

# retail FOR LEASE

DIRECTLY ACROSS THE STREET FROM  
NEW COSTCO (UNDER CONSTRUCTION)

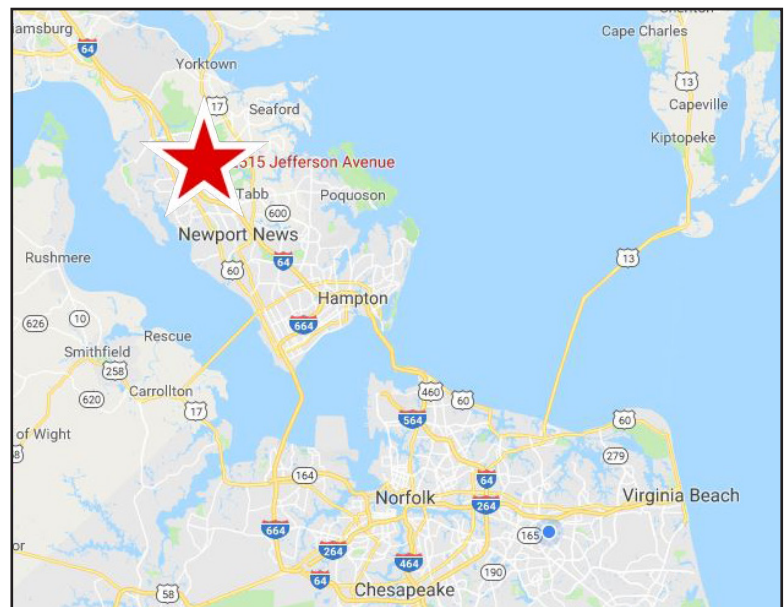


Jefferson Marketplace | 12515 Jefferson Avenue, Newport News, Virginia

## PROPERTY FEATURES:

- **±1,654 SF (Turn-Key Nail Salon) & ±1,661 SF endcap (Turn-Key Bakery) & ±2,265 SF (former T-Mobile) AVAILABLE!**
- **LOCATION!** Jefferson Marketplace is located between a new ±8,000 SF Newport News Multi-Modal Station on Bland Boulevard & new Costco Warehouse on Jefferson Avenue
- **Current tenants include:** Verizon Wireless, Five Guys, Orange Theory Fitness, Ideal Image, Sweet Frog, Donato's Pizza, Firehouse Subs, Jason's Deli, GNC & more!
- **Over 80K VPD** along Jefferson Avenue
- **Monument Signage** available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	10,172	74,372	154,991
Avg HH Income	\$38,924	\$60,458	\$62,831
Households	4,198	29,095	59,202



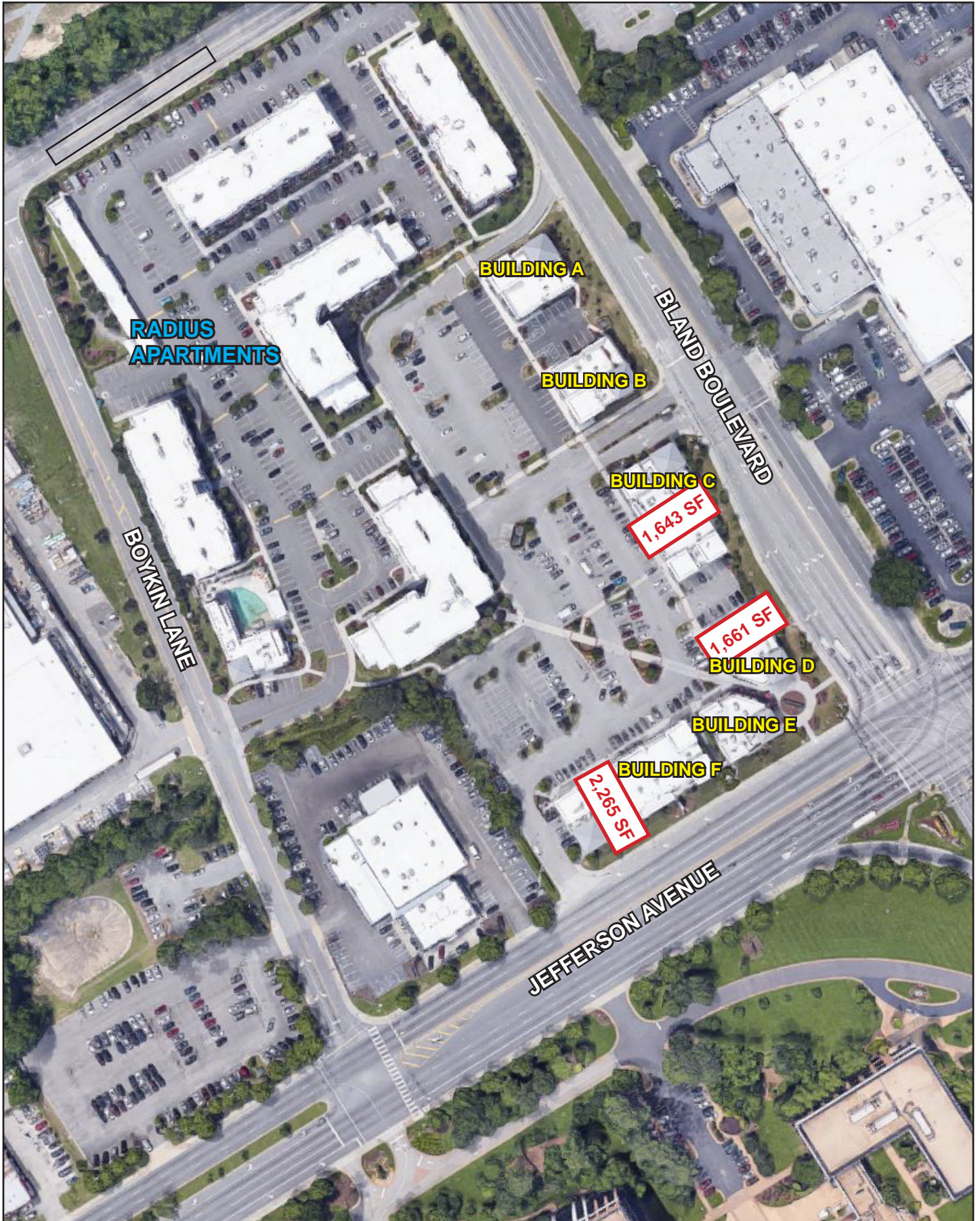
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DEVELOPED BY:



# SITE PLAN



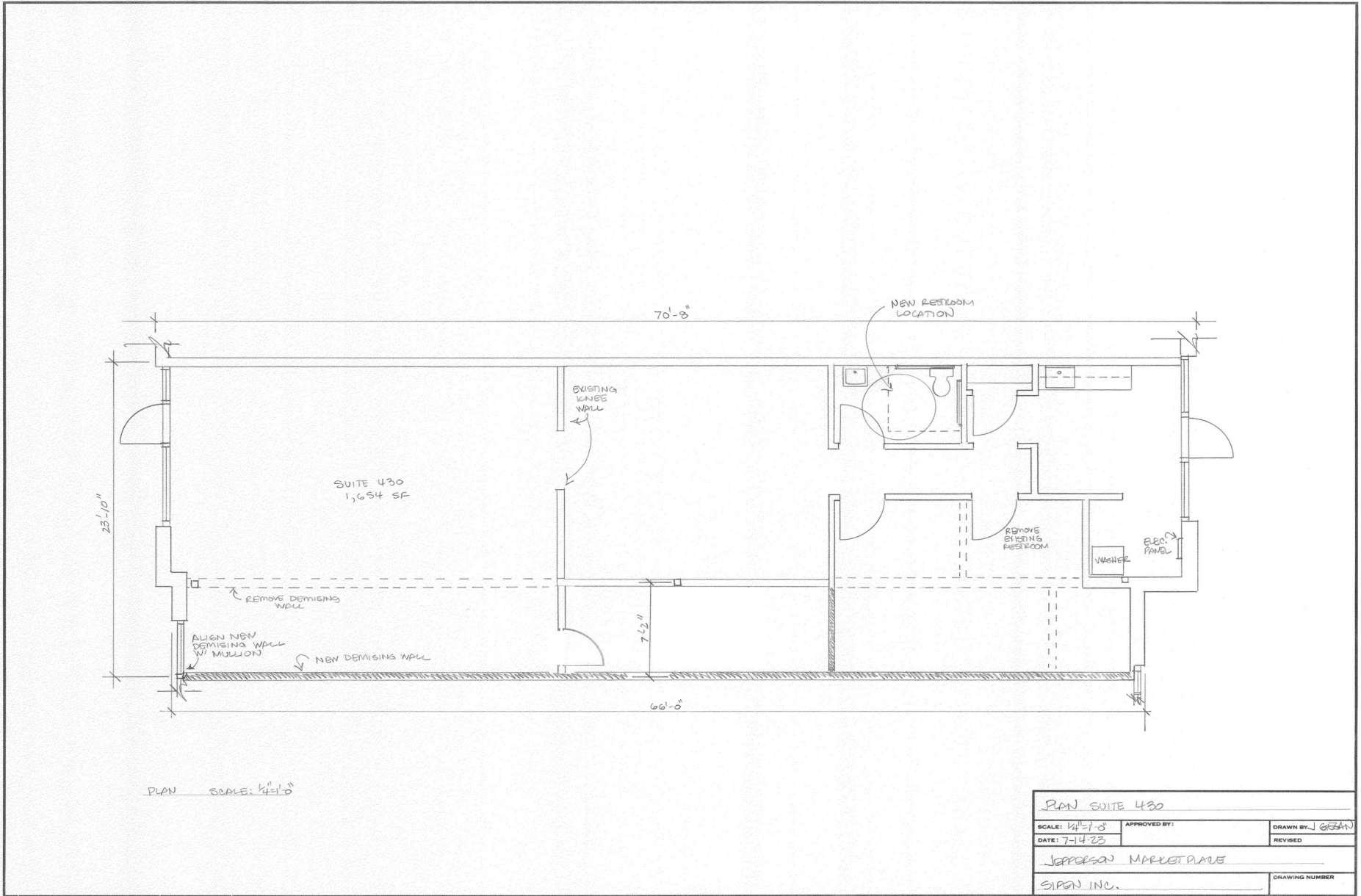
## LEASE PLAN - BUILDING A, B & C



# LEASE PLAN - BUILDING D, E & F



# AS-BUILT PLAN - BUILDING C, SUITE 430 (NAIL SALON)



PLAN SUITE 430		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: J. GIBSON
DATE: 7-14-23		REVISED:
J. GIBSON MARKET PLACE		
SIPAN INC.		DRAWING NUMBER

# AERIAL



# NEWPORT NEWS MULTI-MODAL STATION



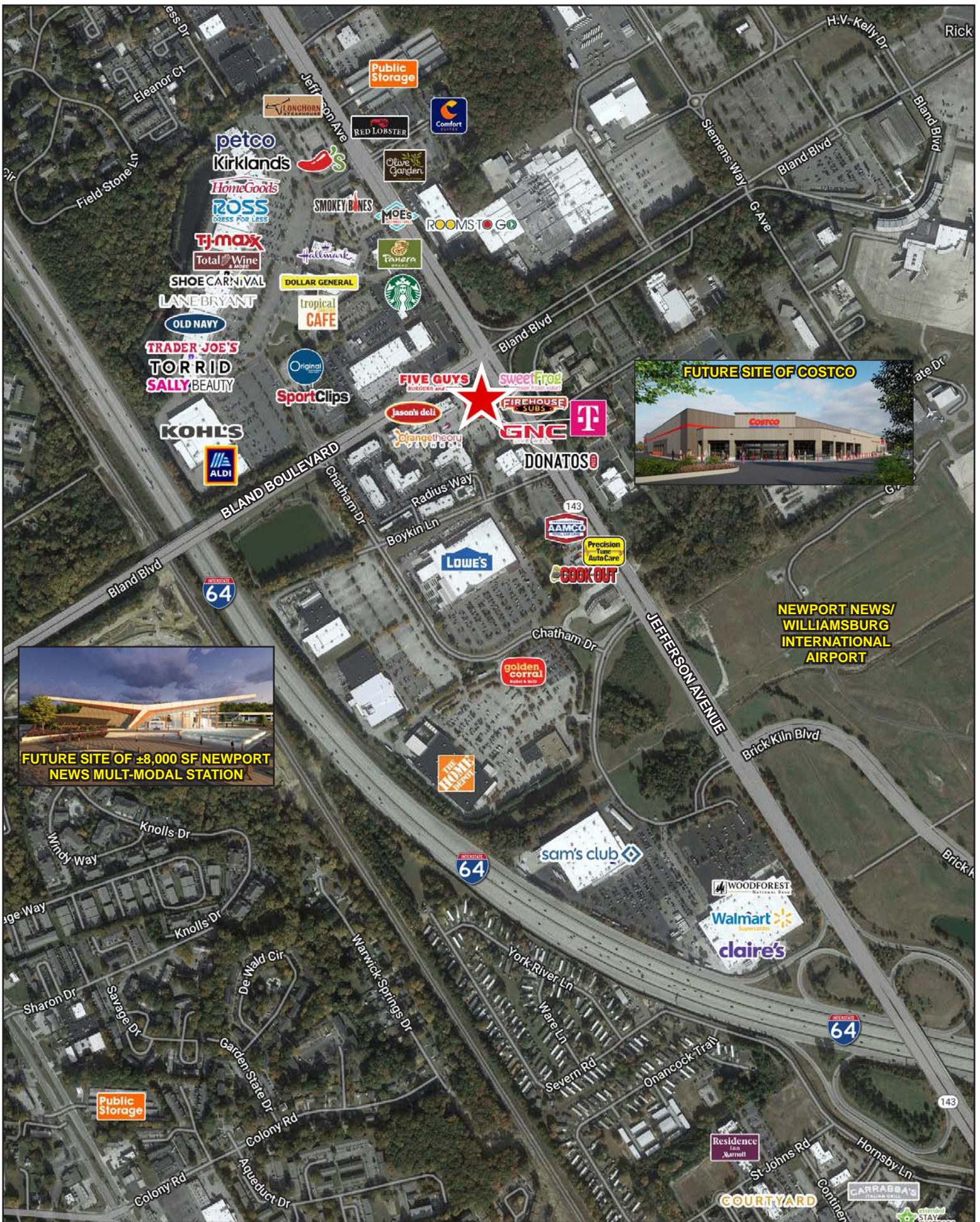
## SUMMARY

This “gateway” facility into Newport News will link Amtrak passenger rail and local & intercity bus service in a seamless intermodal hub. Connection to a future light rail station is also being incorporated. The station Master Plan includes planning for mutually supportive commercial uses as well as expansion of the transit components. The 30-acre master plan includes 80,000 sf office, 125 key hotel, 9,600 sf of retail, and public open space for passive recreation. These uses will ultimately support the future Williamsburg/Newport News International Airport’s “Aerotropolis” plan.

The overall project scope includes an off-site Service Facility, layover yard, and track work. NBA is providing programming, visioning, master planning, transit oriented development, and architectural design.

## SCOPE/COMPONENTS

- 8,000 sf Amtrak Station and platform
- Bus accommodations for Amtrak Thruway buses, Hampton Roads Transit, intercity bus, and airport shuttles
- Connection to future Light Rail Station
- Service Area including Crew Base, Mechanical, service platform and layover yard preschool-age terrace and water spray area



**NEWPORT NEWS/  
WILLIAMSBURG  
INTERNATIONAL  
AIRPORT**