

# RETAIL FOR LEASE

Bayberry Village  
Shopping Center

954 - 980 J. Clyde Morris Boulevard  
Newport News, VA 23601



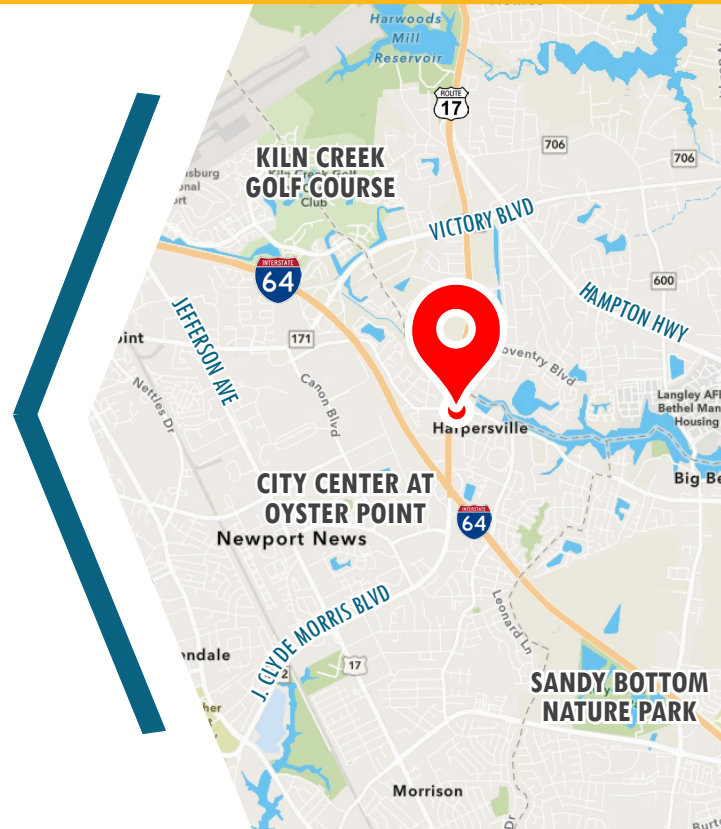
\$14.00 PSF/NNN (INLINE)

\$16.00 PSF/NNN (OUTPARCEL SHOPS)

## ABOUT PROPERTY

- Prominent location on J. Clyde Morris Boulevard
- Anchor Tenants: Food Lion and Family Dollar
- Central to all areas of the Peninsula
- Signalized intersection
- Traffic Count: 40,967 vehicles per day
- Available

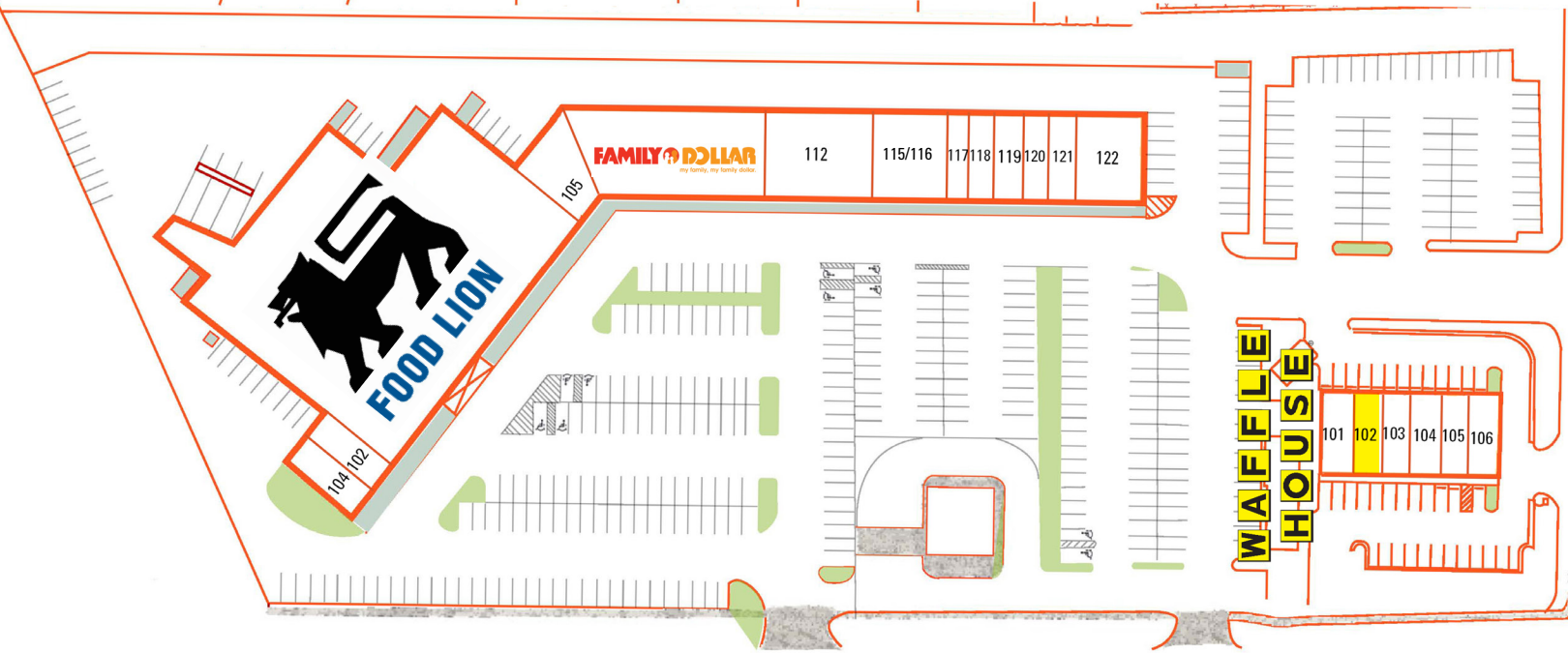
Suite	Sq. Ft.	Location
102	1,200	Outparcel Shops



For more information:  
**BOB SAUNDERS**  
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BobSaunders@HarveyLindsay.com

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

www.harveylindsay.com



J. Clyde Morris Boulevard

## TENANT ROSTER

<u>INLINE</u>			<u>OUTPARCEL SHOPS</u>		
<u>Suite</u>	<u>Tenant</u>	<u>SF</u>	<u>Suite</u>	<u>Tenant</u>	<u>SF</u>
101	New China Express	1,200	101	Oriental Massage	1,200
102	Deliza's Dominican Beauty Salon	1,200	<b>102</b>	<b>AVAILABLE</b>	<b>1,200</b>
103	Food Lion	33,235	103	70 East Tobacco	1,200
105	Dignity Funeral Services	1,905	104	Chic N Fish	1,200
106	Family Dollar	8,225	105	Lendmark Financial Services	1,200
113/114	Guapo's Mexican Grill	3,600	106	I Love Hydroponics	1,500
115/116	VA ABC	2,400		<u>OUTPARCEL USERS</u>	
117	Jackson Hewitt	900	OUT1	MedCap	1,930
118	The Total Experience	1,200	OUT4	Waffle House	3,300
119	LA Nails	1,200			
120	A Heavenly Florist	1,150			
121	Grandstands Grill	1,250			
122	The Kebab House	2,400			

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# BAYBERRY VILLAGE SHOPPING CENTER

954 - 980 J. Clyde Morris Blvd.  
Newport News, VA 23601

## DEMOGRAPHICS



2024 Summary	1 Mile	3 Miles	5 Miles
Population	8,611	83,886	185,855
Households	3,723	34,580	77,500
Families	2,231	21,215	47,323
Average Household Size	2.26	2.37	2.34
Owner Occupied Housing Units	1,825	18,069	43,037
Renter Occupied Housing Units	1,898	16,511	34,463
Median Age	37.5	36.0	37.1
Median Household Income	\$72,703	\$79,713	\$79,323
Average Household Income	\$98,402	\$104,508	\$104,496

### KEY FACTS WITHIN 3 MILES

**83,886**  
POPULATION

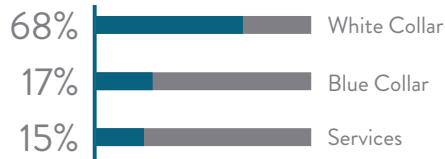
**36.0** MEDIAN AGE

**2.37**  
AVG. HOUSEHOLD SIZE

**\$104,508**  
Average Household Income

**3,238**  
TOTAL BUSINESSES

**45,177**  
TOTAL EMPLOYEES



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