

FOR LEASE Available Immediately



12122 Jefferson Ave






Newport News, VA 23602

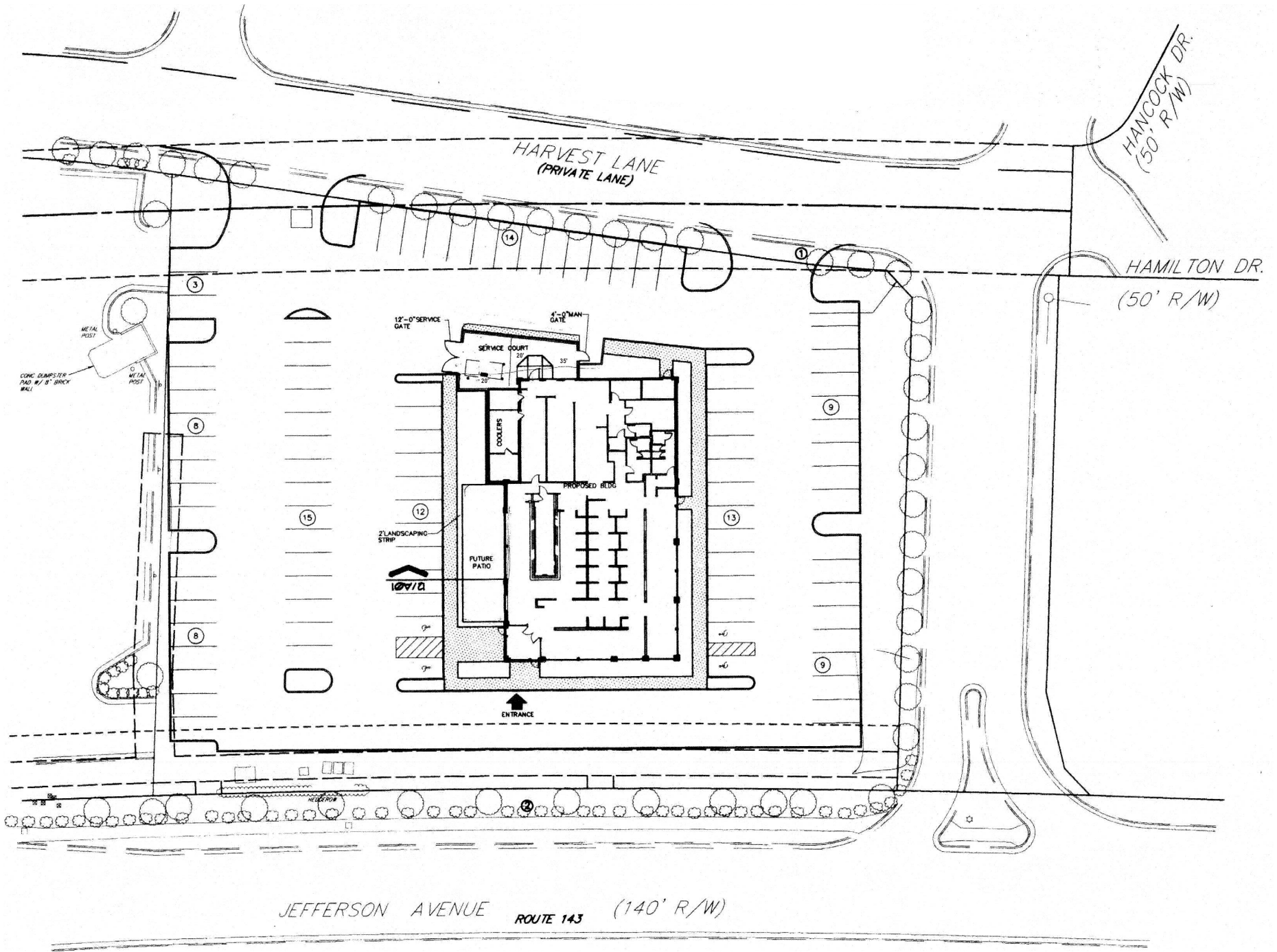
Overview

Former free-standing restaurant with excellent visibility in the center of regional retail for the Newport News trade area. The property has 250' of frontage on Jefferson Avenue, which carries 51,000+ vehicles per day (AADT). The premises includes a 7,104 square foot building on a 1.42 acre outparcel at Yoder Plaza, Newport News' premier power center with Virginia's #1 ranked Target store (2.2m annual visitors per Placer.ai). Costco is directly opposite, attracting an additional 2m+ visitors per year (per Placer.ai).

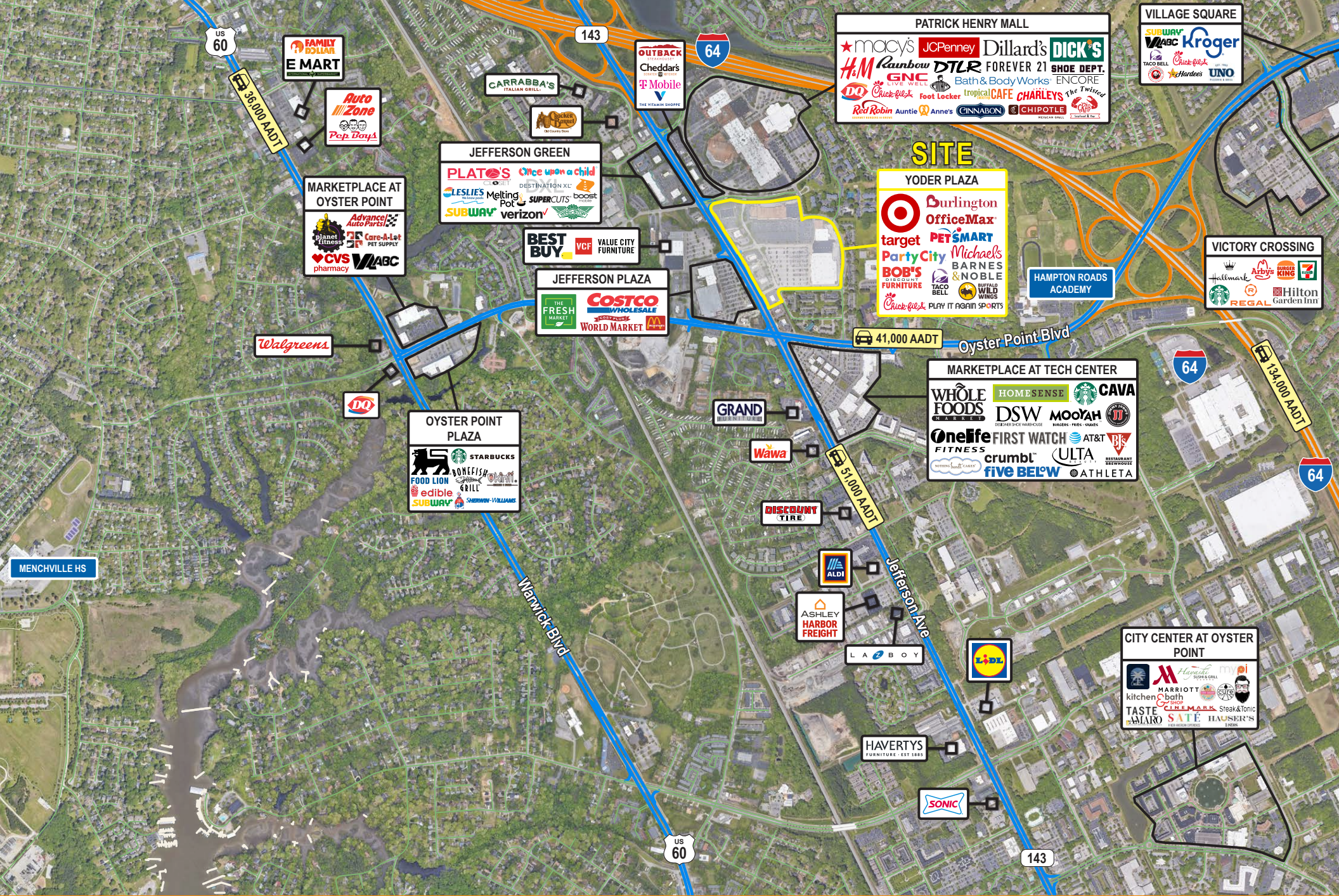
Quick Facts

Availability	Immediate
Size	7,140 SF on 1.42 acres (Two Parcels 0.68 acres & 0.74 acres)
Rental Rate	Negotiable
Net Charges	CAM self maintained. Landlord will rebill TAX/INS to Tenant; 2025 Tax Bill \$20,875.38

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	10,817	82,927	175,754
 HOUSEHOLDS	4,771	34,504	70,420
 AVG. HH INCOME	\$74,770	\$96,419	\$98,550
 DAYTIME POPULATION	10,253	91,116	178,340
 TRAFFIC COUNT	51,000 AADT (Jefferson Avenue)	41,000 AADT (Oyster Point Road)	







Interested? Contact:

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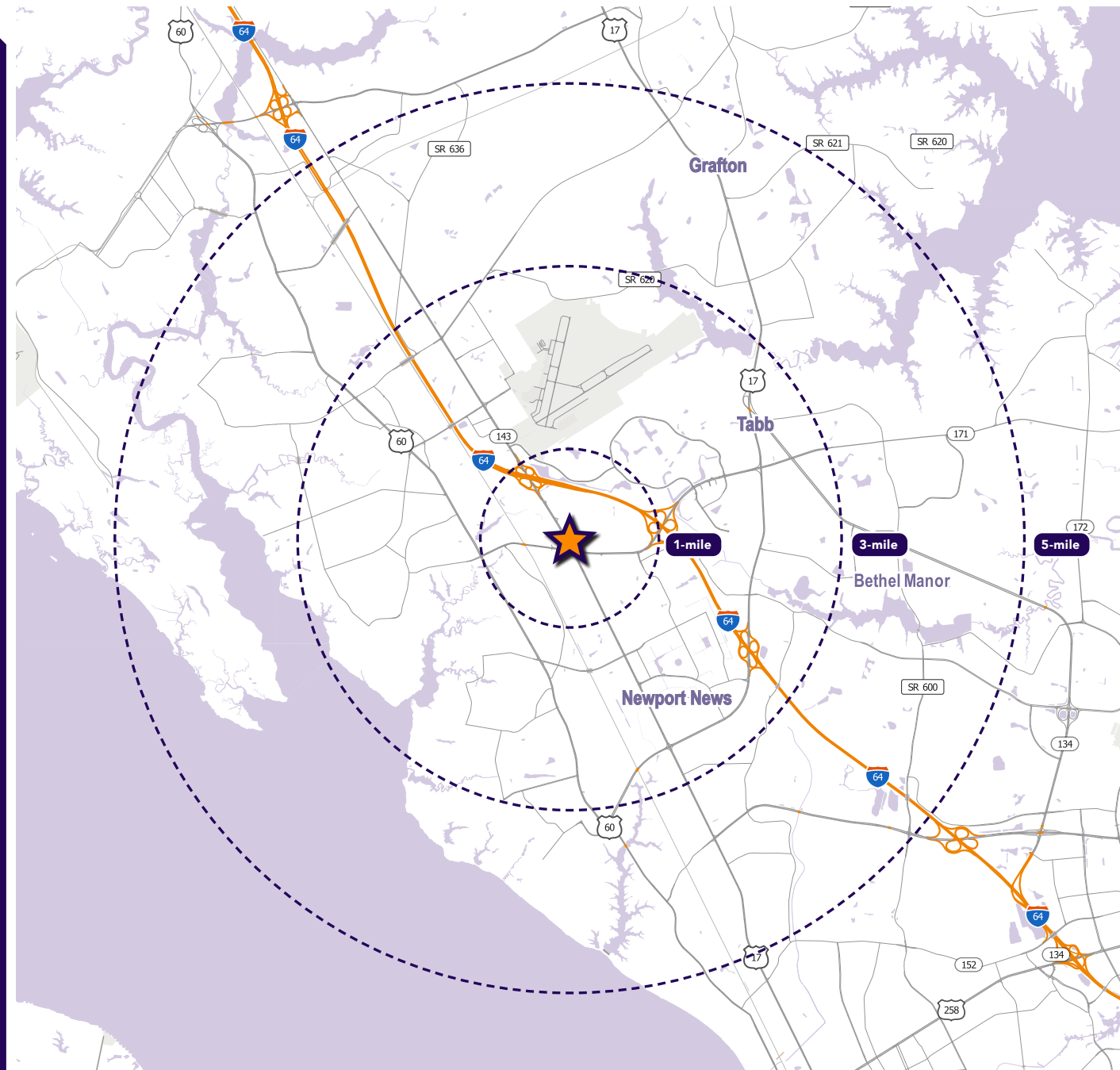
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