

**12368**  
**WARWICK BLVD**

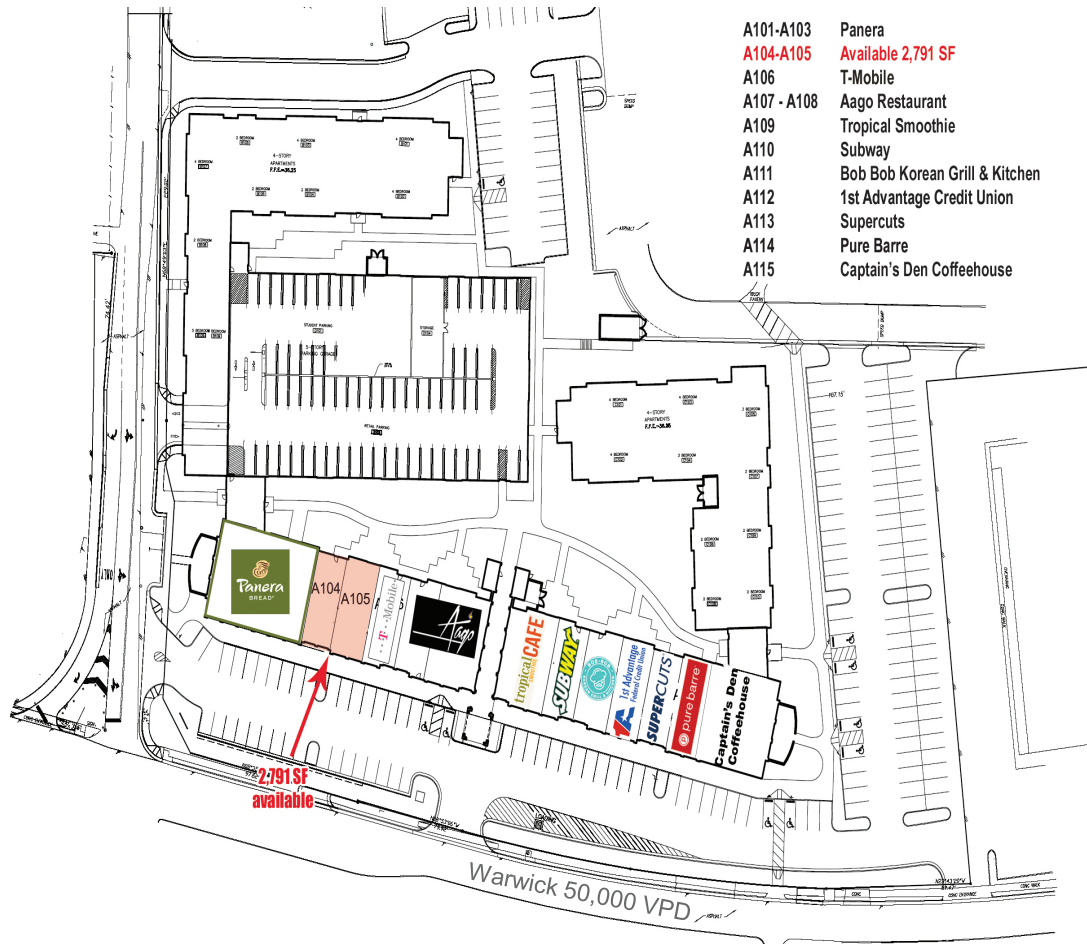
NEWPORT NEWS, VA 23606

**The Shoppes  
at  
CNU Village**

 CUSHMAN &  
WAKEFIELD  
**THALHIMER**



# SITE PLAN



## 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

### POPULATION

|                   |        |        |         |
|-------------------|--------|--------|---------|
| Population        | 11,489 | 63,804 | 150,973 |
| Census Population | 11,261 | 61,478 | 148,033 |

### HOUSEHOLDS

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 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 |

### BUSINESSES

|                            |       |        |        |
|----------------------------|-------|--------|--------|
| 2021 Est. Total Businesses | 330   | 2,579  | 4,808  |
| 2021 Est. Total Employees  | 5,263 | 69,590 | 86,822 |

### RACE

|                    |       |       |       |
|--------------------|-------|-------|-------|
| 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%  |



Christopher  
Newport  
University

Ferguson Center for the Arts

Riverside  
Regional  
Medical  
Center

AERIAL

## DEMOGRAPHICS



**63,804**

Population  
3-Mile Radius



**\$62,477**

Median Household Income

### JOIN NEARBY RETAILERS





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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

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