



1.35 ACRES AVAILABLE FOR GROUND LEASE

**12388 WARWICK BOULEVARD**  
Newport News, VA 23606



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# PROPERTY DETAILS

12388 WARWICK BLVD, NEWPORT NEWS, VA 23606

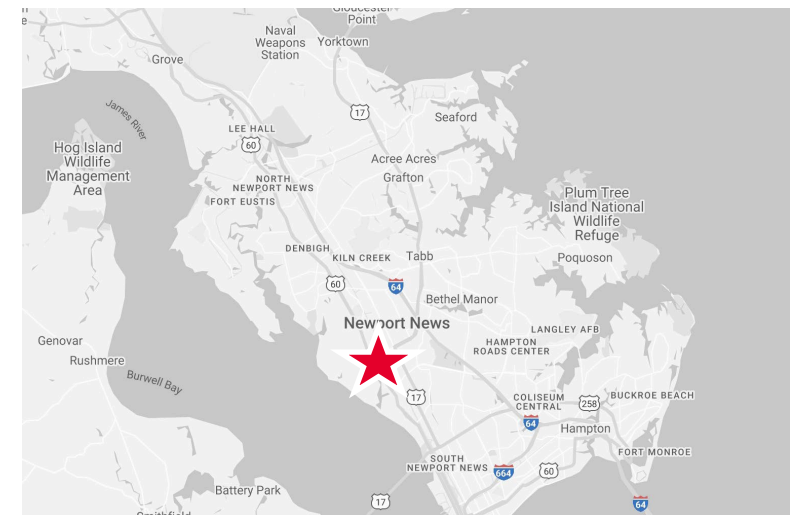
Lot Size: 1.35 Acres

Zoning: C-1, Retail Commercial District

Miscellaneous:

- 112' Frontage on Warwick Blvd.
- 33,517 VPD
- Established ingress / egress
- Utilities on site
- Multiple National Retailers Nearby
- Across from CNU Campus
- 0.25 mile from Riverside Hospital

Lease Rate: Call Agent for Pricing



| 2025 DEMOGRAPHICS               | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------------------|----------|----------|----------|
| Population                      | 11,785   | 67,203   | 151,099  |
| Households                      | 4,034    | 28,684   | 63,472   |
| Median Household Income         | \$68,552 | \$76,225 | \$78,058 |
| Education (HS Graduate/College) | 21.2%    | 18.6%    | 18.3%    |





## DEMOGRAPHICS



67,203  
POPULATION  
3-Miles



\$76,225  
MEDIAN HH  
3-Miles



\$323,634  
MEDIAN HOME VALUE  
3-Miles



37.0  
MEDIAN AGE  
3-Miles

**SITE**

## CONTACT

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