

RETAIL PROPERTY FOR LEASE

10001 JEFFERSON AVE

NEWPORT NEWS, VIRGINIA



de **DIVARIS**
REAL ESTATE, INC.

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Levi Thomson

Executive Vice President

lthomson@divaris.com

757.333.4382





PROPERTY **Overview**

10001 JEFFERSON AVE | NEWPORT NEWS, VA | 23605

This retail property offers 2,589 square feet of space and is currently built out as an auto repair shop, featuring four spacious bays, a comfortable waiting room, a dedicated office, and three bathrooms.

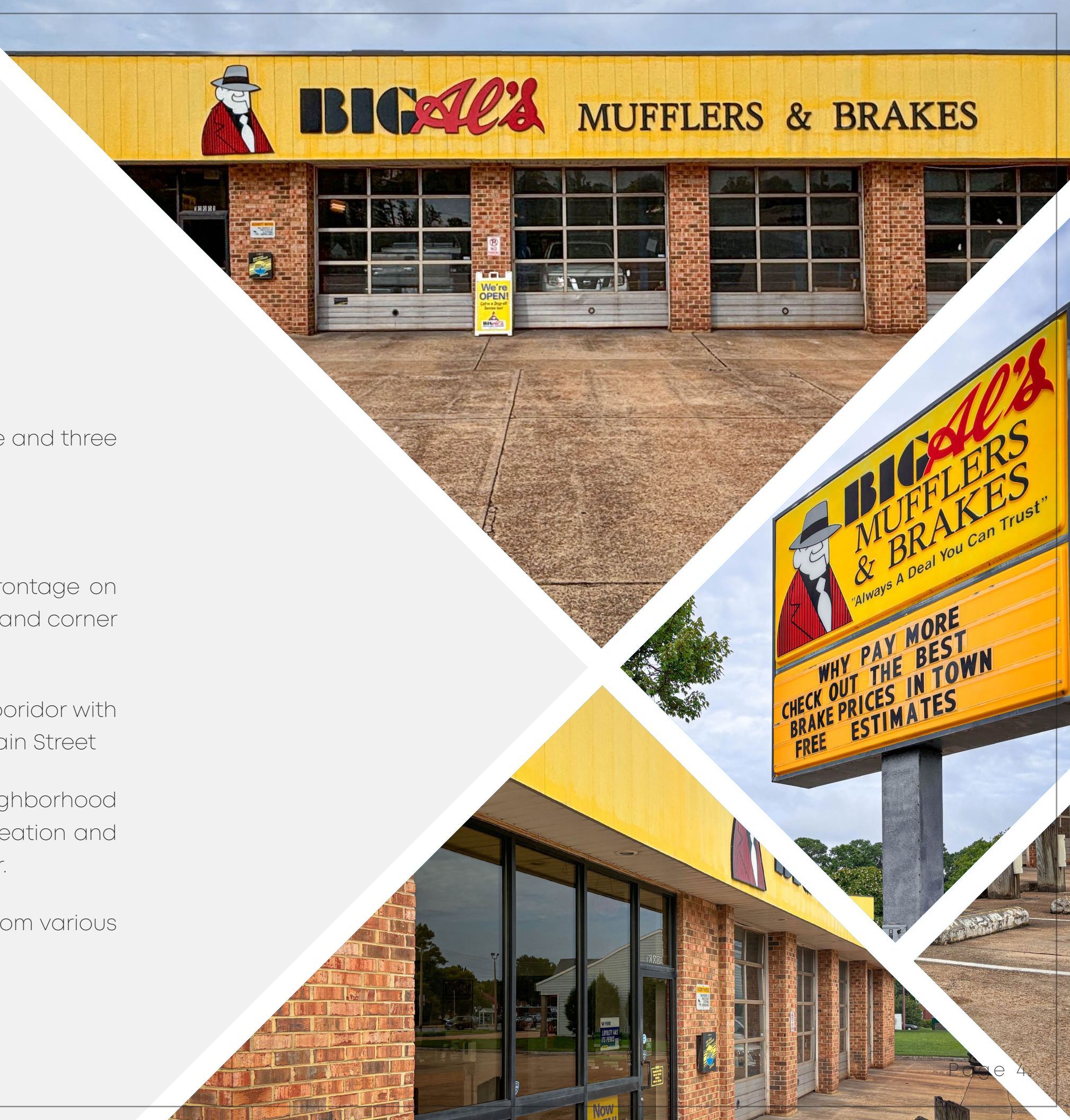
Situated on a 0.7-acre lot, the property includes a 20,000 square foot parking area, ensuring ample space for customer vehicles and staff parking.

Located on the highly trafficked Jefferson Avenue corridor, the property benefits from a daily traffic volume of 42,000 vehicles on Jefferson Avenue and an additional 11,000 vehicles on Main Street. This high visibility is further enhanced by the property's signalized corner location, 169 feet of frontage, and prominent pylon signage, offering excellent exposure.

Property is available January 1, 2025

PROPERTY Highlights

- ✘ Available January 1, 2025
- ✘ 2,589 square feet with 4 bays, waiting room, office and three bathrooms
- ✘ 0.7 AC lot with 20,000 SF of parking area
- ✘ High visibility on signalized corner with 169' of frontage on Jefferson Avenue, 164' of frontage on Main Street and corner pylon signage
- ✘ Located on highly trafficked Jefferson Avenue corridor with 42,000 VPD on Jefferson Ave and 11,000 VPD on Main Street
- ✘ Just moments from Hilton Village, a historic neighborhood established in 1918, designed with shopping, recreation and residential to be within arm's reach of each other.
- ✘ The property attracts a diverse customer base from various areas throughout Newport News.





NEWMARKET PLAZA

TACO BELL, Roses, CATO, Wawa, DOLLAR TREE, SEVEN ELEVEN, Starbucks

Walmart

ExtraSpace Storage

U-HAUL

7 ELEVEN

H&R BLOCK

Walgreens

1001 JEFFERSON AVE

NEWPORT NEWS SHIPYARD

JAMES RIVER BRIDGE

NETCENTER

MERCURY BLVD

WARWICK BLVD

HILTON VILLAGE

JEFFERSON AVE (42,000 VPD)

MAIN ST (11,000 VPD)

LOCAL AREA
Retail

Demographics

5 MIN DRIVE

28,732
Population

38.4

Median Age



Average
Household
Size

\$63,004

Median
Household
Income

EDUCATION

7%

No High
School
Diploma



31%
High
School
Graduate



35%
Some
College



27%
College
Degree

BUSINESS



882

Total Businesses



12,228

Total Employees

10 MIN DRIVE

108,982
Population

36.1

Median Age



Average
Household
Size

\$59,447

Median
Household
Income

EDUCATION

7%

No High
School
Diploma



32%
High
School
Graduate



32%
Some
College



28%
College
Degree

BUSINESS



4,541

Total Businesses



99,066

Total Employees

15 MIN DRIVE

221,371
Population

36.5

Median Age



Average
Household
Size

\$64,844

Median
Household
Income

EDUCATION

7%

No High
School
Diploma



30%
High
School
Graduate



32%
Some
College



32%
College
Degree

BUSINESS



7,782

Total Businesses



154,025

Total Employees

THE LOCAL Economy

Newport News, Virginia, boasts a robust and diverse economy underpinned by its strategic location and strong industrial base. As a vital hub in the Hampton Roads metropolitan area, Newport News benefits from its proximity to major transportation routes, including the Port of Virginia, which is one of the largest and most efficient ports on the East Coast. This accessibility facilitates significant trade and commerce, bolstering the local economy. The presence of Newport News Shipbuilding, the largest industrial employer in the state, highlights the city's critical role in the nation's defense sector. This shipyard is renowned for constructing and maintaining nuclear-powered aircraft carriers and submarines, providing thousands of high-skilled jobs and driving innovation in marine engineering.

Additionally, Newport News is a center for research and development, particularly in aerospace and defense technologies. The city hosts several research institutions and partnerships with nearby universities, fostering a climate of innovation and technological advancement. The education sector also contributes to the local economy, with institutions like Christopher Newport University and Virginia Peninsula Community College attracting students and professionals. Combined with a growing healthcare sector, a vibrant cultural scene, and a commitment to community development, Newport News continues to thrive as a dynamic and resilient economic powerhouse in the region.





ADDITIONAL
Pictures



SEE
THE
BEST
OF
ALL



BIG Al's

MUFFLERS & BRAKES



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4525 Main Street | Suite 900 | Virginia Beach, VA 23462 | 757.497.2113 | Divaris.com