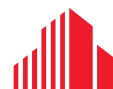




FOR LEASE ±2,000 SF
OFFICE/SHOWROOM

11850 Canon Boulevard

Newport News, VA 23606



**CUSHMAN &
WAKEFIELD**

THALHIMER

11850 CANON BOULEVARD

Newport News, VA 23606

Property Features

Located at the corner of Canon Boulevard and City Center Boulevard in Oyster Point

Space Available: ± 2,000 SF Office | Showroom

Suite Features: Open Floorplan

Two Bathrooms

Kitchen Area

Signage opportunity with road frontage

Parking: 4-5 spaces

Co-Tenants: Fireside Hearth & Home

Aireco Supply

Lease Rate: \$2,900/month, NNN

OPEX Projection: \$1.41 PSF

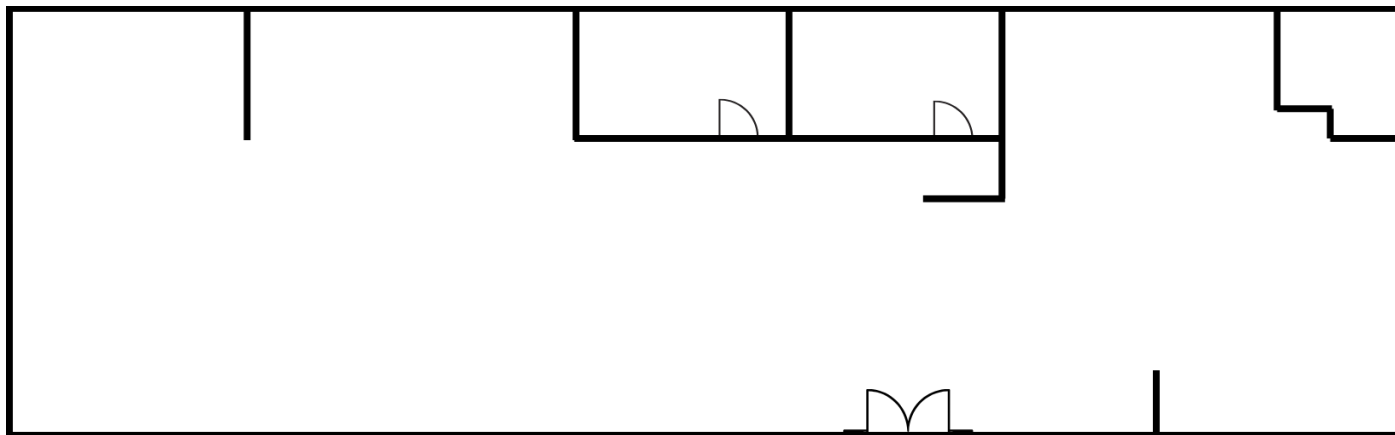
AVAILABLE IMMEDIATELY

DEMOGRAPHICS	1 mile	5 mile	10 mile
2024 Population	9,489	178,981	384,359
2024 Households	4,676	74,165	151,864
Annual Growth 2024-2029	-0.7%	-0.8%	-0.6%



11850 CANON BOULEVARD

Newport News, VA 23606



** Not To Scale



FOR MORE INFORMATION, CONTACT:

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