



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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Colliers

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: 880 SF
Unit 894: 2,960 SF

Signage: Interior directional signage and newly-designed pylon signage on J. Clyde Morris Boulevard.

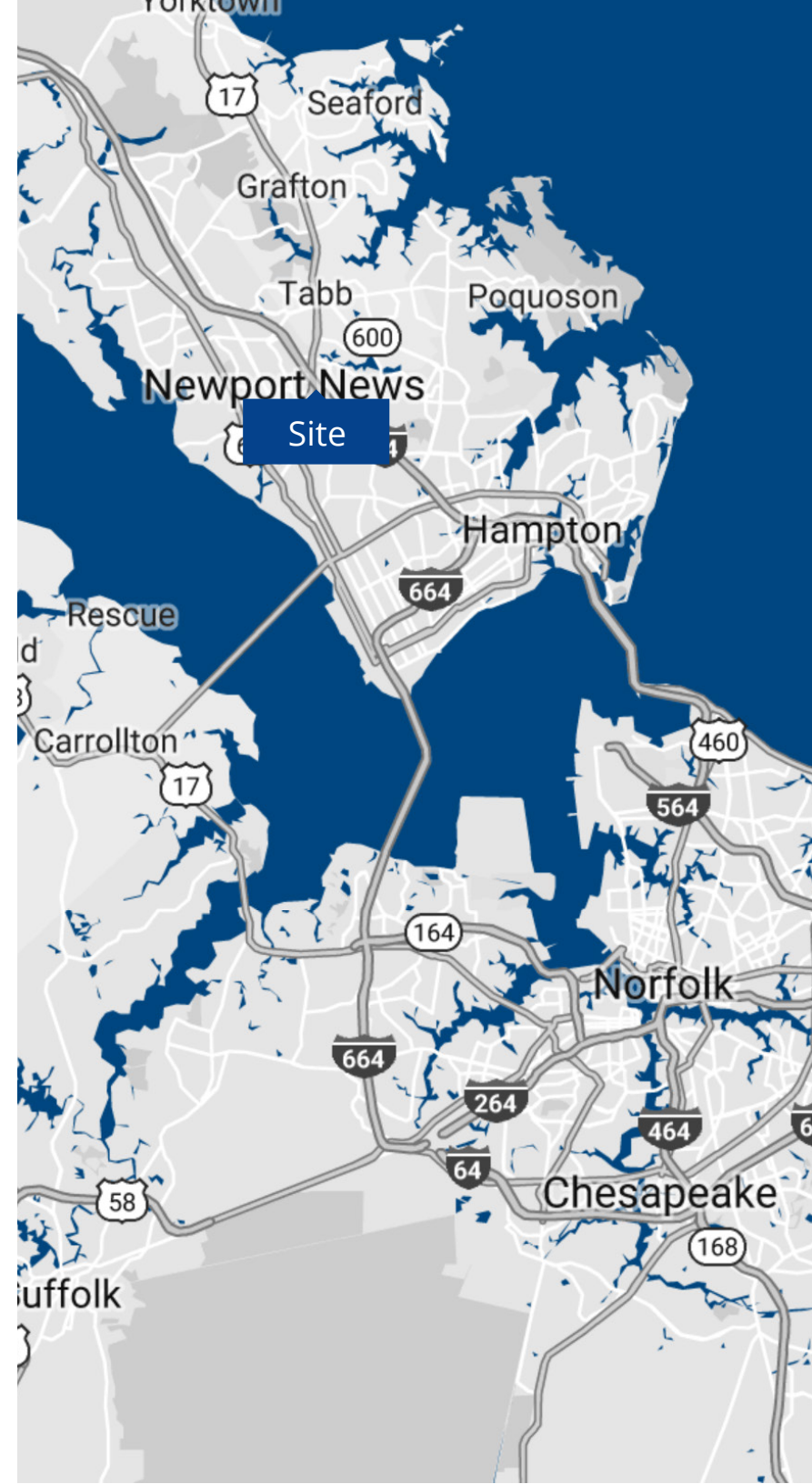
Anchors: Riverside Healthcare, Stratford University

NNN Charges: Refer to Agent

Zoning: C-1

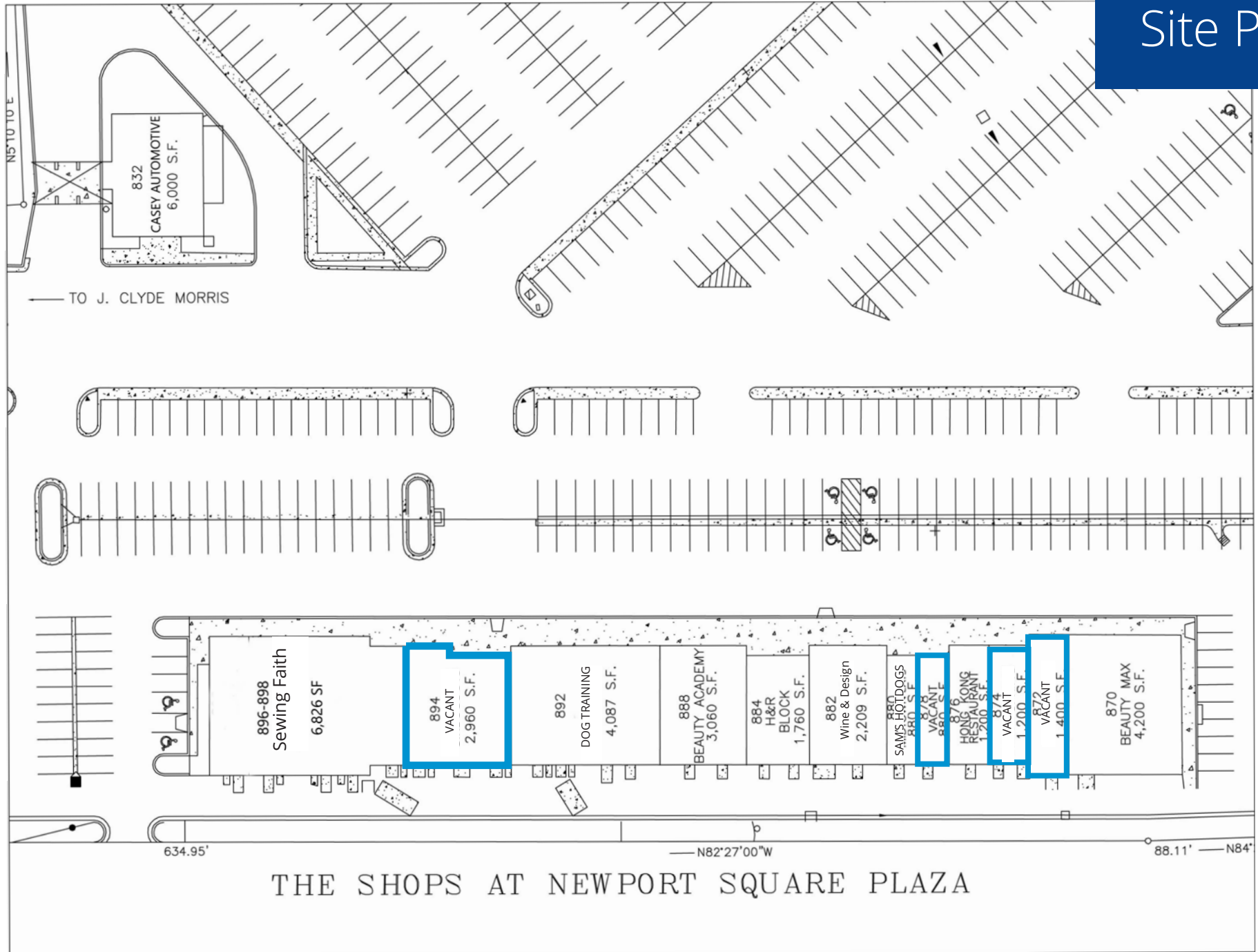
Ingress/Egress Signalized access on J. Clyde Morris Blvd., as well as two additional points of ingress/egress on J. Clyde Morris Blvd. and Constance Blvd. There is immediate access to I-64 from J. Clyde Morris Blvd.

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)

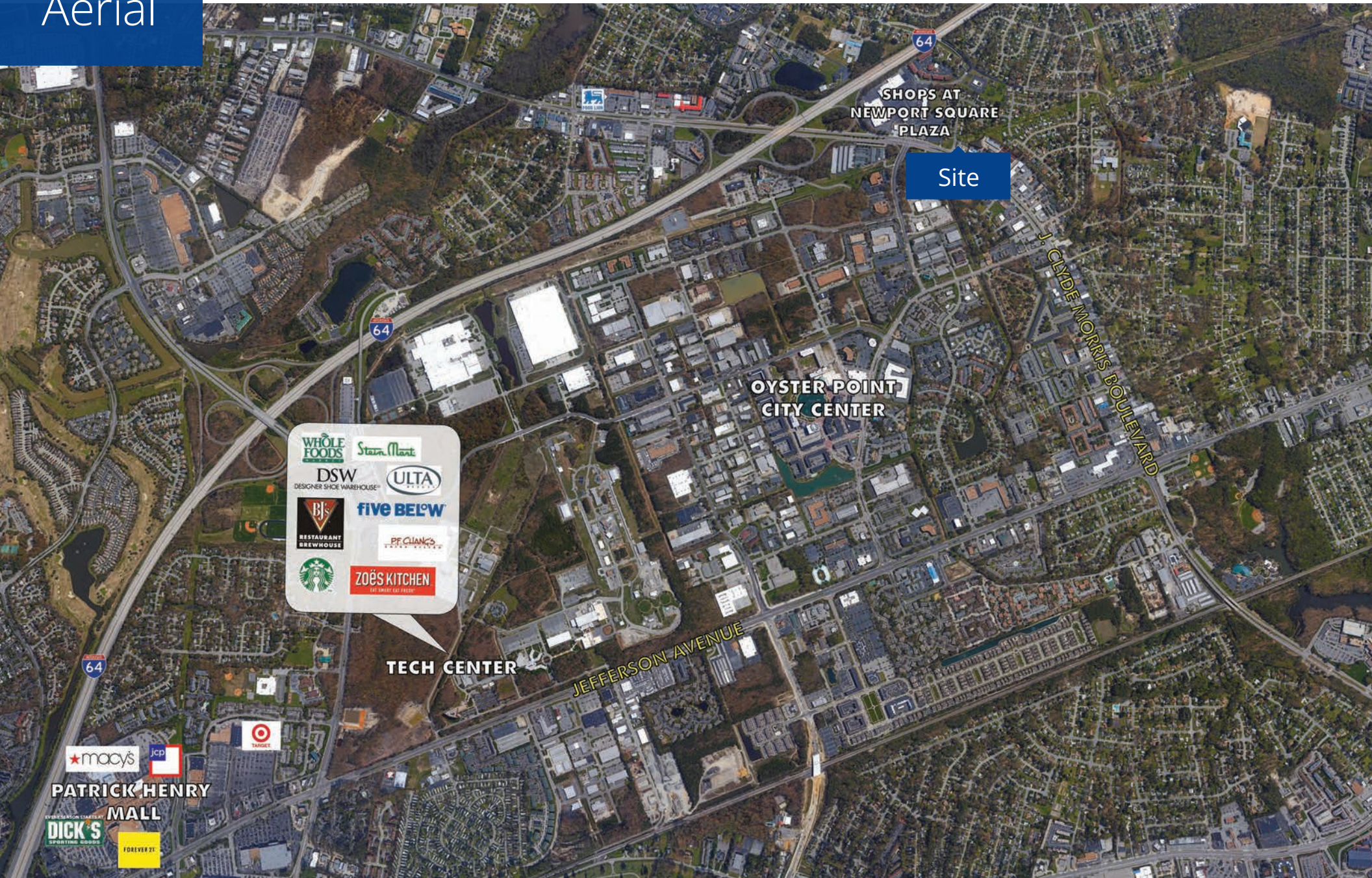




Site Plan

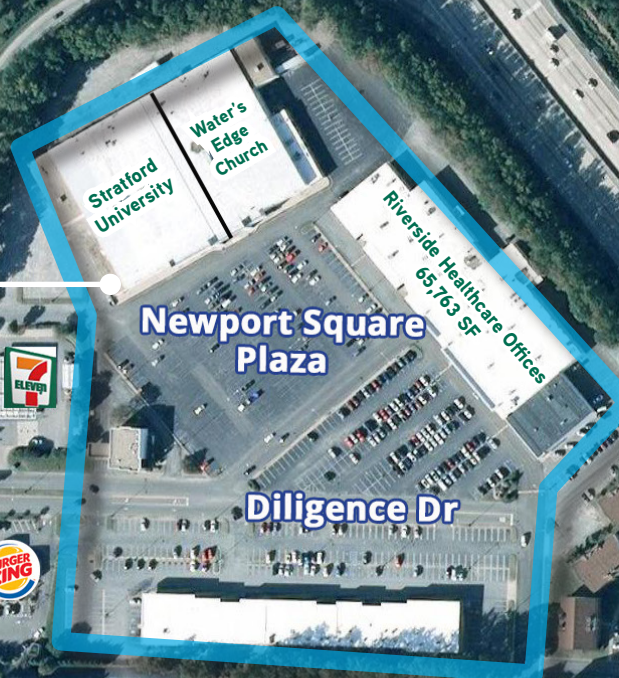


Aerial





Site



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