

FOR LEASE

±9,193 SF COMMERCIAL SHELL SPACE
6045 Jefferson Ave | Newport News, VA 23605



S.L. NUSBAUM
REALTY CO.

New to Market



RACE FOY
Associate
O. 757.640.2401
C. 757.679.1589
rfoyl@slnusbaum.com

S.L. NUSBAUM REALTY CO. | 440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

EXECUTIVE SUMMARY

±9,193 SF COMMERCIAL SHELL SPACE

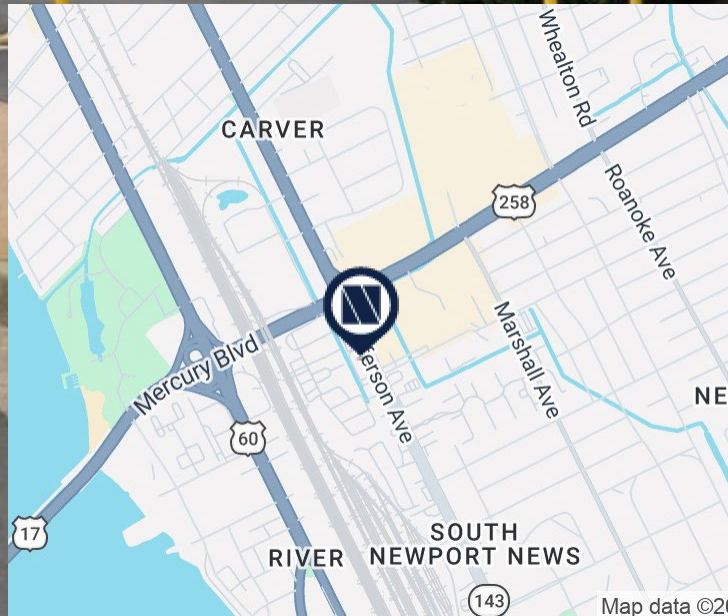
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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	±10,060 SF
Available SF:	±9,193 SF
Year Built:	1960
Zoning:	C2



PROPERTY HIGHLIGHTS

- Approximately 9,193 SF on two floors
- Shell condition
- Durable concrete floors and concrete block construction Flexible floor plan suitable for a variety of uses
- Adequate on-site parking
- Prominent Jefferson Avenue location
- Convenient access to I-664 and major employment centers
- Located near Newport News Shipbuilding
- Available immediately

DEMOGRAPHICS MAP & REPORT

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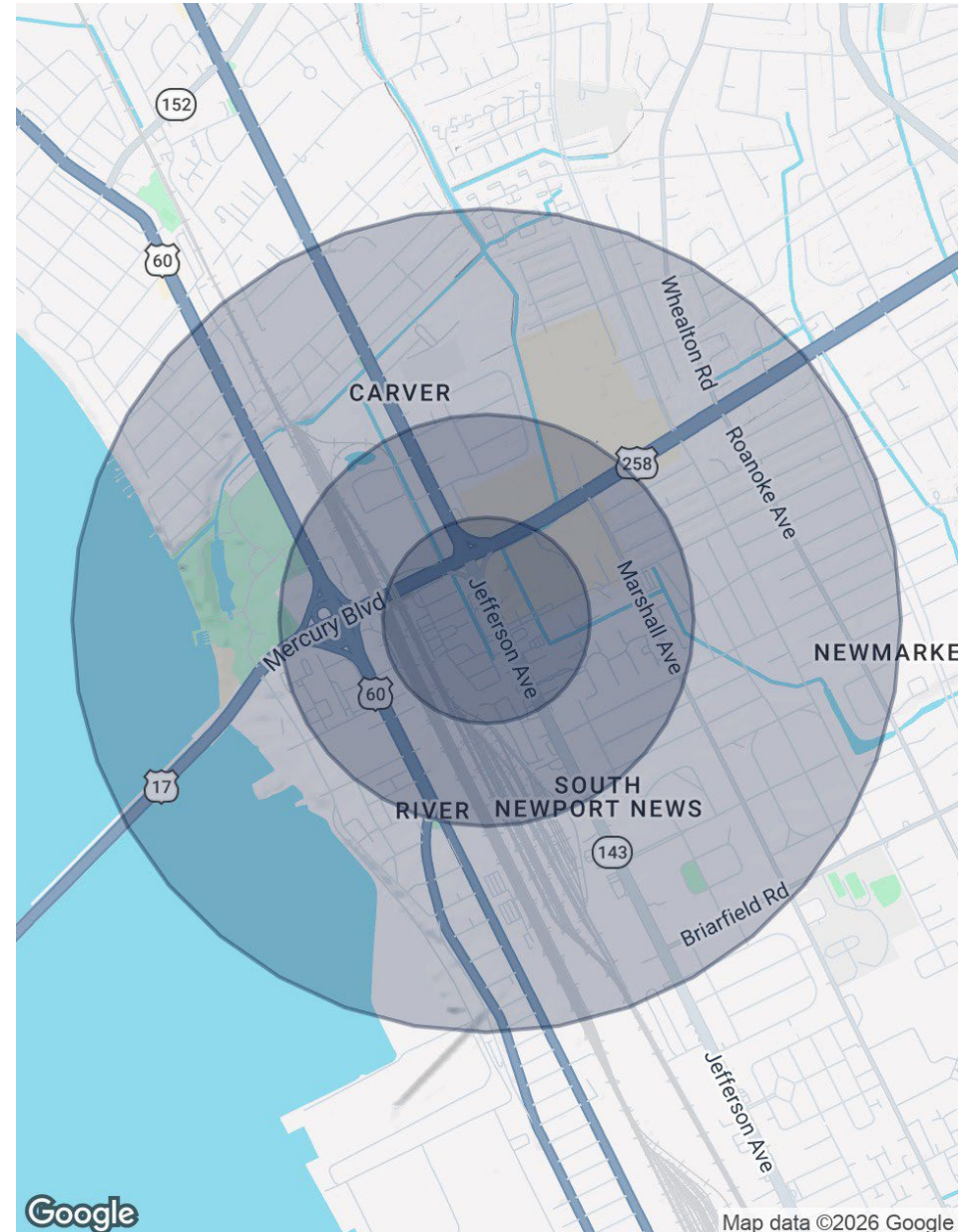
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	497	2,656	10,503
Average Age	39.0	40.3	38.5
Average Age (Male)	37.9	36.2	33.1
Average Age (Female)	39.0	40.3	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	243	1,345	5,008
# Of Persons Per HH	2.0	2.0	2.1
Average HH Income	\$67,080	\$64,412	\$65,448
Average House Value	\$124,199	\$158,732	\$183,547

2023 American Community Survey (ACS)

PROPERTY OVERVIEW

Unique opportunity in Newport News to lease a versatile two-story commercial building shell situated on Jefferson Avenue. The property offers excellent access to I-664, Newport News Shipbuilding, and numerous surrounding commercial amenities. With a flexible layout and a variety of potential uses, this property presents an ideal opportunity for businesses seeking customizable space in a highly accessible location. The property's flexible C-2 zoning supports a diverse mix of potential uses.



ADDITIONAL PHOTOS

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Durable Construction and Flexible Floor Plan



ADDITIONAL PHOTOS

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**±9,193 SF
Shell Space**



Immediate Availability

FLOOR PLANS

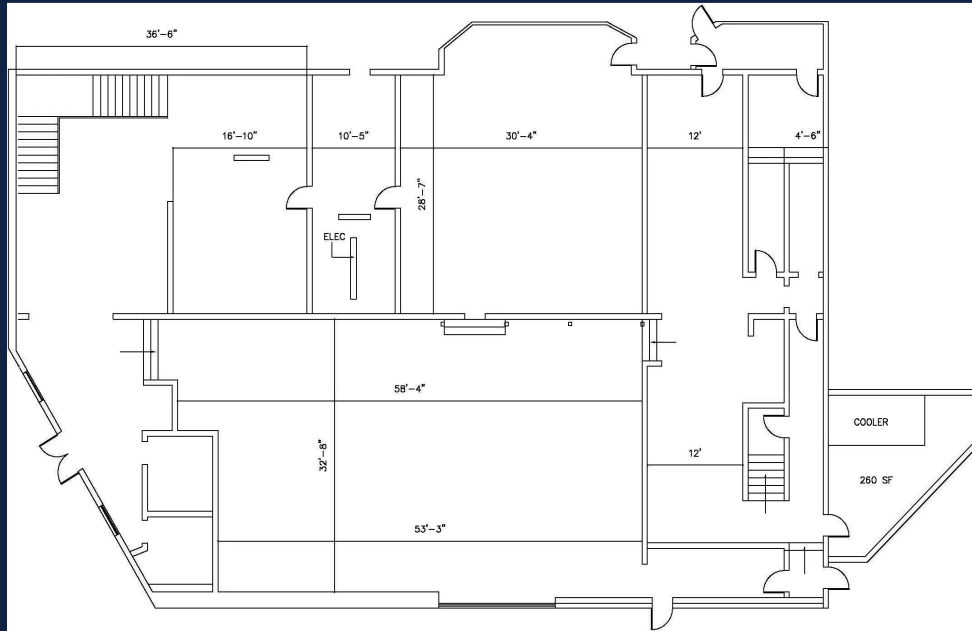
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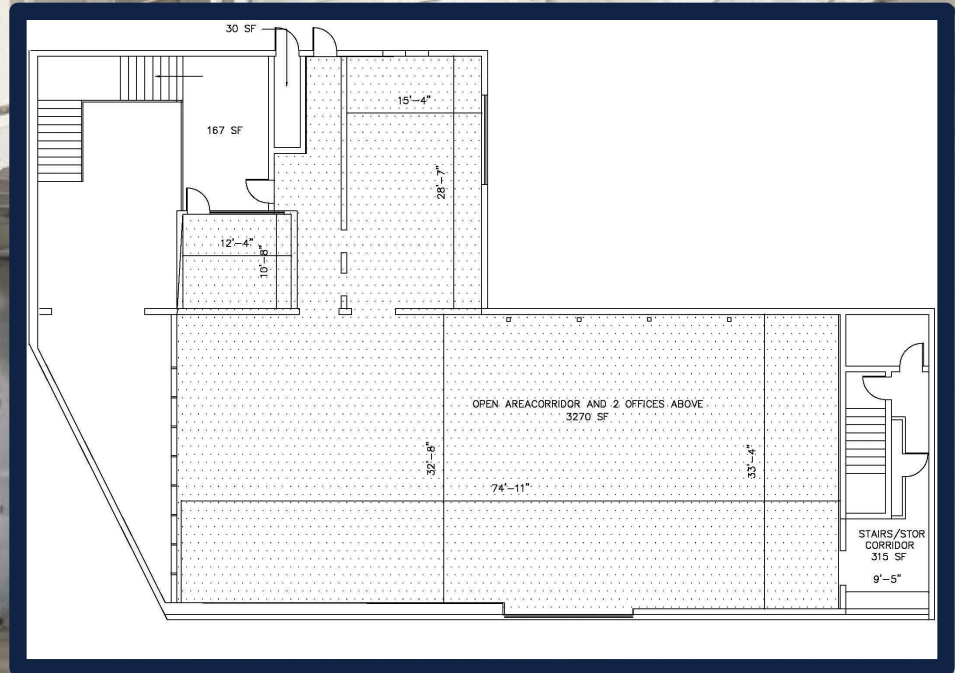


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Second Floor



First Floor



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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