



For Lease

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1 Towne Centre Way | Hampton, VA 23666

Tenants include US Foods Chef Market, Riverside Health System, Dollar Tree, FunPlex Trampoline Park , & Many More

Rite Aid, Ace Hardware, and Small Shops For Lease

- Interstate visibility & Easy access
- Off Interstate location and connectivity to major road systems
- Dominant entertainment district for the middle peninsula
- AMC 24, and Chuck-E-Cheese's have 20 year operating history, with the AMC 24 recently underwent renovations as part of the company's \$600 million upgrades
- Over 91,000 population in a 3-mile radius and daytime population of over 87,000

Accelerating success.

Property Overview

Property Description:

Hampton Towne Centre is an off-interstate site just off of I-64. It is located across the interstate from the Thomas Nelson Community College (11,000 students), across the interchange from a large office park and is convenient to the NASA/Langley Air Force Base employees. In a 3-mile radius you have a growing population of 91,093, which is up from 86,989 in 2000. The center enjoys a daytime population of 87,476. Median age for the 3-miles is 35 and median income per household is \$54,364. With the draw of the AMC Theatre, you can easily pull from Hampton, Newport News, and York County. Hampton Roads Center Parkway provides the east to west link for Peninsula residents.

Size:	173,540 SF on 14.94 Acres AMC 24 (owned by others)
Lease Rate:	* Contact Agents
CAM, Taxes & Insurance:	\$3.70 PSF
Retailers:	US Foods Chef Store, Riverside Health System, Funplex Trampoline Park, Dollar Tree, ABC, Ace Hardware, Rite Aid, Anytime Fitness, newly renovated AMC 24, Chuck-E-Cheese's, Plaza Azteca, Peking China
Traffic Counts	168,000 VPD on Interstate 64 (combined counts) 39,000 VPD on Hampton Roads Center Parkway near Big Bethel Road

Demographics

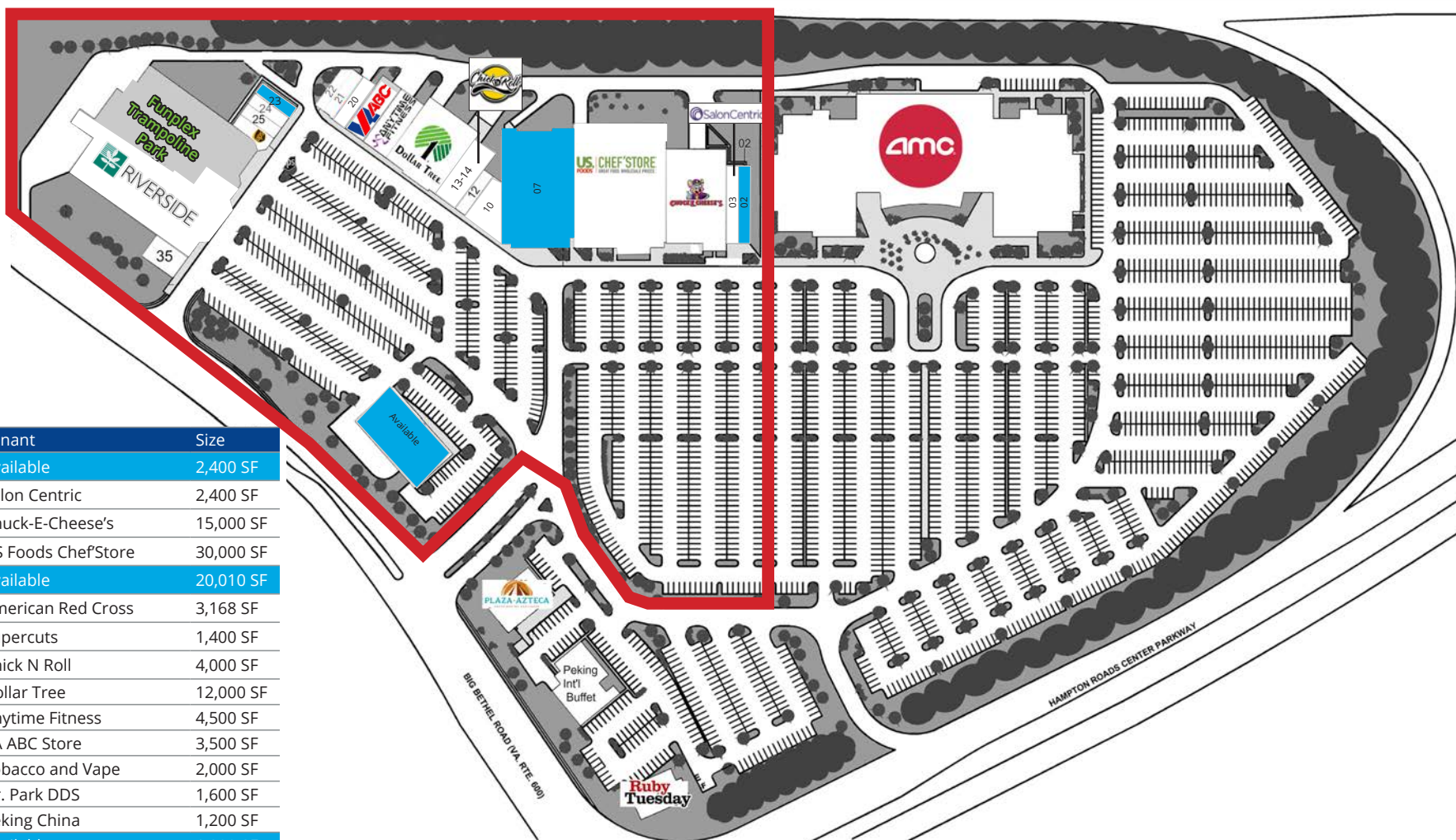
Radius	1 Mile	3 Miles	5 Miles
Population	6,498	88,654	192,099
Average HH Income	\$99,898	\$71,585	\$73,470
Daytime Population	5,883	87,689	217,455

Drive Times	5 Miles	10 Miles	15 Miles
Population	20,550	151,844	302,152
Average HH Income	\$78,934	\$74,403	\$76,699
Daytime Population	21,789	167,485	319,770



Site Plan/Tenant Roster

INTERSTATE ROUTE 64



Suite	Tenant	Size
02	Available	2,400 SF
03	Salon Centric	2,400 SF
04	Chuck-E-Cheese's	15,000 SF
05/06	US Foods Chef's Store	30,000 SF
07	Available	20,010 SF
10	American Red Cross	3,168 SF
12	Supercuts	1,400 SF
13-14	Chick N Roll	4,000 SF
15	Dollar Tree	12,000 SF
16	Anytime Fitness	4,500 SF
19	VA ABC Store	3,500 SF
20	Tobacco and Vape	2,000 SF
21	Dr. Park DDS	1,600 SF
22	Peking China	1,200 SF
23	Available	1,300 SF
24	Liberty Tax	1,300 SF
25	Ann Nails	1,300 SF
26	The UPS Store	1,480 SF
30	Funplex Trampoline Park	26,840 SF
31	Riverside	25,450 SF
35	Gus' NY Pizza	2,400 SF
OP-1	Available	10,908 SF

Aerial View

Langley
AirForce
Base

Coliseum
Central

Peninsula
Town Center

Thomas Nelson
Community
College

Interstate 64 - ADT 168,000

Hampton
Towne Centre

Big Bethel - ADT 39,000

Hampton Roads Center Pkwy - ADT 39,000

Hampton
Woods Plaza
& Shoppes



Aerial View



Coliseum
Central

Newport News
Shipyard

Hampton Roads Center Pkwy - ADT 39,000

Thomas Nelson
Community
College

Hampton
Woods Plaza
& Shoppes

Interstate 64 - ADT 168,000

Hampton
Towne Centre

Big Bethel - ADT 39,000

Sandy Bottom
NATURE PARK

Sandy Bottom
Nature Park
456 Acres

Aerial View



Thomas Nelson
Community
College

Interstate 64 - ADT 168,000

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