

Colliers



For Lease

DW Center

14346 Warwick Boulevard | Newport News, VA

**Tyler Brooks**

Senior Vice President  
+1 757 213 8110  
tyler.brooks@colliers.com

**Steve Weinstein**

Associate  
+1 757 262 7424  
steve.weinstein@colliers.com

**Ned Brooks**

Senior Vice President  
+1 757 228 1829  
ned.brooks@colliers.com



# Executive Summary

## Property Description:

DW Center is a 341,400 sq. ft. retail project located in the thriving upper Newport News submarket. The shopping center has a dynamic NEW owner, who has completely revitalized the center by putting millions of dollars into renovations! This recently renovated shopping center has both “key” tenants (Burlington, Jo-Ann Fabrics, Rite Aid, Advance Auto, Bank of America, and Kool Smiles), but also “key” availabilities. There are outparcel buildings available and potential build-to-suits. Also, there are several restaurant opportunities in the center.

Availability: From 1,216 sf to 31,119 sf

Lease Rate: Refer to Agent

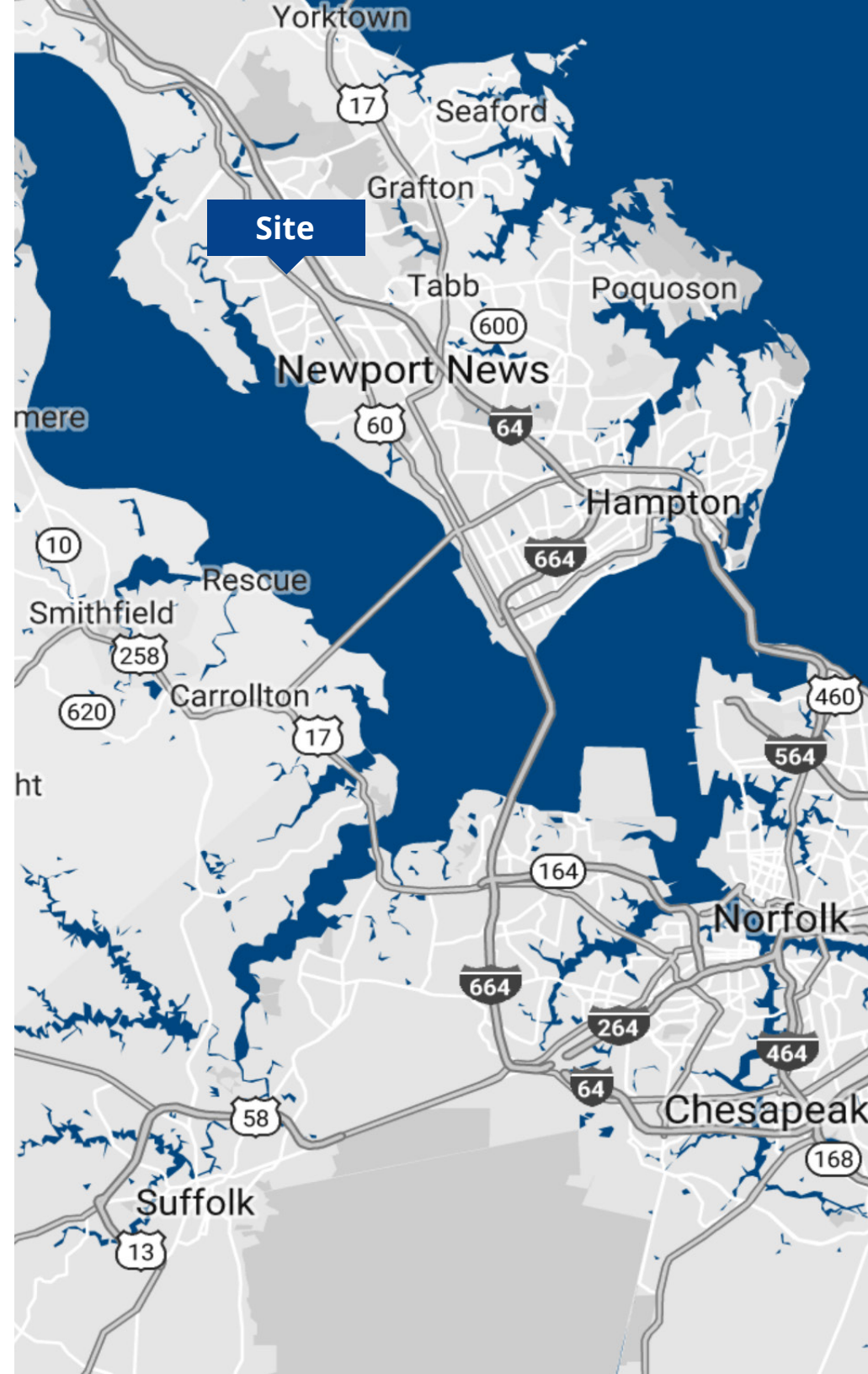
CAM, Taxes & Insurance: Refer to Agent

Zoning: C-1 (convenience commercial)

Surrounding Retail: Food Lion, Big Lots, Kroger Marketplace (coming soon), Walgreens, Kohl's, T.J.Maxx, Ross, Care a Lot Pet Supplies, Total Wine

Traffic Counts: Approximately \*67,000 VPD  
\*combined traffic counts for Warwick Blvd & Denbigh Blvd

| Demographic Facts  | 1-Mile   | 3-Miles  | 5-Miles  |
|--------------------|----------|----------|----------|
| Population         | 16,296   | 80,458   | 135,862  |
| Average HH Income  | \$57,583 | \$72,950 | \$76,721 |
| Daytime Population | 11,938   | 62,942   | 131,581  |







# Photo Gallery

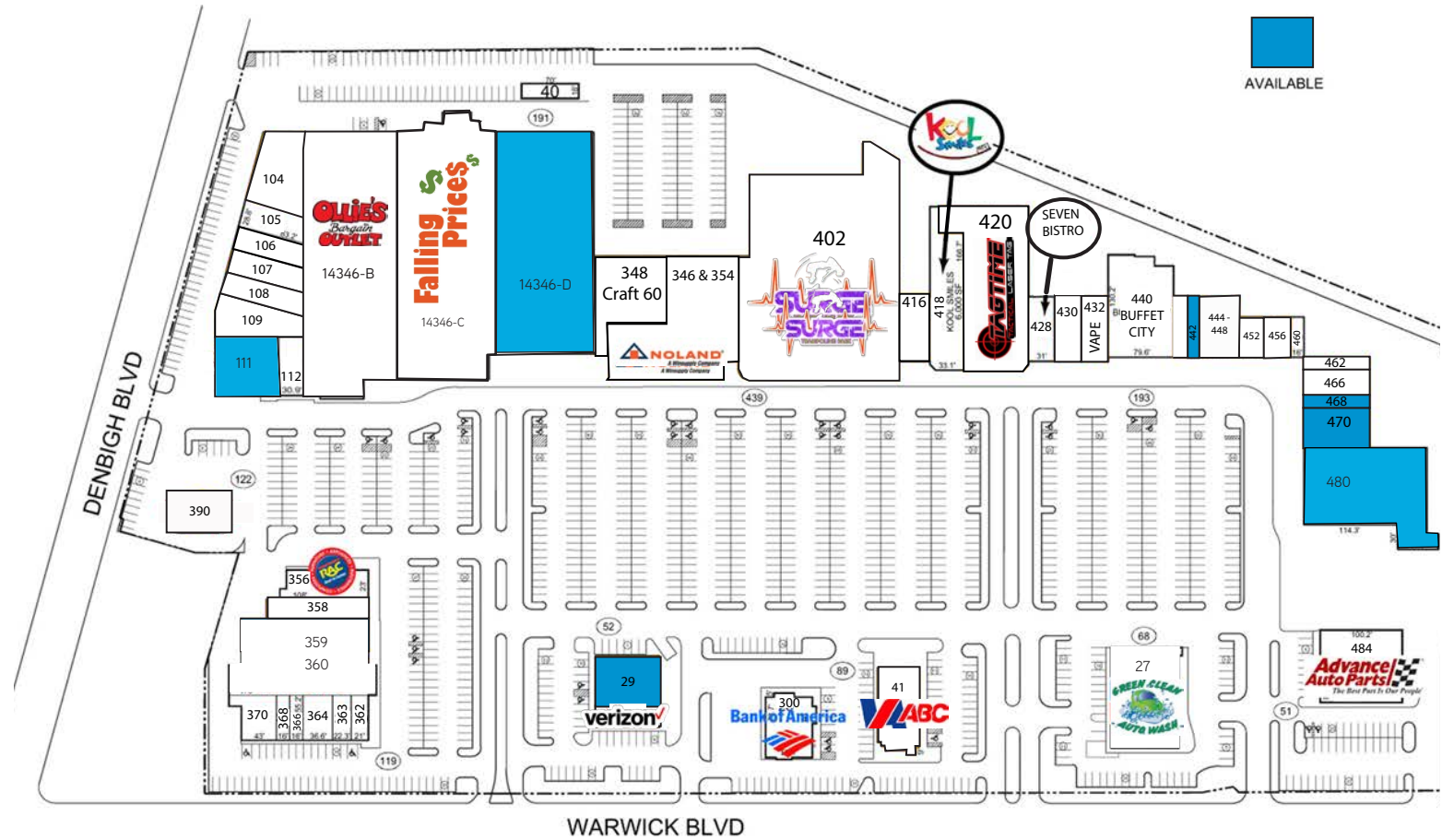




# Site Plan & Tenant Roster

## Tenant Index

|         |                          |        |
|---------|--------------------------|--------|
| 104     | Triple Effect            | 5,418  |
| 105     | H & R Block              | 1,385  |
| 106     | Royal Deli & Juice Bar   | 1,420  |
| 107     | Hookah Lounge            | 1,817  |
| 108     | Hookah Lounge            | 1,878  |
| 109     | De Rican Chef            | 8,339  |
| 111     | Available                | 5,231  |
| 112-113 | Tomorrow's Image         | 3,168  |
| 14346-B | Ollies                   | 39,503 |
| 14346-C | Falling Prices           | 30,000 |
| 14346-D | SK8 House Newport News   | 31,119 |
| 348     | Craft 60                 | 8,208  |
| 346-354 | Noland, A Winsupply Co.  | 16,962 |
| 402     | Surge Trampoline Park    | 49,791 |
| 416     | Baptist Church Office    | 3,042  |
| 418     | Kool Smiles              | 6,000  |
| 420     | Tagtime Laser Tag        | 18,000 |
| 428     | Seven Bistro             | 2,280  |
| 430     | Chiropractor             | 3,000  |
| 432     | 7 Cities Vape            | 2,140  |
| 440     | Buffet City              | 9,600  |
| 442     | Available                | 1,216  |
| 444     | Modern American Mma      | 1,175  |
| 446     | Modern American Mma      | 1,175  |
| 448     | Modern American Mma      | 2,362  |
| 452     | Aj's Bar And Grill       | 1,500  |
| 456     | Peninsula Boxing Academy | 1,576  |
| 460     | Bikini Spa               | 788    |
| 462     | Suly Hair Salon          | 1,076  |
| 466     | Breathe.ez               | 2,533  |
| 468     | Available                | 1,275  |
| 470     | Available                | 3,784  |
| 480     | Jo-ann Fabrics           | 15,300 |
| 484     | Advance Auto Parts       | 8,800  |
| 27      | Green Clean Auto Wash    | 10,000 |
| 41      | Va Abc                   | 5,000  |
| 300     | Bank Of America          | 4,240  |
| 29      | Available                | 4,500  |
| 29A     | Verizon                  | 2,000  |
| 362     | Show Off Tees            | 1,176  |
| 363     | Le Nails                 | 1,232  |
| 364     | Boost Mobile             | 2,017  |
| 366     | Scents By Scales         | 898    |
| 368     | Reyna Insurance Agency   | 900    |
| 370     | U.S. Army                | 2,076  |
| 360     | Beauty Outlet            | 8,000  |
| 359     | Beauty Outlet            | 6,000  |
| 358     | Mi Pueblo Latino         | 3,375  |
| 356     | Rent-a-center            | 3,530  |
| 390     | Domoishi                 | 1,646  |





# Aerial View



## Jefferson Commons

ROSS  
DRESS FOR LESS

KOHL'S

Total Wine

KIRKLAND'S

TJ-maxx



York County

Newport News/  
Williamsburg  
International Airport

Jefferson Avenue

## DW Center

JO-ANN  
fabric and craft stores

Advance  
Auto Parts

SALLY  
BEAUTY

Children's Hospital  
of The King's Daughters  
Thrift Store

BUFFET  
CITY

Warwick Boulevard  
37,000 VPD

FERGUSON

BIG  
LOTS

Save  
a lot  
food stores

FAMILY  
DOLLAR

Auto  
Zone

Denbigh Boulevard

30,000 VPD



# Aerial View



York County

Jefferson Commons

ROSS  
DRESS FOR LESS

KOHL'S

ALDI

KIRKLAND'S

Total Wine

TJ-maxx

Jefferson Avenue

Newport News/  
Williamsburg  
International Airport

30,000 VPD

FOOD LION  
Dollar Tree

RIVERSIDE

Hardee's

SURGE

McDonald's

Wendy's

JO-ANN  
fabric and craft stores

Bank of America

ABC

Advance Auto Parts

USPS

Warwick Boulevard

37,000 VPD

Save  
food stores

BIG  
LOTS





This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC

### Tyler Brooks

Senior Vice President  
+1 757 213 8110  
tyler.brooks@colliers.com

### Steve Weinstein

Associate  
+1 757 262 7424  
steve.weinstein@colliers.com

### Ned Brooks

Senior Vice President  
+1 757 228 1829  
ned.brooks@colliers.com

