



AVAILABLE
5,284 sf End Cap
 (can subdivide) Former
 Restaurant with hood &
 walk-in

Area Retailers:
 Dollar General, CVS,
 Food Lion,
 Dollar Tree &
 Walgreen's

Well-established neighborhood shopping center serving both resi-

- Great visibility and parking
- 24,504 square feet
- Close proximity to Fort Eustis Army Base
- Enterprise Zone incentives available

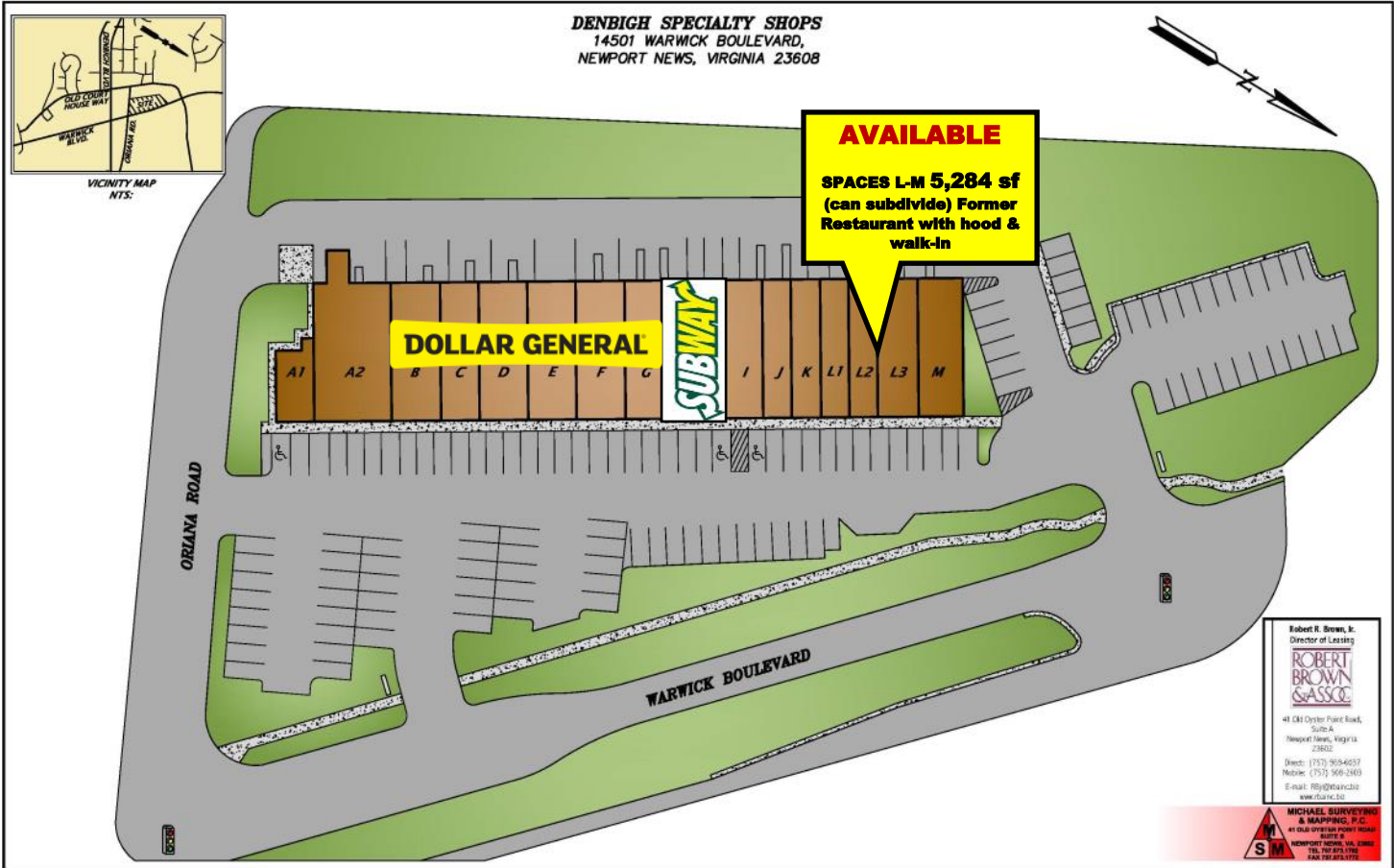
[CLICK HERE FOR LOCATION MAP AND AERIAL](#)

Robert R. Brown, Jr.
 Director of Leasing

41 Old Oyster Point Road,
 Suite A
 Newport News, Virginia 23602

<u>2018 Demos</u>	<u>Population</u>	<u>Households</u>	<u>Avg HH Income</u>
Drive Time:			
15 Min	160,109	60,701	\$78,125
10 Min	90,101	33,898	\$70,266
5 Min	26,128	10,391	\$61,545
Radius:			
Average Daily Traffic Count: 39,000 (Warwick Blvd)			

The information supplied herein is from sources deemed reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Tenants should conduct an independent investigation and verification of all matters deemed to be material.



Denbigh Specialty Shop Tenants

<u>Sp #</u>	<u>Tenant</u>	<u>GLA</u>	<u>Dimensions</u>
A	Jarochitos Mexican Restaurant	3,865 sf	70'x15.21'
B-G	Dollar General	9,800 sf	70'x25'
H	Subway	2,100 sf	70'x30'
I	Metro by T-Mobile	1,400 sf	70'x20'
J	Infinity Spa	1,050 sf	70'x15'
K	Nail Graphics	1,005 sf	70'x14.36'
L1/L2	AVAILABLE	1,750 sf	70'x25'
L3/M	AVAILABLE	3,534 sf	70'x50.5'

Total GLA 24,504 sf

Parking Spaces: 5.5 per 1,000 sf

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DENBIGH SPECIALTY SHOPS
14501 WARWICK BOULEVARD, NEWPORT NEWS, VIRGINIA 23608



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