

RETAIL PROPERTY FOR LEASE

YODER PLAZA

12140-12146 JEFFERSON AVENUE, NEWPORT NEWS, VA 23602



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:

John Katsias

President

757.490.3585

jk@katsias.com

Chris Arney

Associate Broker

757.472.2648

chris@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

YODER PLAZA

12140-12146 JEFFERSON AVENUE, NEWPORT NEWS, VA 23602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,920 SF

Lease Rate: \$18.00 SF/yr (NNN)

Market: Hampton Roads

Submarket: Newport News

PROPERTY HIGHLIGHTS

- Power Center located in a very strong retail corridor in Newport News.
- Key Tenants: Target, OfficeMax, Michaels, Burlington, and Mens Warehouse.
- Easy access to interstate 64.
- Traffic Counts greater than 55,000VPD
- \$3.45 psf NNN



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,326	30,911	67,128
Total Population:	10,378	76,066	170,234
Average HH Income:	\$71,165	\$68,547	\$70,818



Brokerage with vision. Real estate with results.

Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

RETAIL PROPERTY FOR SALE OR LEASE

YODER PLAZA

12140-12146 JEFFERSON AVENUE, NEWPORT NEWS, VA 23602

RETAILER PLAN



 **The KATSIAS
COMPANY**
Brokerage with vision. Real estate with results.

Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

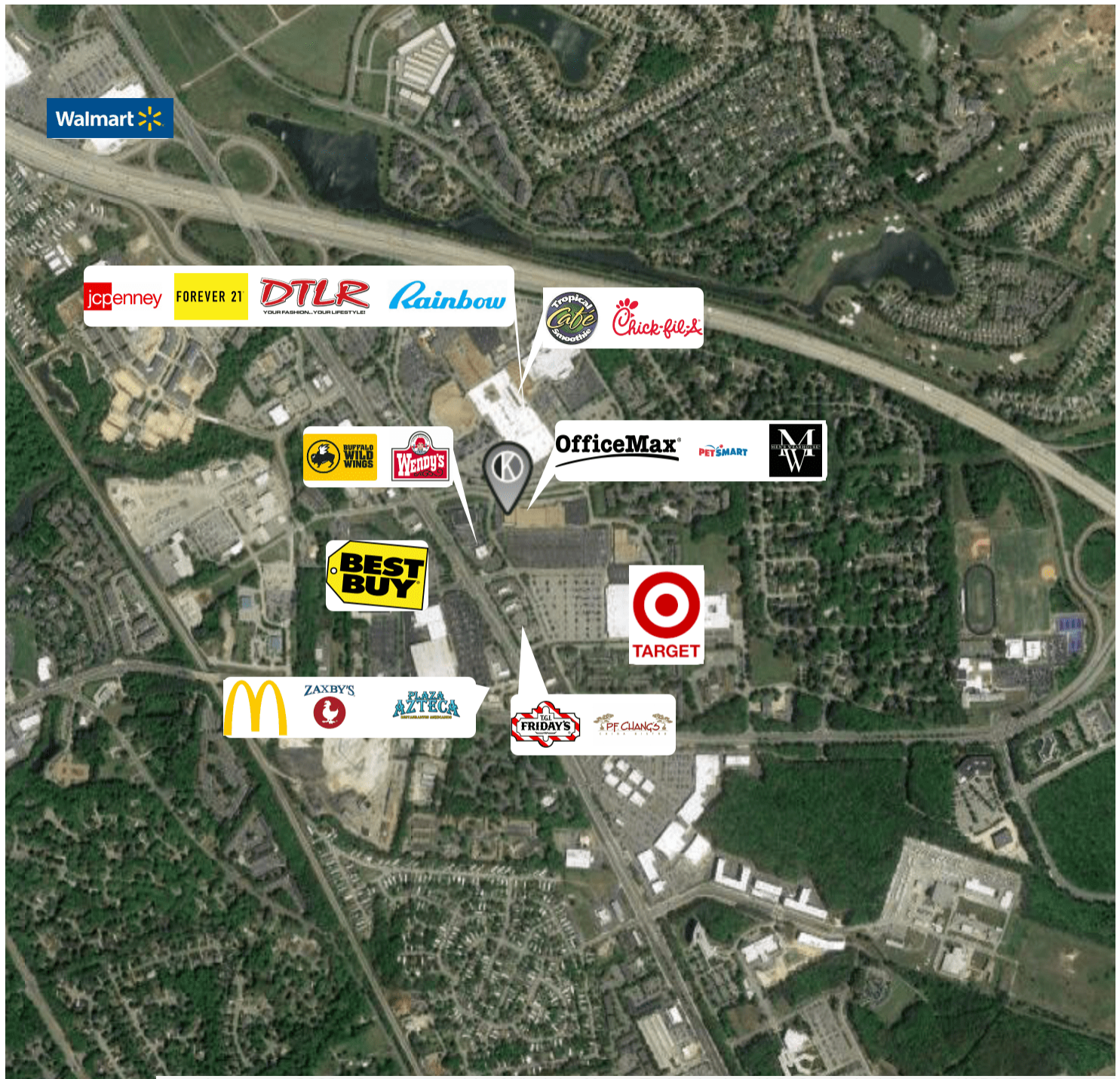
We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

RETAIL PROPERTY FOR SALE OR LEASE

YODER PLAZA

12140-12146 JEFFERSON AVENUE, NEWPORT NEWS, VA 23602

RETAILER MAP



Google

Imagery ©2021 , Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Brokerage with vision. Real estate with results.

Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

RETAIL PROPERTY FOR SALE OR LEASE

YODER PLAZA

12140-12146 JEFFERSON AVENUE, NEWPORT NEWS, VA 23602

ADDITIONAL PHOTOS



Brokerage with vision. Real estate with results.

Presented By:

John Katsias | President
757.490.3585
jk@katsias.com

Chris Arney | Associate Broker
757.472.2648
chris@katsias.com

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.490.3585 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.