

retail/office FOR LEASE

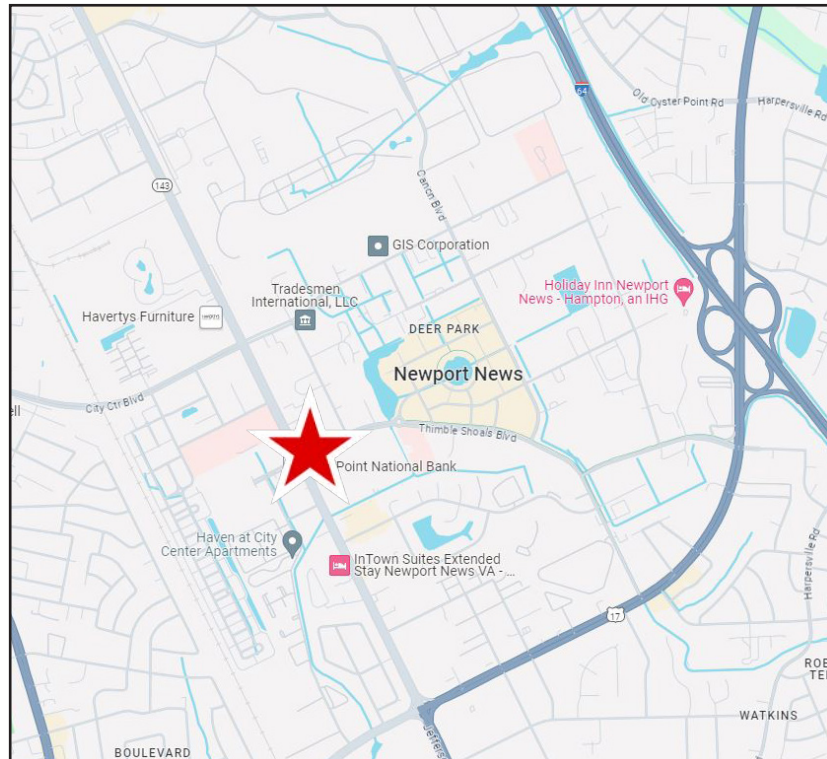


New Redevelopment (Gateway to City Center) | 601 Thimble Shoals Boulevard, Newport News, VA

PROPERTY FEATURES:

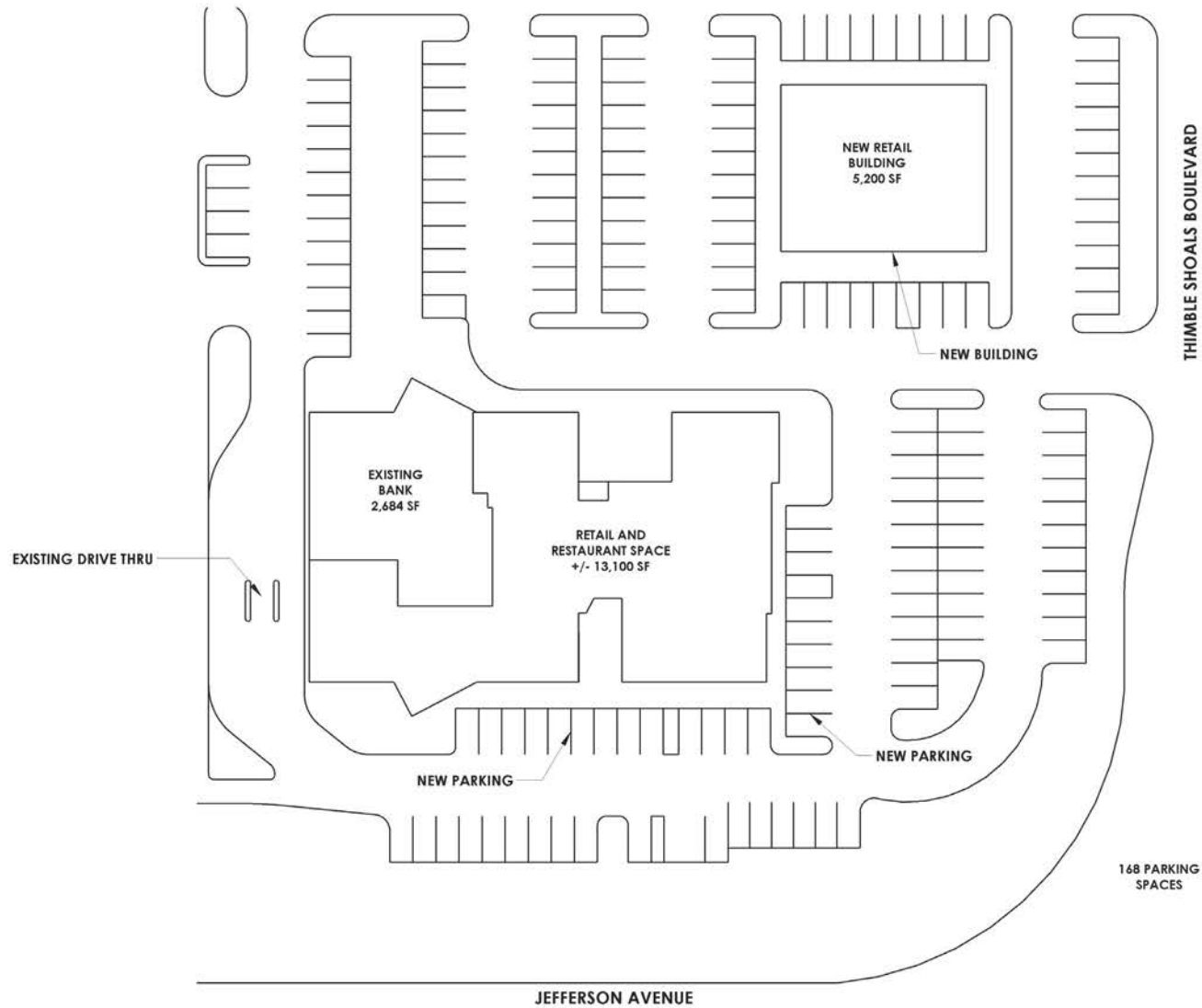
- ±1,200 SF & up available!
- **New retail/office redevelopment located at the entrance to City Center in Newport News!** Second floor office space available with building signage
- **Excellent visibility!** Conveniently located on the signalized corner of Thimble Shoals Boulevard and Jefferson Avenue!
- **A workforce of 79,530** within a 5-mile radius and 22,000 within the greater Oyster Point's Business District
- **Above average demographics** from three (3) to five (5) miles
- **Over 55K VPD** along Jefferson Avenue!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,200	82,848	169,872
Avg HH Income	\$89,952	\$130,711	\$128,189
Households	5,952	34,612	70,419



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SITE PLAN - CONCEPT 1A

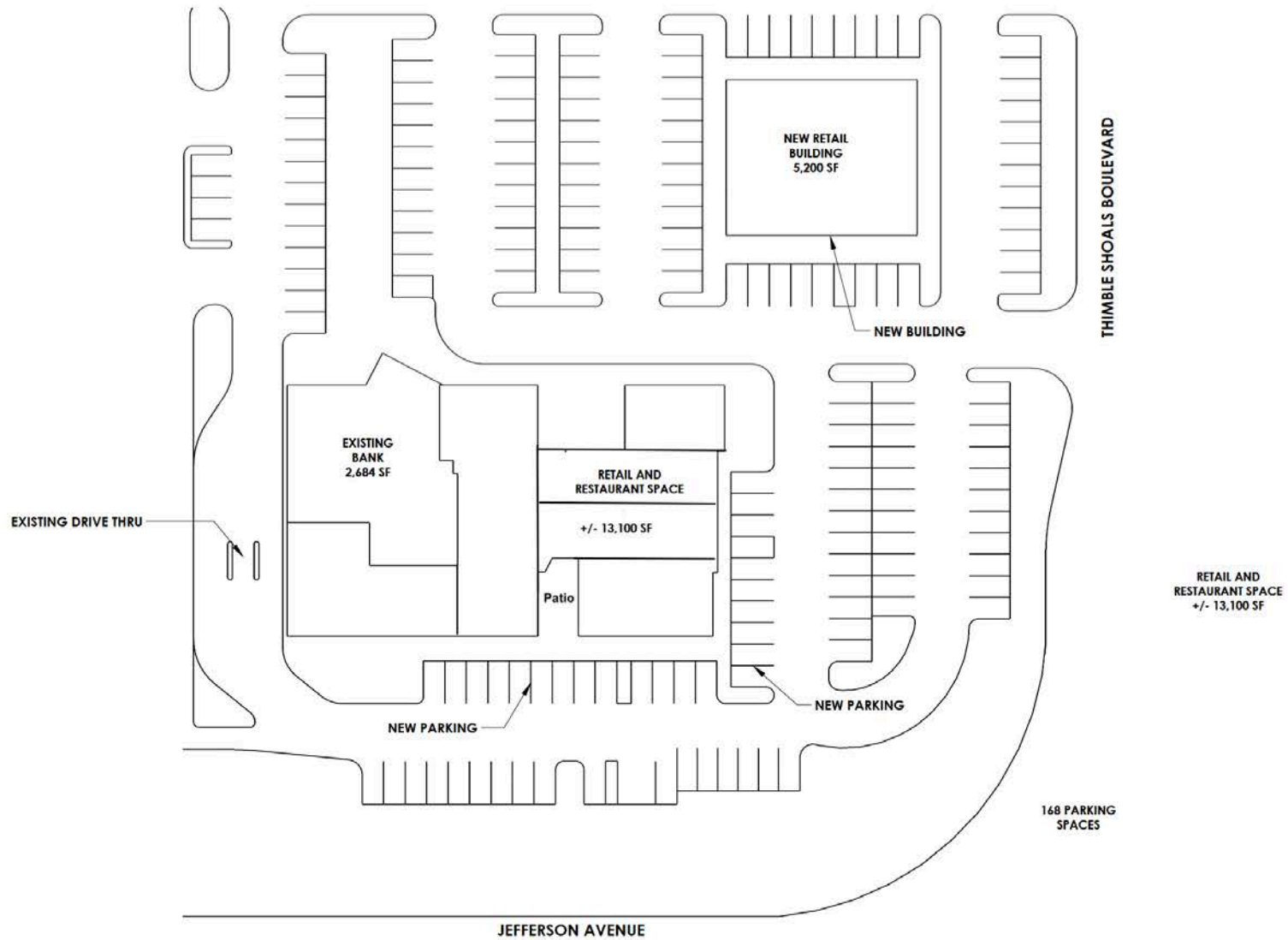


Thimble Shoals Renovation
Newport News, Virginia

Conceptual Site Plan
Concept 1 April 21, 2025 Scale: 1" = 40'-0"



SITE PLAN - CONCEPT 1B

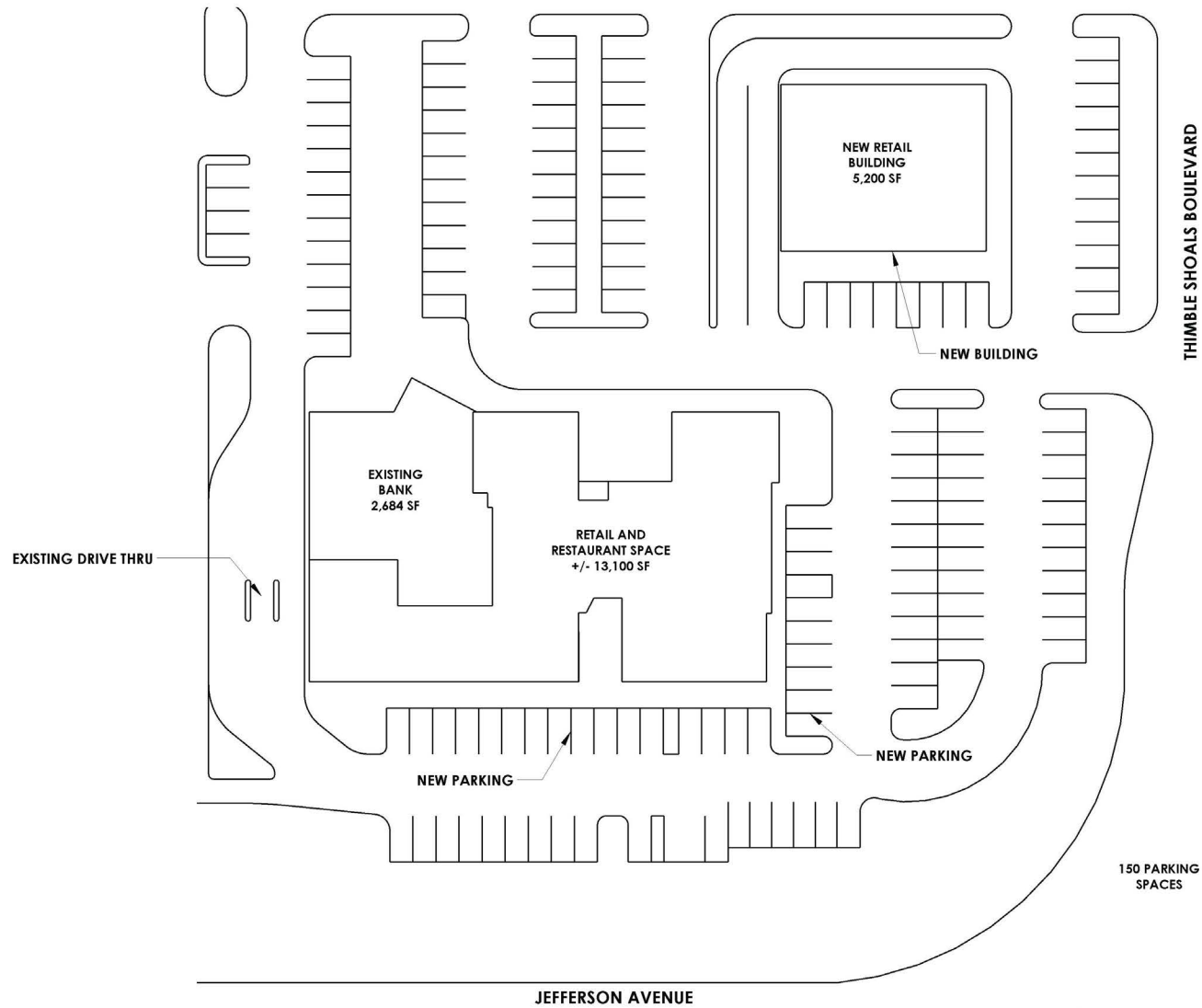


Thimble Shoals Renovation
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Conceptual Site Plan
Concept 1 April 21, 2025 Scale: 1" = 40'-0"



SITE PLAN - CONCEPT 2



Thimble Shoals Renovation
Newport News, Virginia

Conceptual Site Plan
Concept 2 April 24, 2025 Scale: 1" = 40'-0"



RENDERINGS



RENDERINGS

BUILDING A



BUILDING A



BUILDING B



CITY CENTER AT OYSTER POINT

CINEMARK



ANN TAYLOR
LOFT



674 Apartments



Thimble Shoals Boulevard

Jefferson Avenue



JOSE
TEQUILAS

FOOD LION

Atlantic
Union Bank

Langley
Federal Credit Union

WELLS
FARGO

Thimble Shoals Boulevard

Jefferson Avenue

Days Inn
BY WYNDHAM

OLD
POINT

New Media Systems, Inc.
804-356-3480
www.newmediasystems.net



Over 1,500 Residents



Jefferson Avenue

Thimble Shoals Boulevard

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