

# For Lease

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

Shops at Newport Square Plaza | Oyster Point

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.



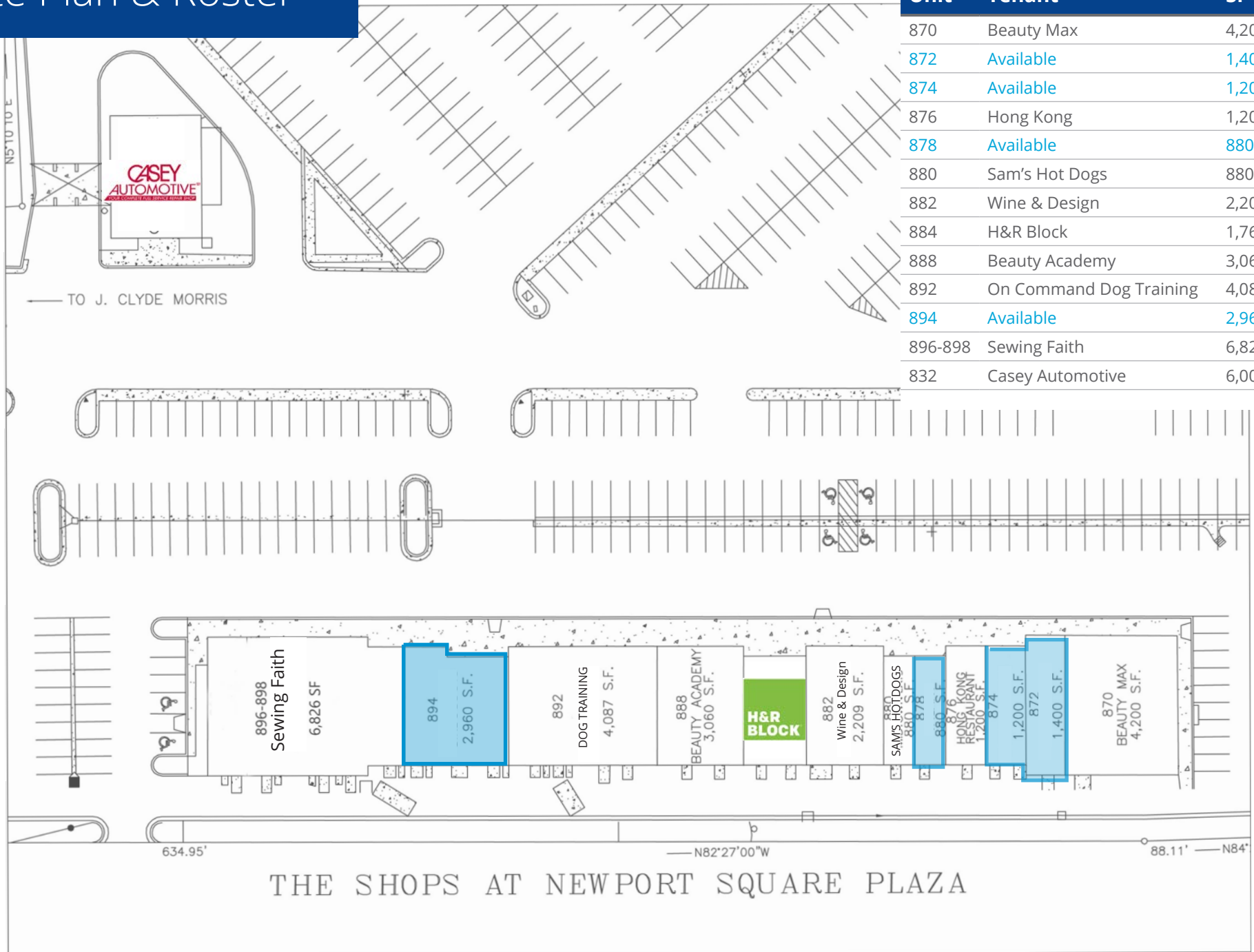
# Property Summary

|                 |                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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<br>Unit 874: 1,200 SF<br>Unit 878: 880 SF<br>Unit 894: 2,960 SF                                                                                                                                                                         |
| Signage:        | Interior directional signage and newly-designed pylon signage on J. Clyde Morris Boulevard.                                                                                                                                                                |
| Anchors:        | Riverside Healthcare, Virginia Department of Health                                                                                                                                                                                                        |
| NNN Charges:    | \$1.81 per sq. ft. (breakdown below)<br>•\$0.67 CAM<br>•\$1.00 Tax<br>•\$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.)<br>158,000 VPD on I-64 (From J. Clyde Morris Blvd. to Hampton Roads Center Pkwy.)                                                                                                        |



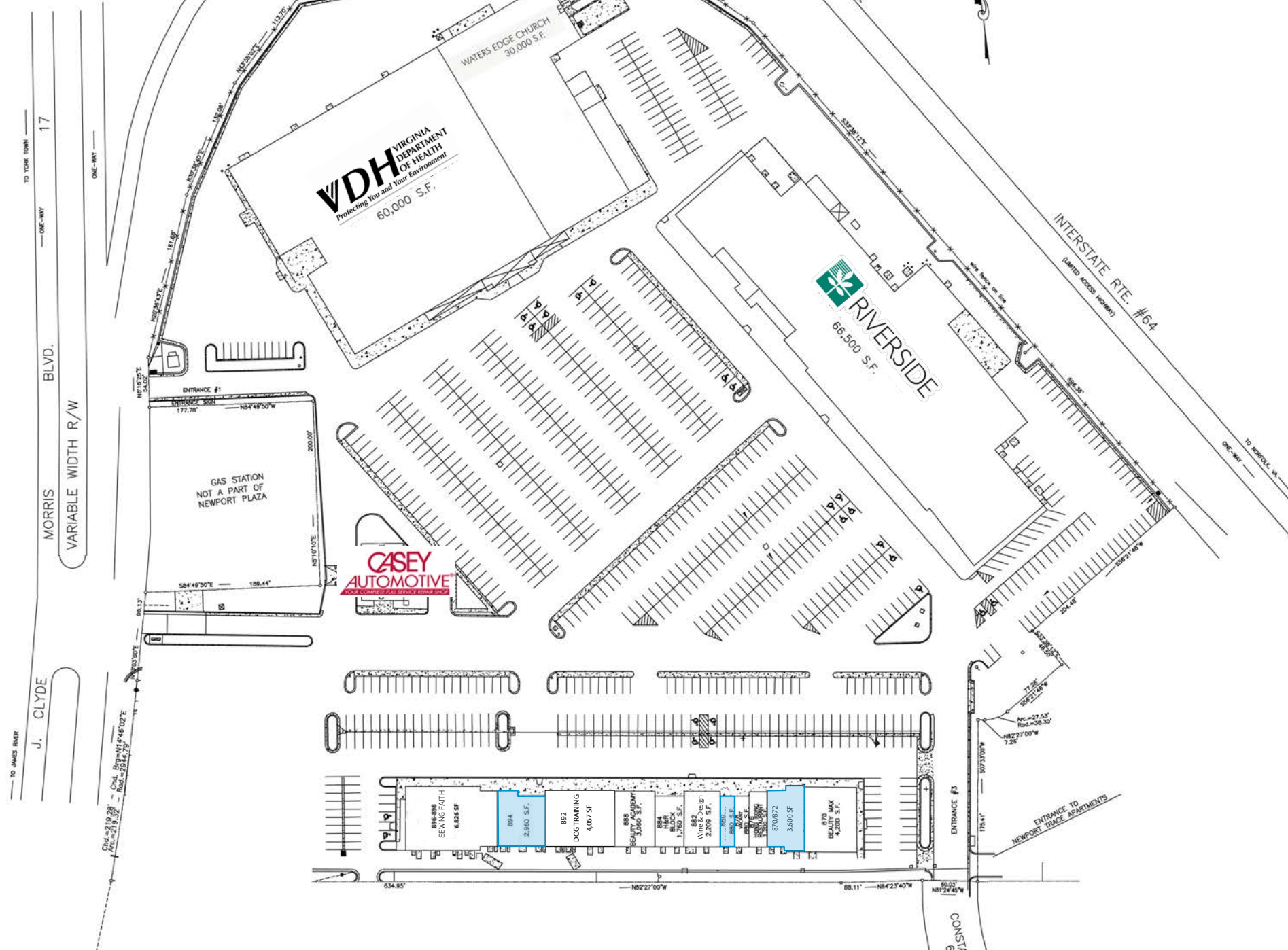
# Site Plan & Roster

| Unit    | Tenant                  | SF    |
|---------|-------------------------|-------|
| 870     | Beauty Max              | 4,200 |
| 872     | Available               | 1,400 |
| 874     | Available               | 1,200 |
| 876     | Hong Kong               | 1,200 |
| 878     | Available               | 880   |
| 880     | Sam's Hot Dogs          | 880   |
| 882     | Wine & Design           | 2,209 |
| 884     | H&R Block               | 1,760 |
| 888     | Beauty Academy          | 3,060 |
| 892     | On Command Dog Training | 4,087 |
| 894     | Available               | 2,960 |
| 896-898 | Sewing Faith            | 6,826 |
| 832     | Casey Automotive        | 6,000 |





# Site Plan





# Property Photos

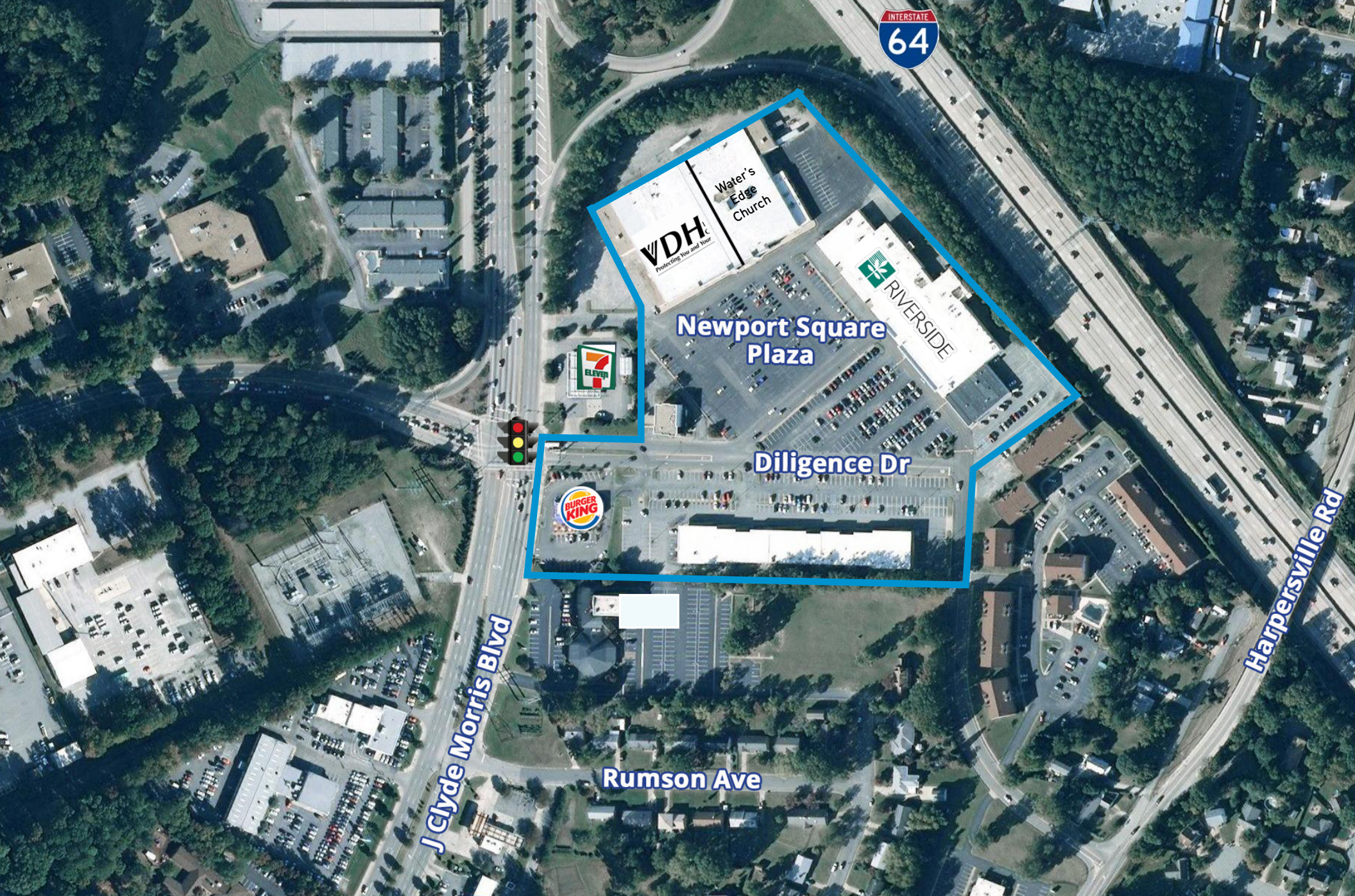




# Aerial







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