

**12368**  
**WARWICK BLVD**

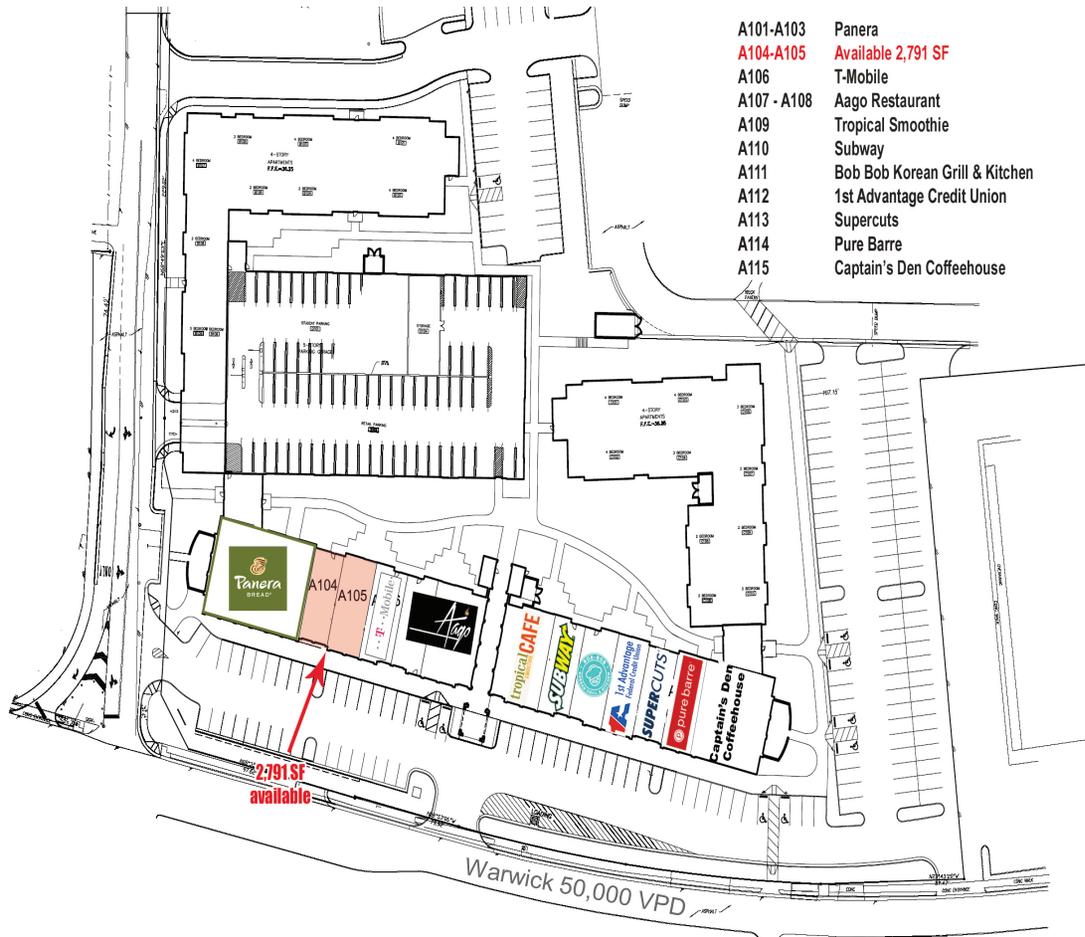
NEWPORT NEWS, VA 23606



**The Shoppes  
at  
CNU Village**

 CUSHMAN &  
WAKEFIELD  
**THALHIMER**

# SITE PLAN



- A101-A103 Panera
- A104-A105 Available 2,791 SF**
- A106 T-Mobile
- A107 - A108 Aago Restaurant
- A109 Tropical Smoothie
- A110 Subway
- A111 Bob Bob Korean Grill & Kitchen
- A112 1st Advantage Credit Union
- A113 Supercuts
- A114 Pure Barre
- A115 Captain's Den Coffeehouse



## PROPERTY HIGHLIGHTS

- Parking garage
- Multiple access points
- Mixed-Use: Retail, Restaurant and student services
- 2,791 SF Available
- 25,000 SF Retail/mixed-use shopping center on campus of Christopher Newport University which consists of 5,000+ full-time students.
- 50,000 VPD on Warwick Blvd



## Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
Population	11,489	63,804	150,973
Census Population	11,261	61,478	148,033
<b>HOUSEHOLDS</b>			
2022 Estimated Households	3,735	26,670	62,173
2027 Projected Households	3,697	26,544	61,901
2010 Census Households	3,768	24,858	59,232
2022 Average Household Income	\$88,548	\$87,551	\$92,275
2022 Median Household Income	\$60,784	\$62,477	\$67,277
2022 Per Capita Income	\$32,602	\$37,497	\$38,493
<b>BUSINESSES</b>			
2021 Est. Total Businesses	330	2,579	4,808
2021 Est. Total Employees	5,263	69,590	86,822
<b>RACE</b>			
2021 Est. White	73.3%	60.8%	55.1%
2021 Est. Black	18.2%	27.5%	33.1%
2021 Est. Hispanic	6.5%	9.4%	7.0%



AERIAL

## DEMOGRAPHICS



**63,804**

Population  
3-Mile Radius



**\$62,477**

Median Household Income

### JOIN NEARBY RETAILERS



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**THALHIMER**

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