

12388 Warwick Blvd. | Newport News, VA 23606

Harris
Teeter

Prince Drew Rd.

±1.67 acres

Starbucks
Under Construction

Panera
BREAD

Warwick Blvd. ±32,464 VPD

CHRISTOPHER NEWPORT
UNIVERSITY

> Students: 5,172
> Faculty: 455

REDEVELOPMENT OPPORTUNITY

LAST REMAINING SITE NEAR CNU

1.67 acre parcel is ideal for redevelopment. Site can be hotel, retail or office and is currently zoned C-1. Well positioned on heavily trafficked Warwick Boulevard (32,464 VPD) with access to a signalized intersection through Harris Teeter's parking lot. The parcel is located across the street from [Christopher Newport University](#) and is surrounded by residents boasting strong household incomes. Adjacent retailers include [Starbucks](#) (under construction), [Chipotle](#) (under construction), [Panera Bread](#), [Chick-Fil-A](#) and, [Moe's Southwest Grill](#).



PROPERTY FEATURES

- > Redevelopment project for hotel, retail, office or medical uses.
- > Site has access to signalized intersection through Harris Teeter's site.
- > Serving the residential, college, business, and Riverside Hospital communities.

DEMOGRAPHIC FACTS

| | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| Population | 4,030 | 26,965 | 59,678 |
| Total Employees | 12,417 | 67,255 | 155,161 |
| Average HH Income | \$73,640 | \$73,144 | \$75,897 |

Traffic counts - Warwick Boulevard ±32,464 VPD

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FOR SALE OR LEASE > 12388 Warwick Blvd. | Newport News, VA 23606

Right of site under construction Starbucks and Chipotle stand alone building



Further right of site Panera and student housing

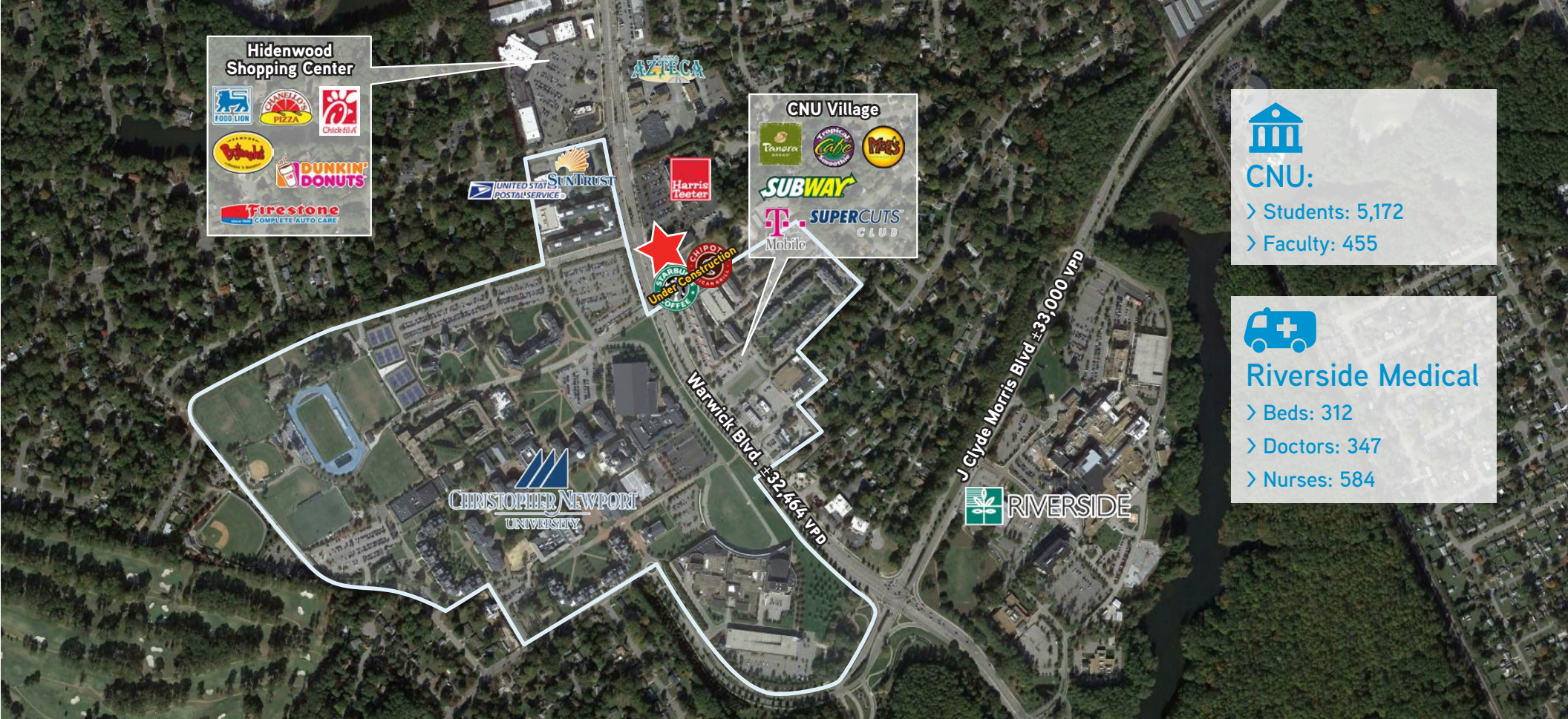


Left of site: Harris Teeter



Across the street CNU expanding





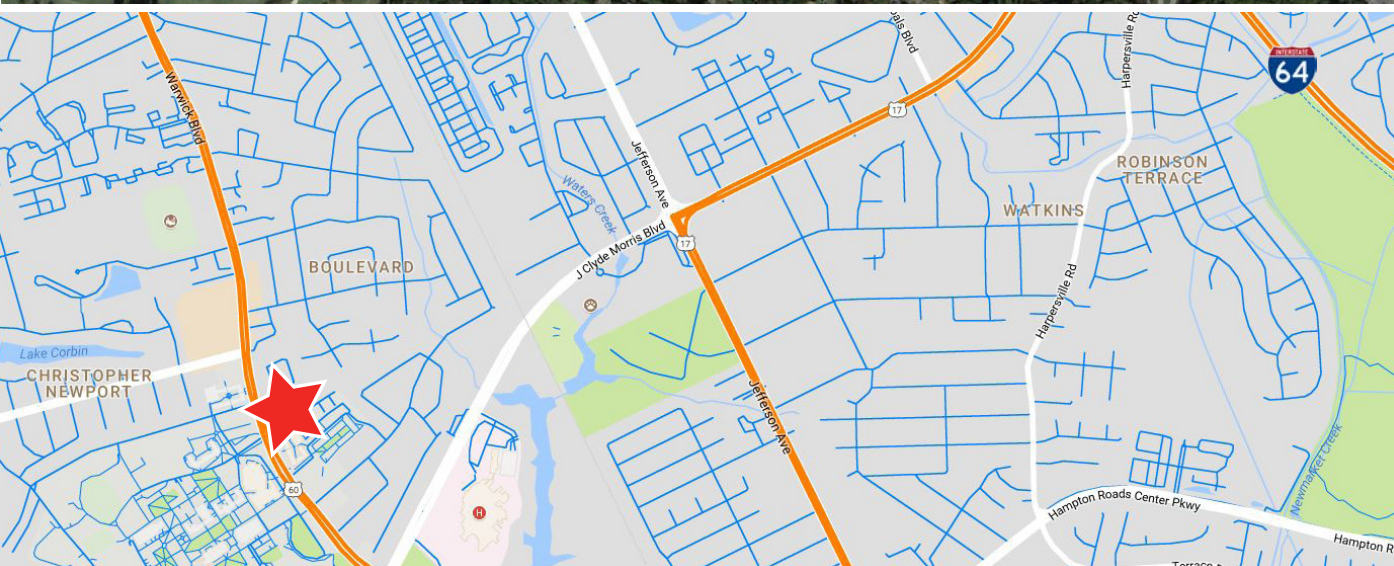
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Riverside Medical

- > Beds: 312
- > Doctors: 347
- > Nurses: 584



CONTACT AGENT

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