

RETAIL SPACE FOR LEASE

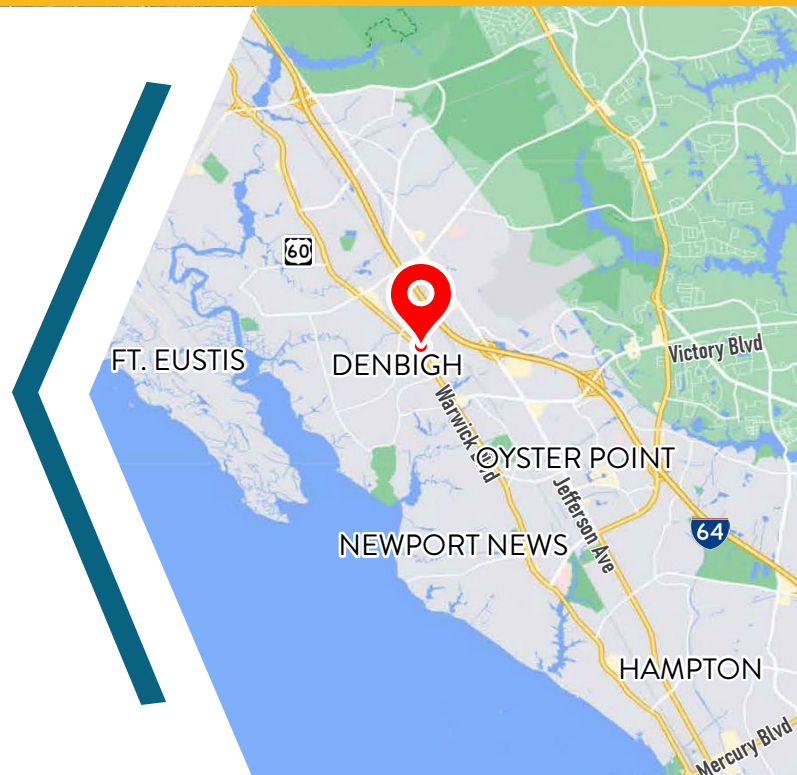
13641 Warwick Boulevard,
Newport News, VA 23602



CURRENTLY AVAILABLE

ABOUT PROPERTY

- Suite **A** - 1,600 SF
- Suite **B** - 1,600 SF
- Convenient access with high visibility
- Located near the heavily traveled intersection of Warwick Boulevard and Bland Boulevard
- Traffic Count: 38,020 VPD (ERSI 2024)
- New LVP Flooring
- **Call for the Rate!**



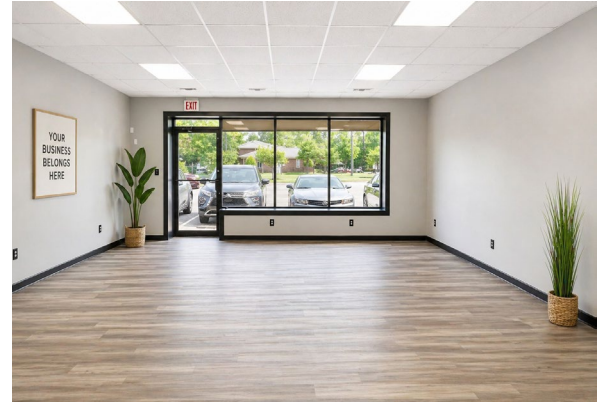
For more information:
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

PHOTOS

13641 Warwick Boulevard | Newport News, VA



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AERIAL

13641 Warwick Boulevard | Newport News, VA



SHERWOOD SHOPPING CENTER

NEWPORTS NEWS/WILLIAMSBURG INT'L AIRPORT

PATRICK HENRY MALL



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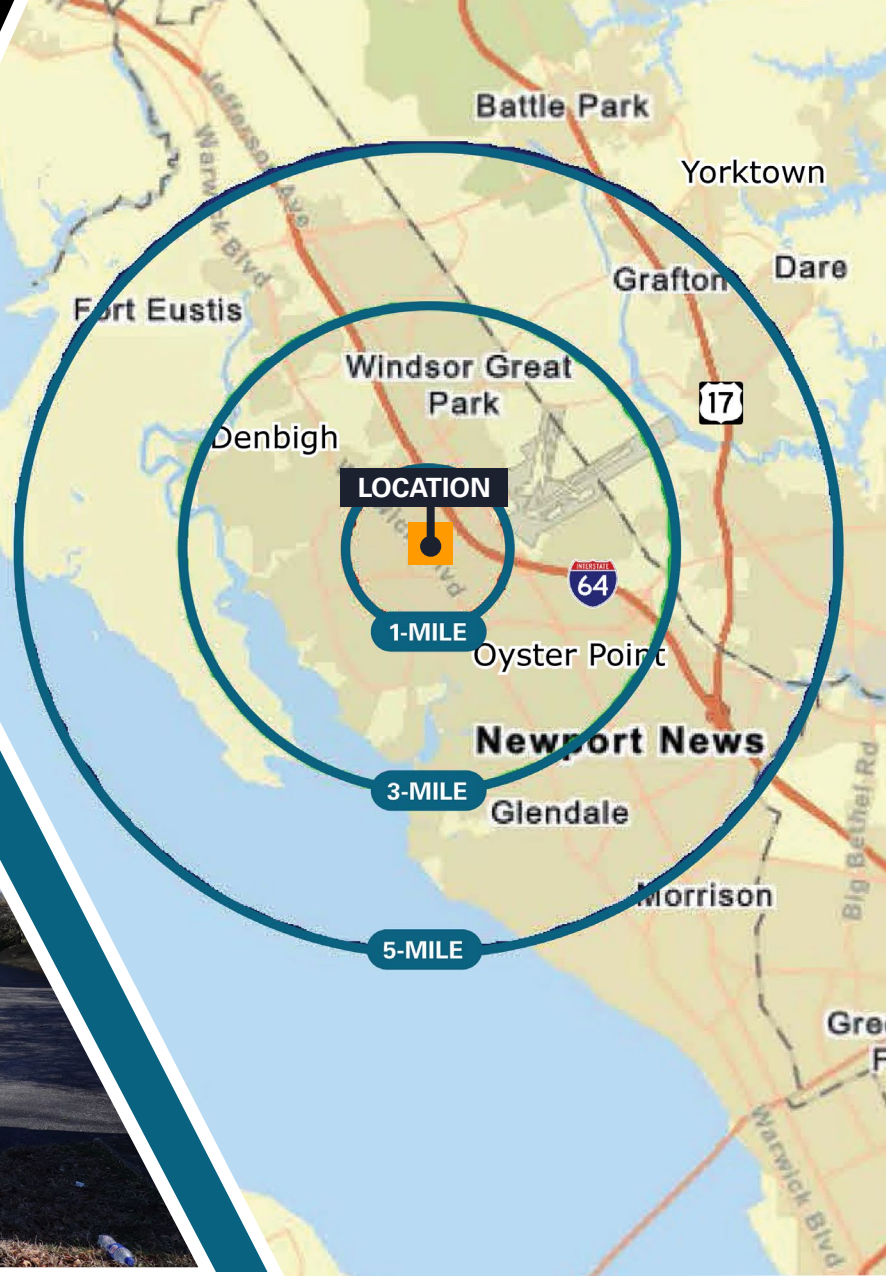
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DEMOGRAPHICS



| 2024 Summary | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| Population | 14,523 | 75,142 | 149,399 |
| Households | 6,193 | 31,482 | 60,477 |
| Families | 3,581 | 19,139 | 37,217 |
| Average Household Size | 2.34 | 2.37 | 2.38 |
| Owner Occupied Housing Units | 2,552 | 17,483 | 32,872 |
| Renter Occupied Housing Units | 3,641 | 13,999 | 27,605 |
| Median Age | 34.3 | 37.2 | 35.8 |
| Median Household Income | \$63,825 | \$73,903 | \$75,622 |
| Average Household Income | \$84,414 | \$94,670 | \$99,262 |

KEY FACTS WITHIN 3 MILES



75,142
POPULATION

37.2

MEDIAN AGE



2.37
AVG. HOUSEHOLD SIZE

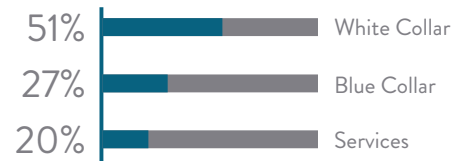
\$94,670
Average Household Income



1,810
TOTAL BUSINESSES



26,028
TOTAL EMPLOYEES



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