



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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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.

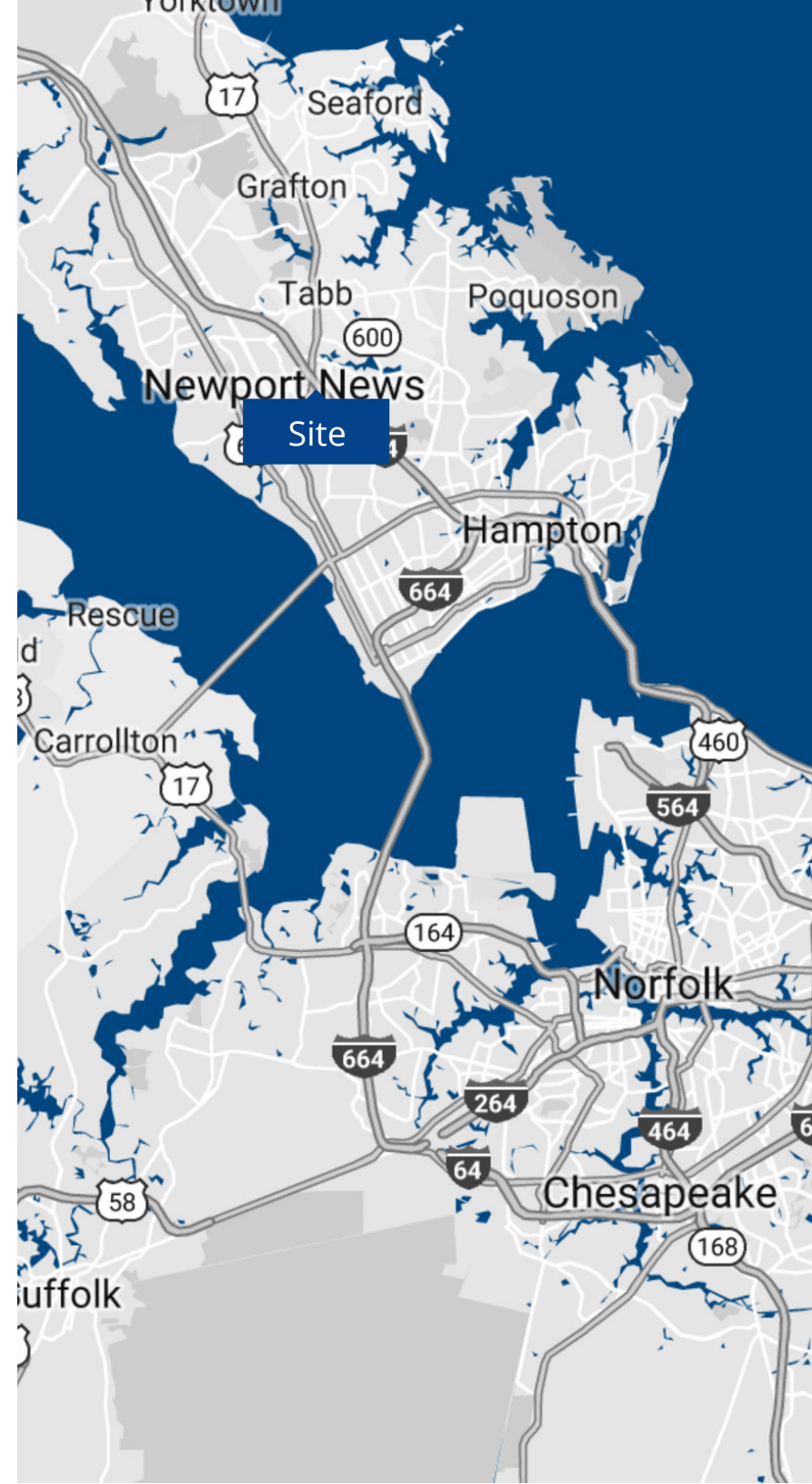
Anchor: Riverside Healthcare

NNN Charges: Refer to Agent

Zoning: C-1

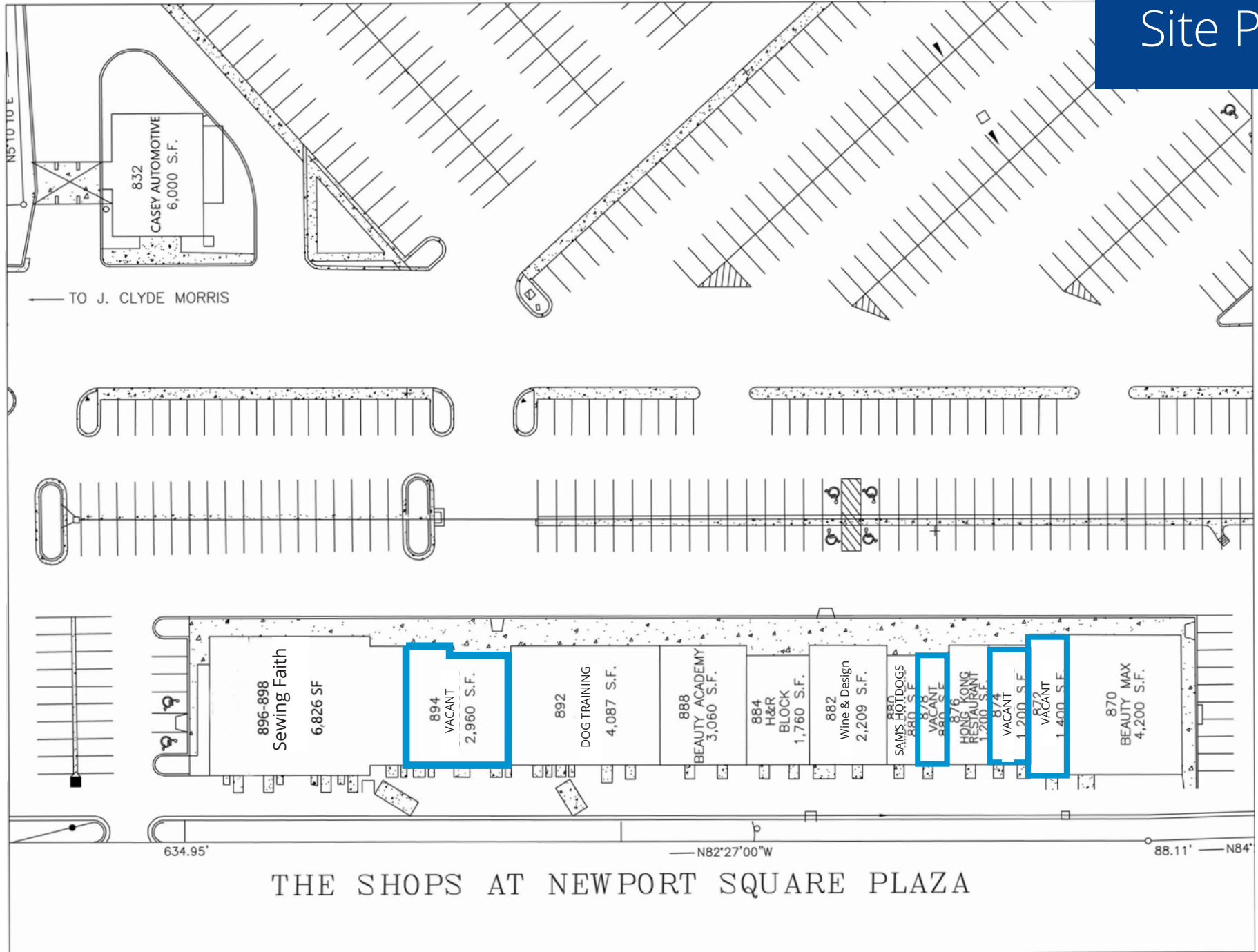
Ingress/Egress Signalized access on J. Clyde Morris Blvd., as well as two additional points of ingress/egress on J. Clyde Morris Blvd. and Constance Blvd. There is immediate access to I-64 from J. Clyde Morris Blvd.

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)



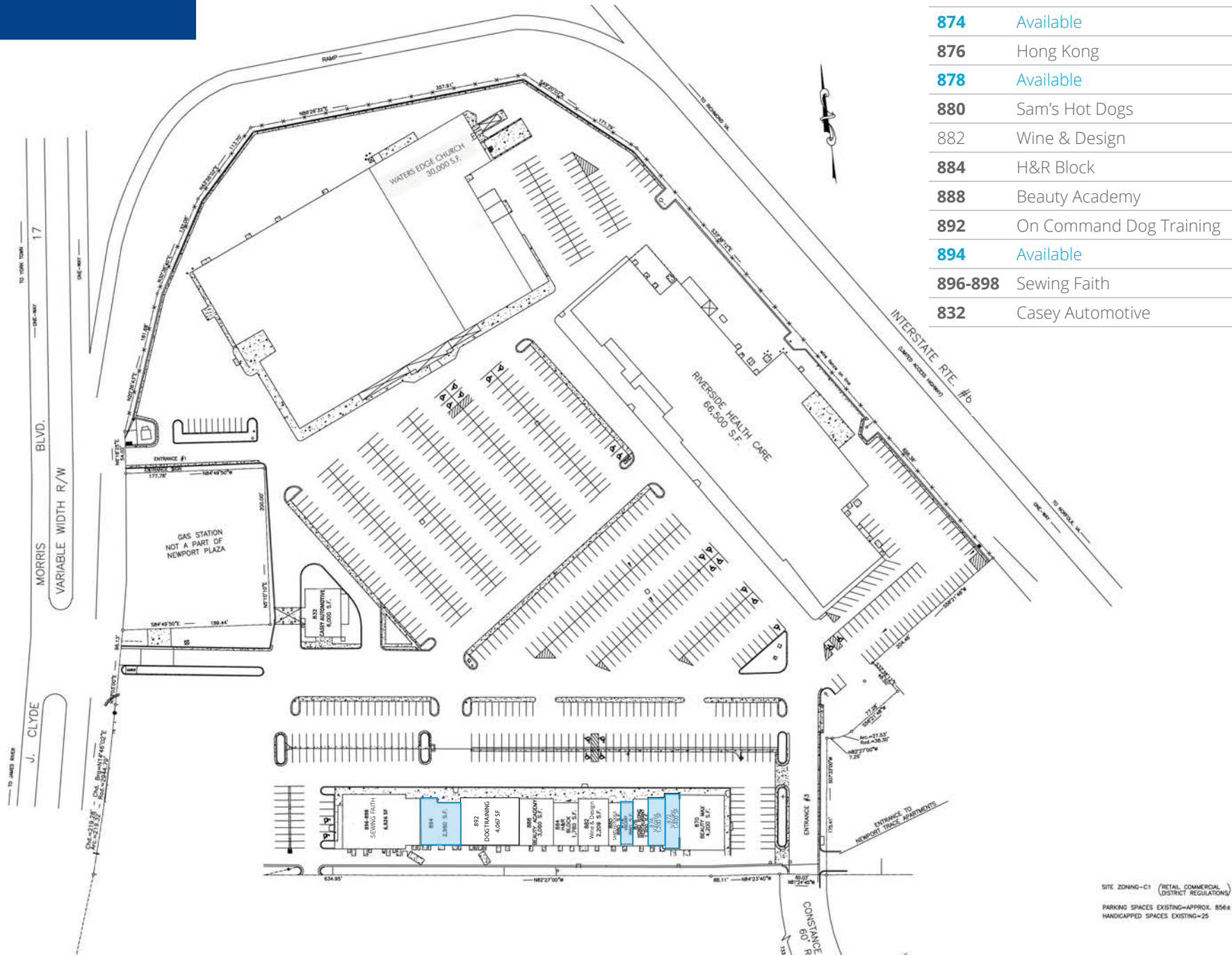


Site Plan



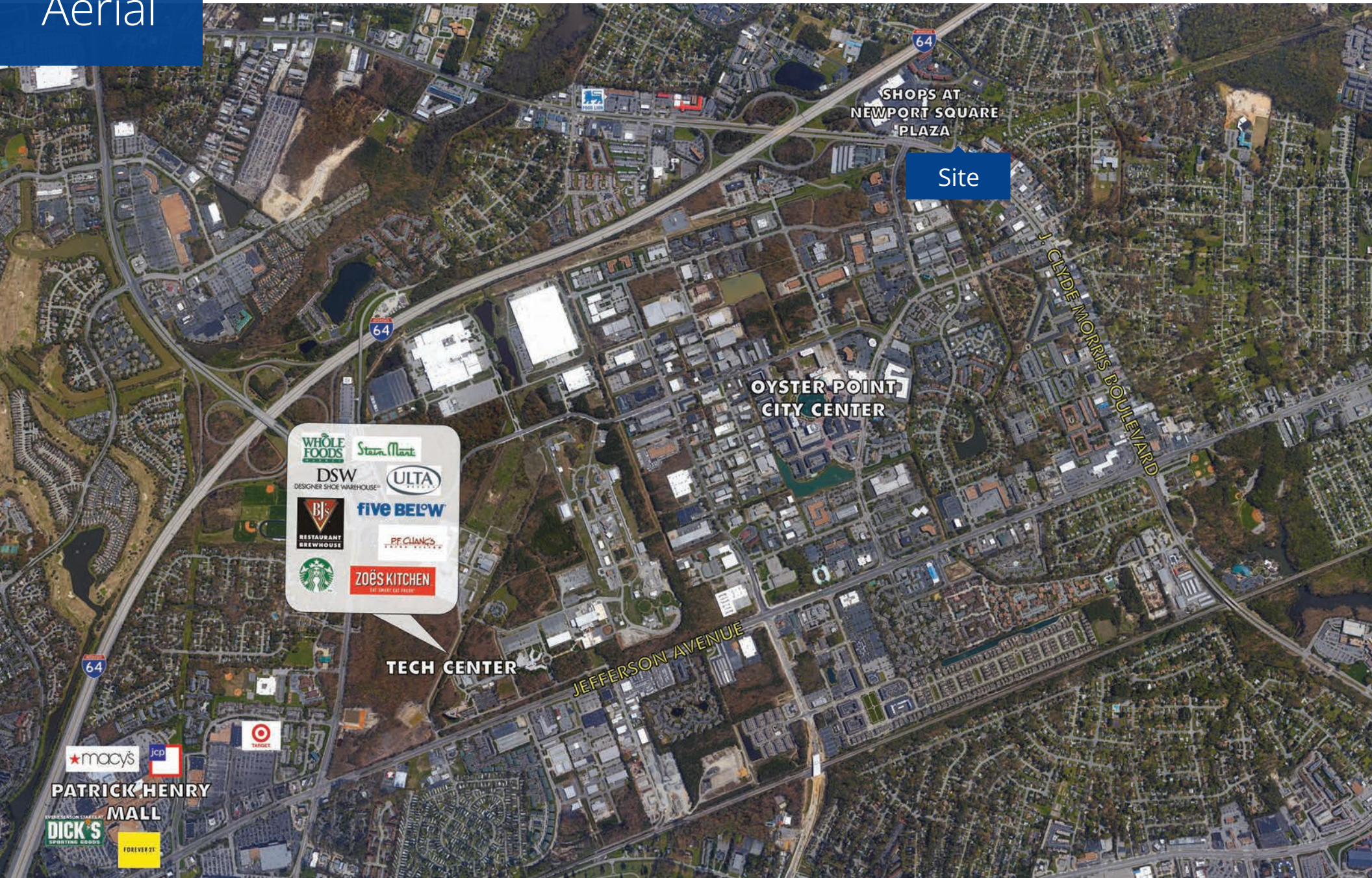
Site Plan

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 ZONING-C1 (RETAIL COMMERCIAL)
DISTRICT REGULATIONS
PARKING SPACES EXISTING=APPROX. 856±
HANDICAPPED SPACES EXISTING=25

Aerial





Site

Newport Square Plaza

Diligence Dr

Water's Edge Church

Riverside Healthcare Offices
65,763 SF

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