

Colliers



For Lease

DW Center

14346 Warwick Boulevard | Newport News, VA

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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 1,275 sf to 20,359 sf

Lease Rate: Refer to Agent

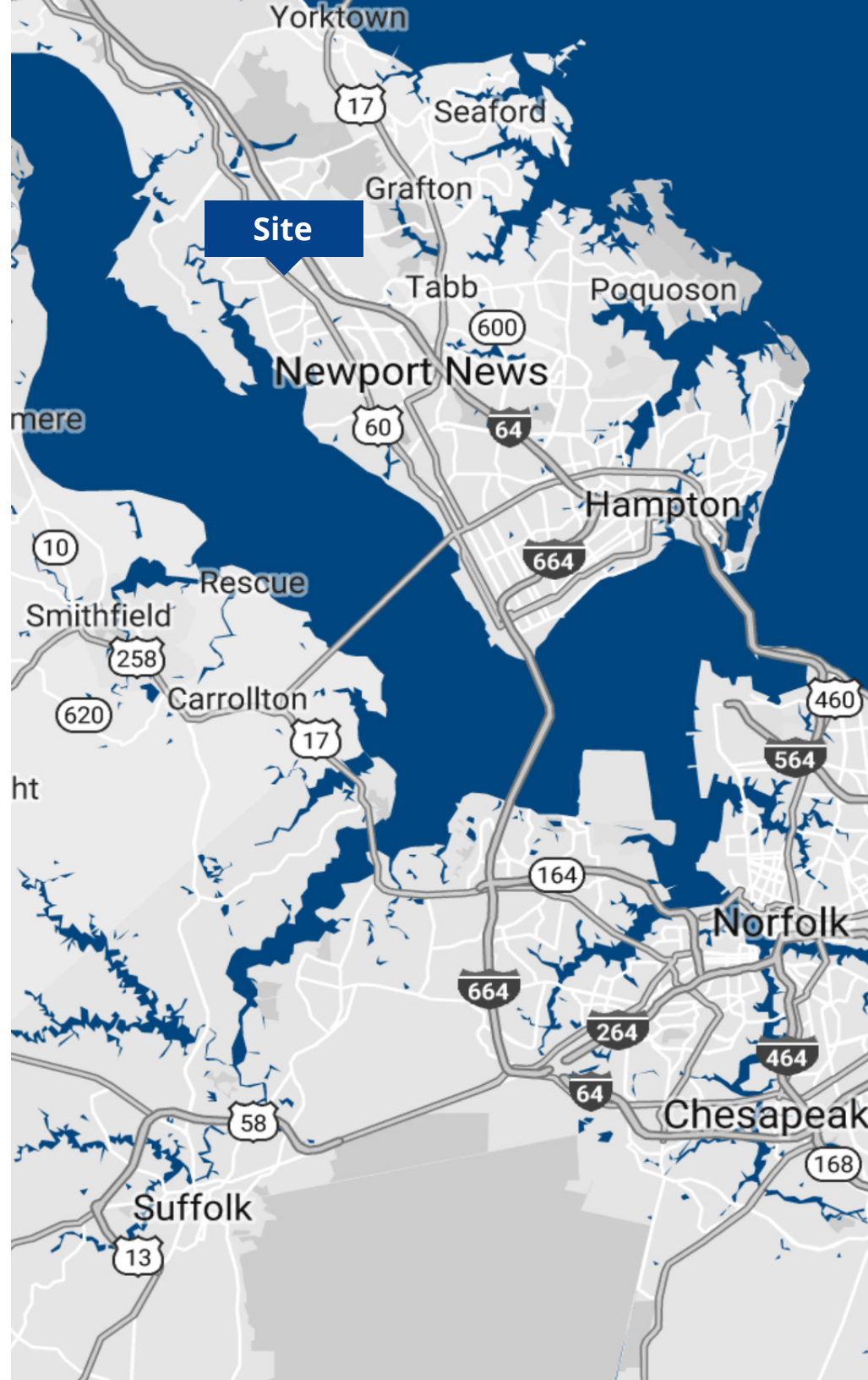
CAM, Taxes & Insurance: Refer to Agent

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

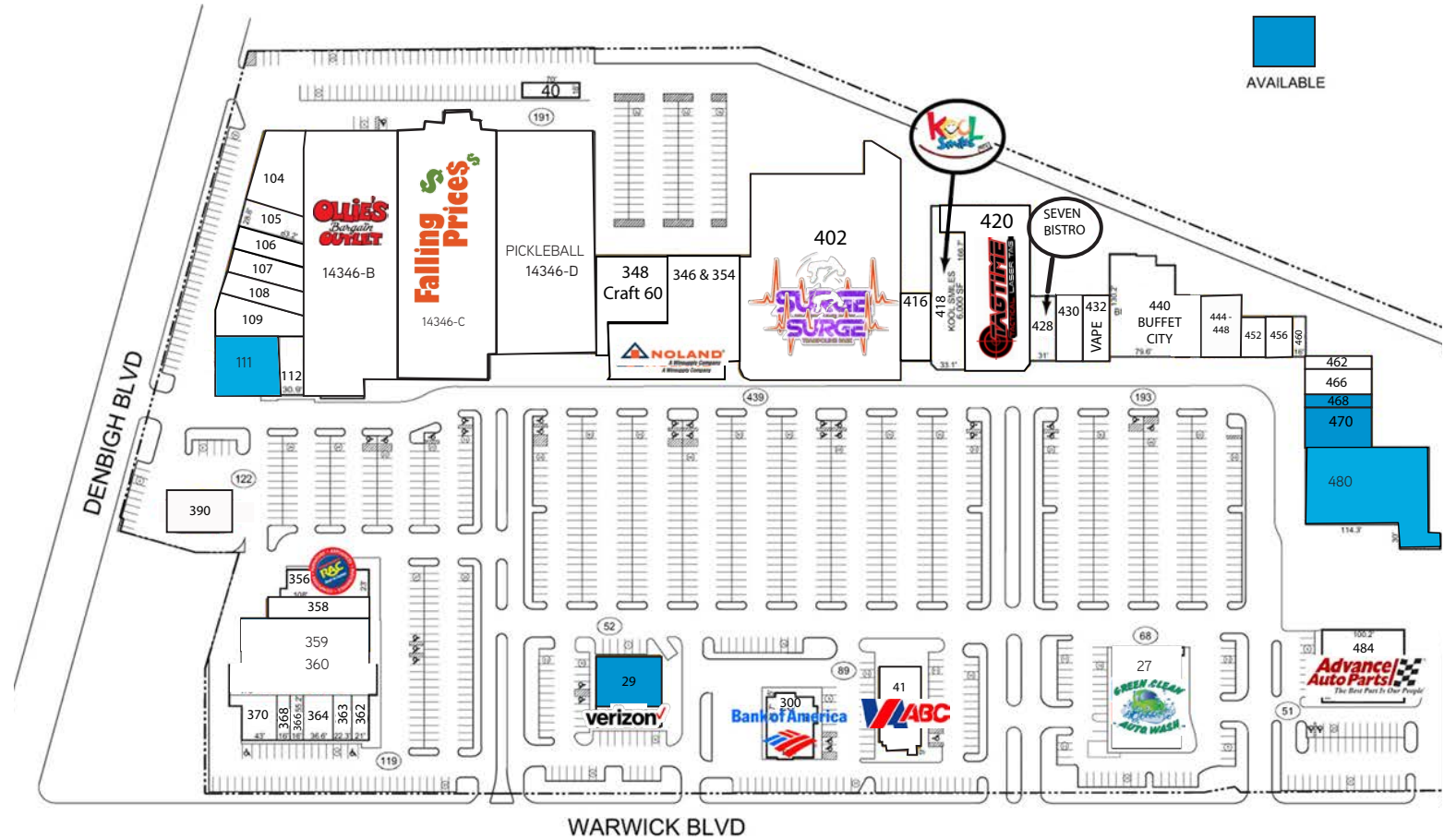




Site Plan & Tenant Roster

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	Pickle Ball Group	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
440-442	Buffet City	10,816
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	Available	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



York County

Newport News/
Williamsburg
International Airport

Jefferson Avenue

DW Center



Warwick Boulevard
37,000 VPD

FERGUSON

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

Denbigh Boulevard

Warwick Boulevard

37,000 VPD



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