

PRIME RETAIL LOCATION

FOR LEASE



THE MARKETPLACE AT TECH CENTER
12090 JEFFERSON AVENUE | NEWPORT NEWS, VA 23606



PROPERTY FEATURES

- **8,009 SF RETAIL SPACE AVAILABLE FOR LEASE**
- Located in the Peninsula's Premiere Lifestyle Center
- Excellent tenant mix of mostly new to market national credit tenants
- Excellent storefront and pylon signage visibility on Jefferson Avenue
- Located at a prime intersection in the trade area
- High traffic generator tenants providing good daytime population and high traffic volumes



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

Janet Moore, CCIM, Associate Broker
Berkshire Hathaway HomeServices Towne Realty
D: 804.467.9491
O: 757.645.4500
Janet.Moore@BHHSTowne.com

Taylor Long
PROPERTIES
Commercial Real Estate

Ellen Long, President, Principal Broker
Taylor Long Properties
D: 804.539.7793
O: 804.864.9788 EXT. 101
EllenLong@TaylorLongProperties.com

Tenants: Whole Foods, multiple restaurants such as First Watch, Mellow Mushroom, Zoe's Kitchen, PF Chang's, Starbucks, and many more

TRAFFIC COUNT: 56,000 VPD Jefferson Avenue
46,501 VPD Oyster Point Road

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DEMOGRAPHICS

	1 MI	3 MI	5 MI
2019 POPULATION	9,546	83,896	173,521
HOUSEHOLDS	4,077	33,332	67,279
AVERAGE HH INCOME	\$67,049	\$76,875	\$82,282
DAYTIME POPULATION	14,763	92,436	154,985

SITE PLAN



AERIAL



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