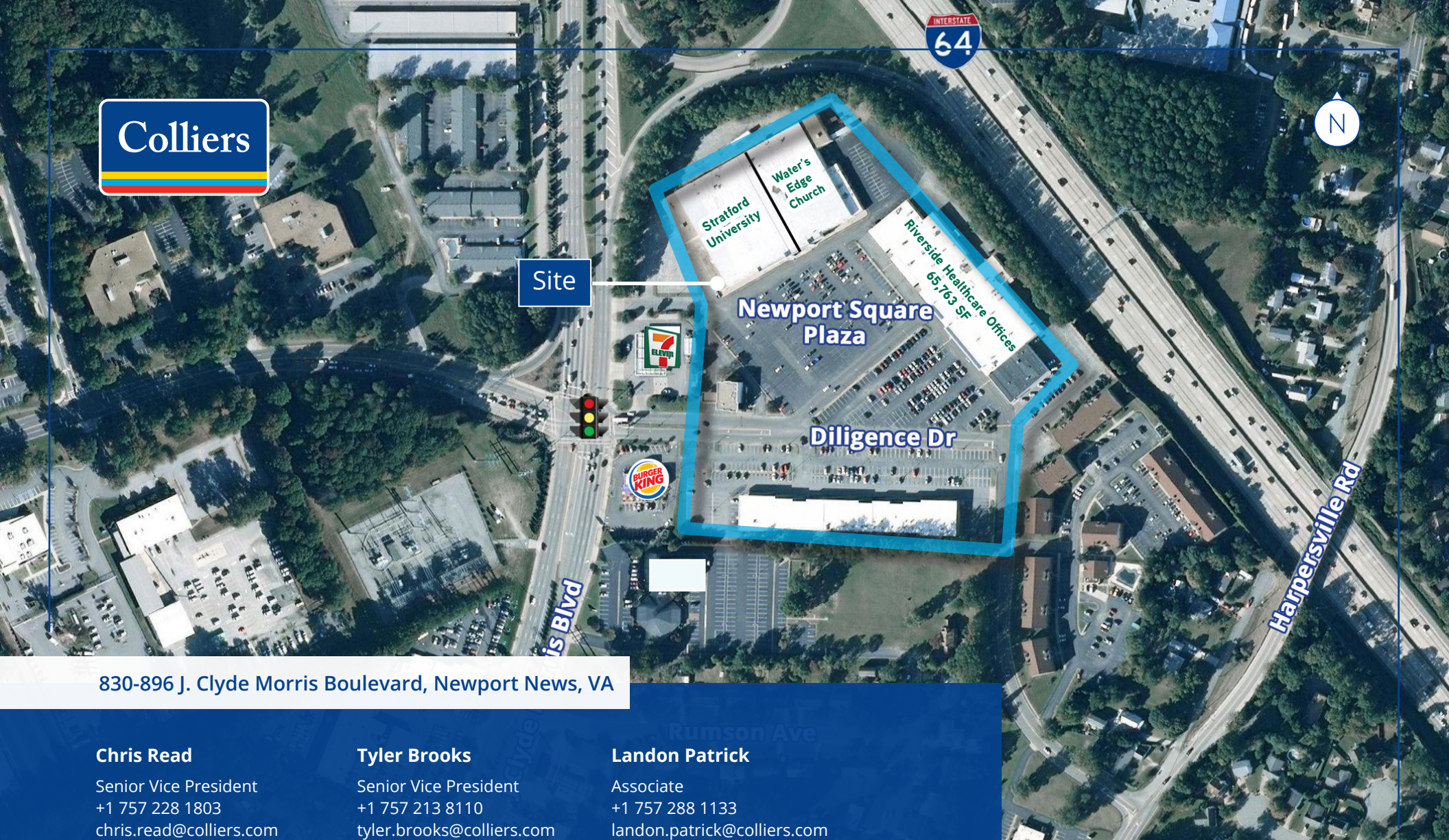


Site Plan



Aerial





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Site

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