

FOR SALE

FREESTANDING OFFICE BUILDING

736 THIMBLE SHOALS BLVD / NEWPORT NEWS, VA 23606



S.L. NUSBAUM
REALTY CO.



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ABOUT THE ASSET

736 THIMBLE SHOALS BLVD

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736 Thimble Shoals Blvd. offers a rare opportunity to acquire a freestanding office building in the heart of Oyster Point—the Virginia Peninsula’s premier business district.

Positioned on approximately one acre at a signalized, hard-corner intersection, the property delivers outstanding exposure.

The ±5,075 SF building features private, ground-floor access and is ideally suited for an owner-user seeking a centrally located office environment with abundant parking and immediate proximity to the region’s top employers, retail amenities, and major transportation corridors.

HIGHLIGHTS

- ±5,075 SF freestanding office on 1 AC at a signalized, hard-corner location
- Excellent visibility and access with abundant on-site parking and walk-up entry
- Prime Oyster Point location near NASA, Jefferson Lab, Newport News Shipbuilding, and Patrick Henry Mall
- Immediate connectivity to I-64, J. Clyde Morris Blvd., and Jefferson Ave. with surrounding retail and service amenities

SPACES

	SIZE	OCCUPANCY
SUITE A	±2,200 SF	Through 11/30/2027
SUITE B	±2,800 SF	Available Now

INVESTMENT SUMMARY

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PROPERTY DETAILS



PARCEL NUMBER
196000191



BUILDING SIZE
5,075 SF



LOT SIZE
1 AC



ZONING
C4



YEAR BUILT
1982



SUBMARKET
Oyster Point



ENTERPRISE ZONE
Located in a state-
designed Enterprise
Zone



LOCATION
Minutes from Interstate
64, City Center,
Christopher Newport
University, and the
regional airport.



PARKING
53 surface parking

ASKING PRICE \$ 799,000

SURROUNDING AREA

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SUBMARKET OVERVIEW

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CENTRALIZED, HIGHLY ACCESSIBLE BUSINESS HUB

Oyster Point is widely recognized as one of the most strategically connected business districts on the Virginia Peninsula, offering office tenants seamless access to major transportation arteries. With I-64 less than two miles away, tenants enjoy quick travel to key regional destinations such as Hampton, Williamsburg, Portsmouth, and Virginia Beach, all essential for companies with multi-city operations or client bases. The district's proximity to Newport News/Williamsburg International Airport further enhances convenience for businesses that rely on frequent travel.

AMENITY-RICH ENVIRONMENT

Oyster Point delivers a mature and well-rounded amenity base that is particularly attractive to office tenants who want to maximize employee convenience and satisfaction. The area is surrounded by an array of restaurants, cafés, business services, banking institutions, and fitness options, all within a short radius. This concentration of amenities allows employees to manage personal and professional tasks efficiently throughout the day, making it easier for companies to foster a productive, balanced work environment. From client lunches to quick-service dining and nearby retail, everything is designed to enhance the daily office experience.

THRIVING PROFESSIONAL COMMUNITY & DIVERSE ECONOMIC BASE

As home to a robust mix of businesses, from finance and legal services to technology, defense contractors, and healthcare. Oyster Point fosters a collaborative, innovation-driven professional environment. Office tenants benefit from being surrounded by like-minded companies, creating opportunities for networking, partnerships, and talent sharing. The district's proximity to major institutions such as Jefferson Lab, tech companies, and regional corporate offices contributes to a steady demand for quality office space.

SUBMARKET OVERVIEW

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BY THE NUMBERS


183K Population of
Newport News
(U.S. CENSUS BUREAU 2023)


\$66K Median
Household Income
(U.S. CENSUS BUREAU 2023)


61.5% Labor Force
Participation Rate
(U.S. CENSUS BUREAU 2023)


3.3% Unemployment
Rate
(UNITED STATES BUREAU OF LABOR STATISTICS, OCT. 2024)

MAJOR EMPLOYERS


Huntington Ingalls, Inc./
NN Shipbuilding


Newport News Public Schools
Christopher Newport
University


Ferguson
Enterprises Inc.


Canon Virginia Inc.
Liebherr America


Jefferson Science
Associates


Riverside Regional Medical Center
Bon Secours
Tidewater Physicians


City of
Newport News


Army & Air Force
Exchange

INTERNATIONAL COMPANIES LOCATED IN NEWPORT NEWS

CANADA | High Liner Foods USA Inc.

NORWAY | Wallenius Wilhelmsen Logistics LLC

UNITED KINGDOM | EBAC Industrial Products, Inc.

NETHERLANDS | Arcadis U.S. Inc.

GERMANY | Liebherr USA, Co. | Muhlbauer Inc. | Swisslog Logistics Inc.

SWITZERLAND | Keller America Inc. | Solo Inc.

GREECE | Titan Virginia Ready-Mix LLC

JAPAN
Canon Virginia Inc.
Kinno Virginia, Inc.

NEWPORT NEWS, VA

Awarded grant funds are supporting dock/pier improvements and the Seafood Market project at the Seafood Industrial Park.

\$800,000

Department of Housing and
Community Development Port Host
Communities Revitalization Fund
Grant – Seafood Market

\$800,000

Department of Housing and
Community Development Port Host
Communities Revitalization Fund
Grant - Dock Improvements

\$1,000,000

Community Project Funding
through the U.S. Department
of Housing and Urban
Development

\$342,353

Aid to Local Ports Grant Awarded
by the Virginia Port Authority

\$640,994

Awarded by the United States
Economic Development
Administration

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
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Total Population (2026)	12,048	87,345	177,797
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HOUSEHOLDS	1 MILE	3 MILES	5 MILES
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Total Households (2026)	5,849	36,407	75,754
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INCOME	1 MILE	3 MILES	5 MILES
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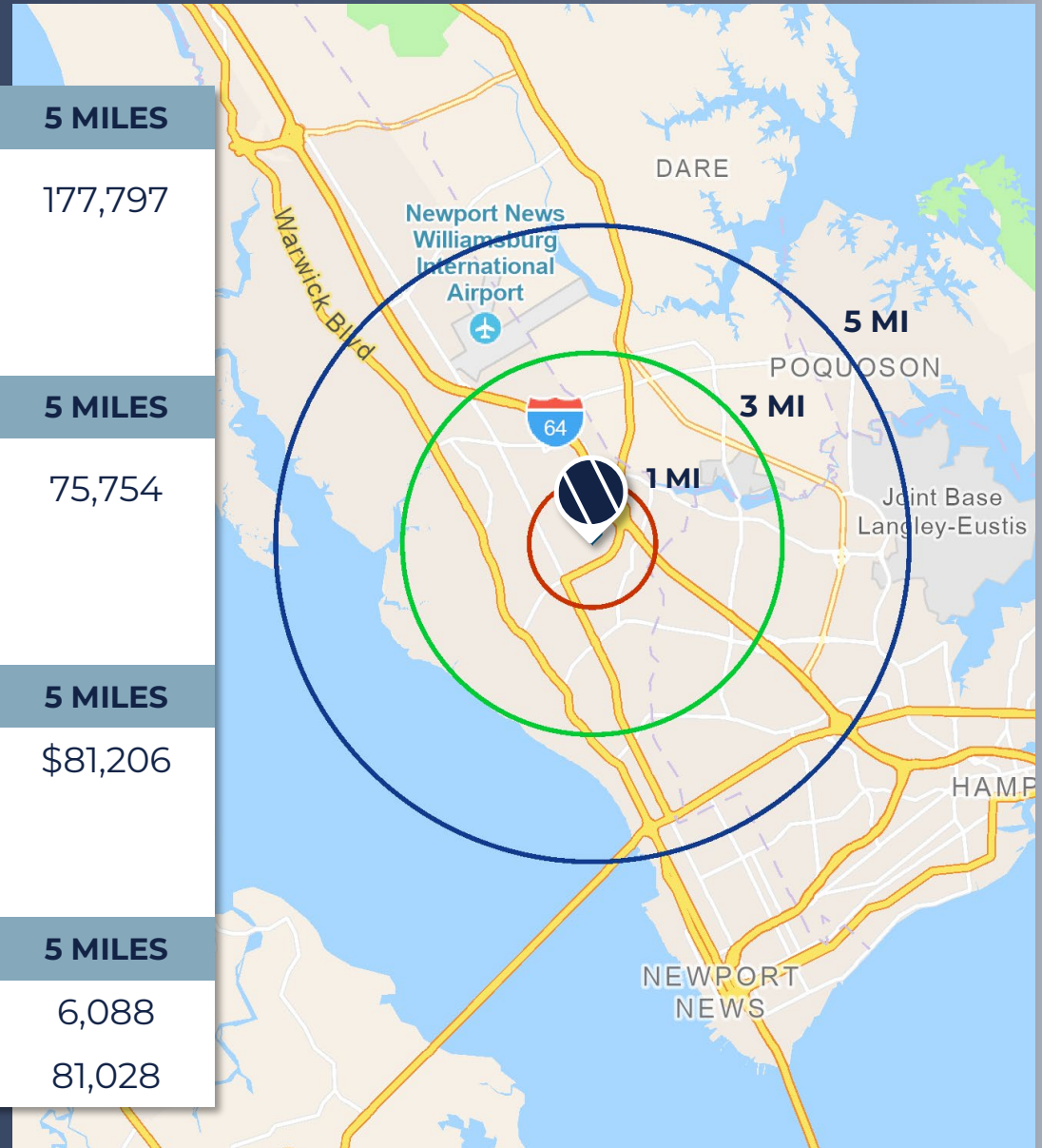
Median HH Income	\$65,400	\$83,802	\$81,206
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EMPLOYMENT	1 MILE	3 MILES	5 MILES
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Total Businesses	1,352	3,340	6,088
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Total Employees	17,175	41,889	81,028
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CONTACT INFORMATION

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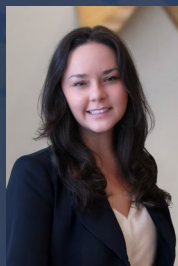


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