

retail FOR LEASE

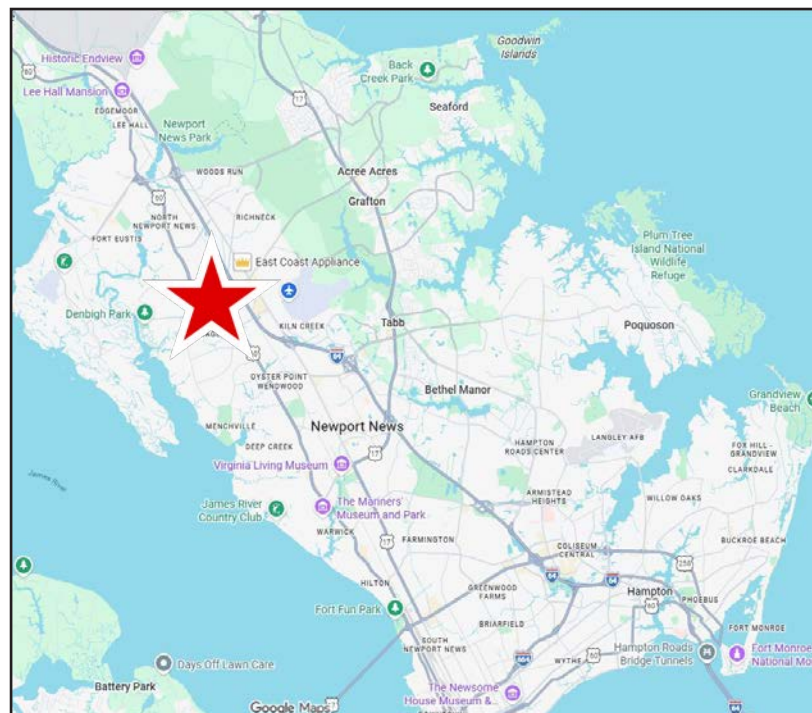


New Retail Development | 14350 Warwick Boulevard, Newport News, VA

PROPERTY FEATURES:

- **Join Chiptole! Only ±2,472 SF of retail space available in new development** located at the signalized intersection of Warwick Boulevard & Denbigh Boulevard
- **New I-64 interchange at Denbigh Boulevard!** This will double traffic counts (VPD) when complete.
- **169' of frontage on Warwick Boulevard & Denbigh Boulevard**
- **Excellent visibility with over 34K VPD along Warwick Blvd; over 19K VPD along Denbigh**
- **Convenient on-site parking**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	15,624	77,829	129,869
Avg HH Income	\$68,535	\$82,164	\$85,912
Households	6,455	31,241	52,413



Troy Parker
o: 757.222.0111
m: 757.407.9499
troy@parkerburnell.com

Jason Murphy
o: 757.222.0111
m: 757.262.8422
jason@parkerburnell.com

SITE PLAN

