



For Lease

830-896 J. Clyde Morris Boulevard, Newport News, VA 23601

Mixed Retail Use Opportunity to Lease

The Shops at Newport Square Plaza are a mixed use office/retail development located across signalized intersection 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
Parking Ratio:	3/1000
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, Newport News Health Department
NNN Charges:	Competitive - 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)

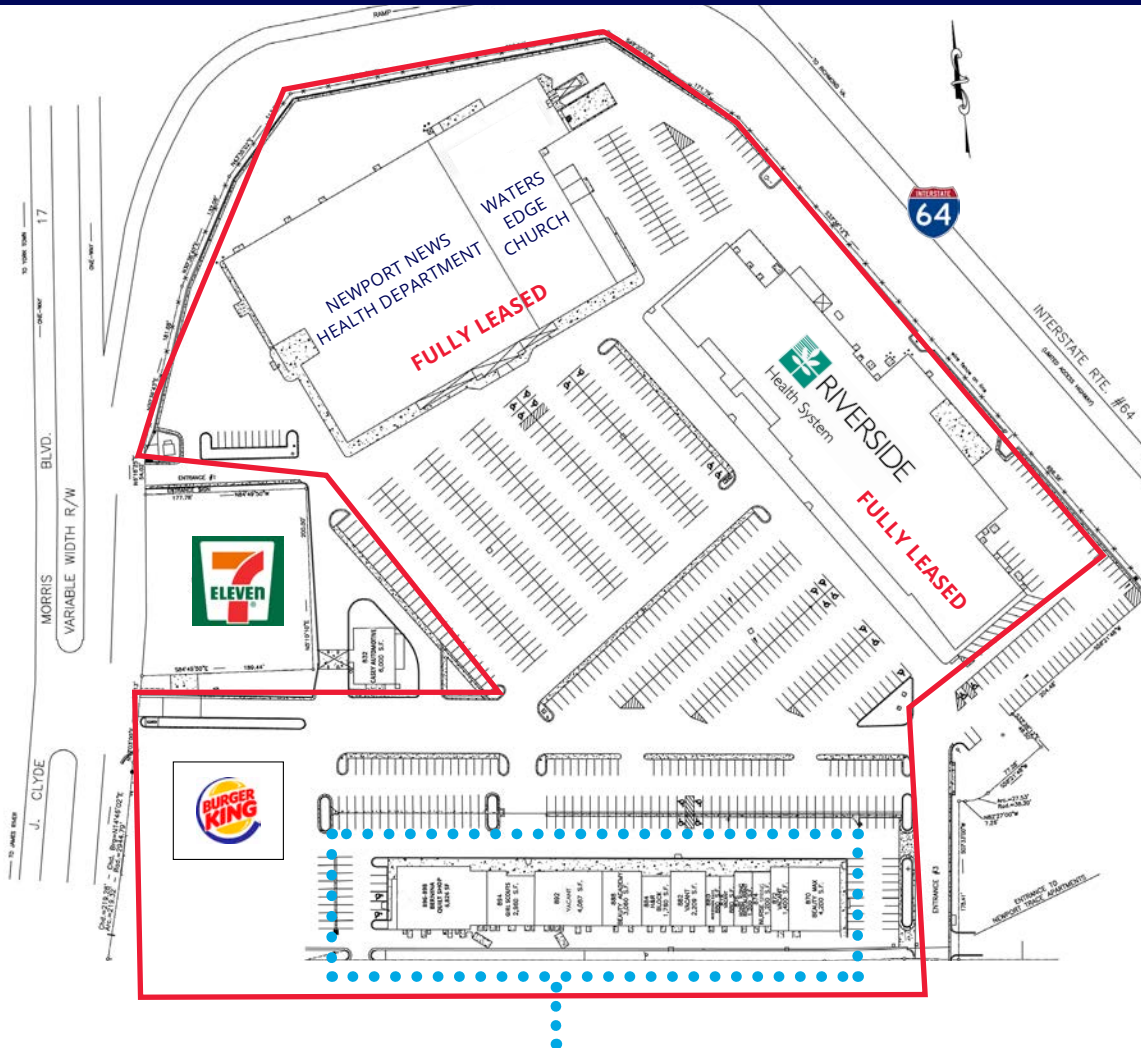




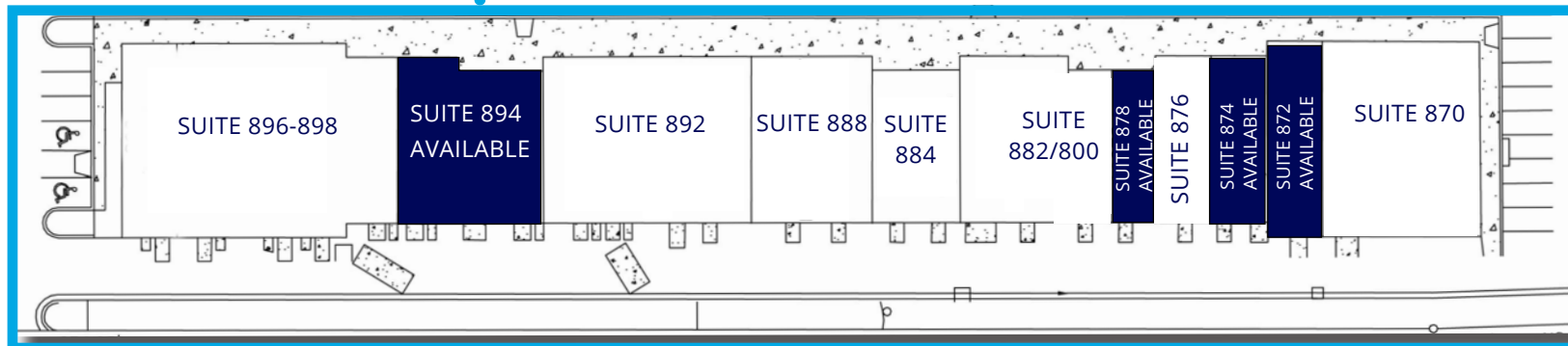
Photos



Site Plan



TENANT	SUITE	SF
Sunshine Quilt Corner - Bernina	896-898	6,826
AVAILABLE	894	2,960
On Command Dog Training	892	4,087
Beauty Academy	888	3,060
H&R Block	884	1,760
Wine & Design	882/800	3,089
AVAILABLE	878	880
Hong Kong Restaurant	876	1,200
AVAILABLE	874	1,200
AVAILABLE	872	1,400
Beauty Max	870	4,200
Riverside Health System	856	66,500
Waters Edge Church	836	30,000
Newport News Health Dept	836a	60,000



Aerial



Jefferson Commons
KOHL'S **TRADER JOE'S**
OLD NAVY **T.J. MAXX**
SHOE CARNIVAL **Total Wine**
HomeGoods **petco**
 where the healthy pets go

Patrick Henry Mall
 EVERY SEASON STARTS AT
DICK'S
 SPORTING GOODS.
Dillard's **CHIPOTLE**
 ★ **macy's**

Marketplace at Tech Center
WHOLE FOODS **Starbucks** **cava**
 mezze
FIRST WATCH **mellow MUSHROOM**
 THE DAYTIME CAFE PIZZA BAKERS
five BELOW **DSW**

City Center at Oyster Point
cove **cure** **CINEMARK**
 CENTURY THEATRES. Cinemas Boulevard
Hayashi
 SUSHI & GRILL
TASTE **LOFT**
 THE COCKTAILS
Steak & Tonic **Salsa's**
 authentic salsa

Shops at Newport Square
planet fitness **FOOD LION** **BONEFISH GRILL**

Yoder Plaza SC
Target **Burlington**
PETSMART **Michaels**
 Where Creativity Happens
BED BATH & BEYOND **Office DEPOT**
OfficeMax

Central Area
Farm Fresh **LOWE'S** **Sam's CLUB**
Walmart **BOOT BARN**

Other Landmarks:
 Newport News Williamsburg INTERNATIONAL AIRPORT
 Christopher Newport UNIVERSITY
 James River COUNTRY CLUB

Shops at Newport Square



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