



# For Lease

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

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

**Landon Patrick**  
Associate  
+1 757 288 1133  
landon.patrick@colliers.com

150 W Main Street | Suite 1100  
Norfolk, VA 23510  
+ 757 490 3300  
colliers.com

## 1 Towne Centre Way | Hampton, VA 23666

New Tenants include US Foods Chef Market, Riverside Health System, FunPlex Trampoline Park

### Small Shop Opportunities!

- Interstate visibility & Easy access
- Off Interstate location and connectivity to major road systems
- Dominant entertainment district for the middle peninsula
- AMC 24, and Chuck-E-Cheese's have 20 year operating history, with the AMC 24 recently underwent renovations as part of the company's \$600 million upgrades
- Over 91,000 population in a 3-mile radius and daytime population of over 87,000

Accelerating success.

# Property Overview

## Property Description:

Hampton Towne Centre is an off-interstate site just off of I-64. It is located across the interstate from the Thomas Nelson Community College (11,000 students), across the interchange from a large office park and is convenient to the NASA/Langley Air Force Base employees. In a 3-mile radius you have a growing population of 91,093, which is up from 86,989 in 2000. The center enjoys a daytime population of 87,476. Median age for the 3-miles is 35 and median income per household is \$54,364. With the draw of the AMC Theatre, you can easily pull from Hampton, Newport News, and York County. Hampton Roads Center Parkway provides the east to west link for Peninsula residents.

|                         |                                                                                                                                                                                                        |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size:                   | 173,540 SF on 14.94 Acres<br>AMC 24 (owned by others)                                                                                                                                                  |
| Lease Rate:             | * Contact Agents                                                                                                                                                                                       |
| CAM, Taxes & Insurance: | \$2.89 PSF                                                                                                                                                                                             |
| Retailers:              | US Foods Chef Store, Riverside Health System, Funplex Trampoline Park, Dollar Tree, ABC, Ace Hardware, Rite Aid, Anytime Fitness, newly renovated AMC 24, Chuck-E-Cheese's, Plaza Azteca, Peking China |
| Traffic Counts          | 168,000 VPD on Interstate 64 (combined counts)<br>39,000 VPD on Hampton Roads Center Parkway near Big Bethel Road                                                                                      |

## Demographics

| Radius             | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Population         | 6,498    | 88,654   | 192,099  |
| Average HH Income  | \$99,898 | \$71,585 | \$73,470 |
| Daytime Population | 5,883    | 87,689   | 217,455  |

| Drive Times        | 5 Miles  | 10 Miles | 15 Miles |
|--------------------|----------|----------|----------|
| Population         | 20,550   | 151,844  | 302,152  |
| Average HH Income  | \$78,934 | \$74,403 | \$76,699 |
| Daytime Population | 21,789   | 167,485  | 319,770  |



# Site Plan/Tenant Roster

INTERSTATE ROUTE 64



| Suite | Tenant                  | Size      |
|-------|-------------------------|-----------|
| 02    | Available               | 2,500 SF  |
| 03    | Salon Centric           | 2,400 SF  |
| 04    | Chuck-E-Cheese's        | 15,000 SF |
| 05/06 | US Foods Chef's Store   | 30,000 SF |
| 07    | Ace Hardware            | 20,010 SF |
| 10    | Available               | 3,168 SF  |
| 12    | Supercuts               | 1,400 SF  |
| 13-14 | Chick N Roll            | 4,000 SF  |
| 15    | Dollar Tree             | 12,000 SF |
| 16    | Anytime Fitness         | 4,500 SF  |
| 19    | VA ABC Store            | 3,500 SF  |
| 20    | Tobacco and Vape        | 2,000 SF  |
| 21    | Dr. Park DDS            | 1,600 SF  |
| 22    | Peking China            | 1,200 SF  |
| 23    | Available               | 1,300 SF  |
| 24    | Liberty Tax             | 1,300 SF  |
| 25    | Ann Nails               | 1,300 SF  |
| 26    | The UPS Store           | 1,480 SF  |
| 30    | Funplex Trampoline Park | 26,840 SF |
| 31    | Riverside               | 25,450 SF |
| 35    | Gus' NY Pizza           | 2,400 SF  |
| OP-1  | Available               | 10,908 SF |

# Aerial View

Langley  
AirForce  
Base

Coliseum  
Central

Peninsula  
Town Center

Thomas Nelson  
Community  
College

Interstate 64 - ADT 168,000

Hampton  
Towne Centre

Big Bethel - ADT 39,000

Hampton Roads Center Pkwy - ADT 39,000

Hampton  
Woods Plaza  
& Shoppes



# Aerial View



Coliseum  
Central

Newport News  
Shipyard

Hampton Roads Center Pkwy - ADT 39,000

Thomas Nelson  
Community  
College

Hampton  
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Interstate 64 - ADT 168,000

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Sandy Bottom  
NATURE PARK

Sandy Bottom  
Nature Park  
456 Acres

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456 Acres**

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NATURE PARK**

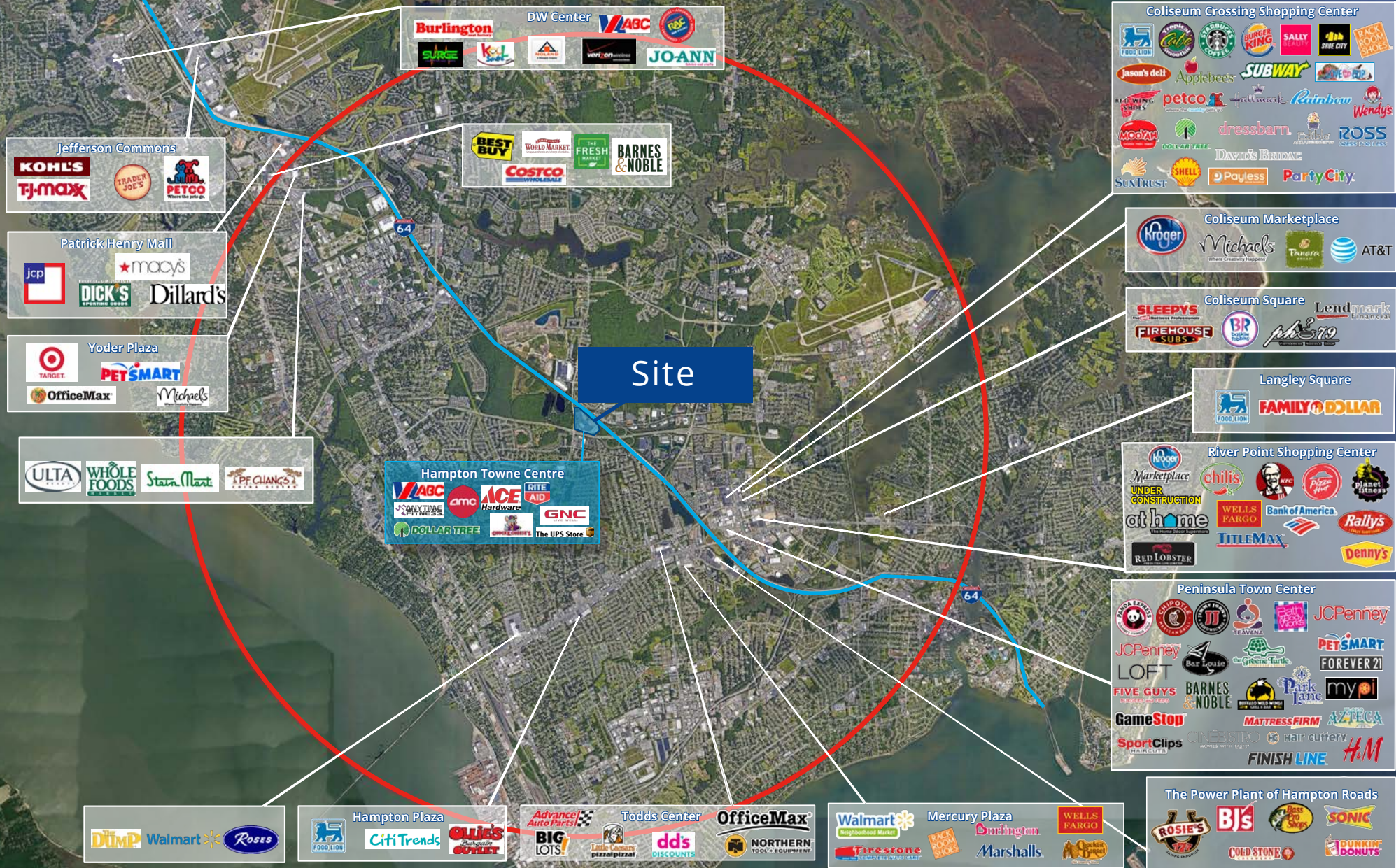
**Thomas Nelson  
Community  
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**Interstate 64 - ADT 168,000**

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