

FOR SALE

**13110 Jefferson Avenue
Newport News, VA 23608**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 1.78 AC available for sale
- 350 feet of frontage on Jefferson Avenue
- Zoned M-1
- Traffic Count - 30,000 VPD
- Located next to Pearson Toyota and across from Casey Subaru

Demographics	1 mile	3 mile	5 mile
Population	13,024	61,644	112,857
Avg Household Income	\$87,129	\$93,274	\$112,776
Daytime Employment	2,794	17,232	31,332

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

Morgan Tribble

Vice President

o: 804-433-1822

mtribble@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com



VICINITY MAP
SCALE: 1" = 1000'

THE PLAT OF SUBDIVISION INCLUDING THE RESERVATION OF STREETS, DRAINAGE AND UTILITY EASEMENTS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Donald W. Davis
DONALD W. DAVIS, INC., A TENNESSEE CORPORATION
DATE: 2-7-10

STATE OF TENNESSEE
COUNTY OF BLAINE
I, *Donald W. Davis*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREWORD OF THIS PLAT HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 7TH DAY OF FEBRUARY, 2010, AT 1:13 PM.

Donald W. Davis
DONALD W. DAVIS, INC., A TENNESSEE CORPORATION
DATE: 2-7-10

PUBLIC

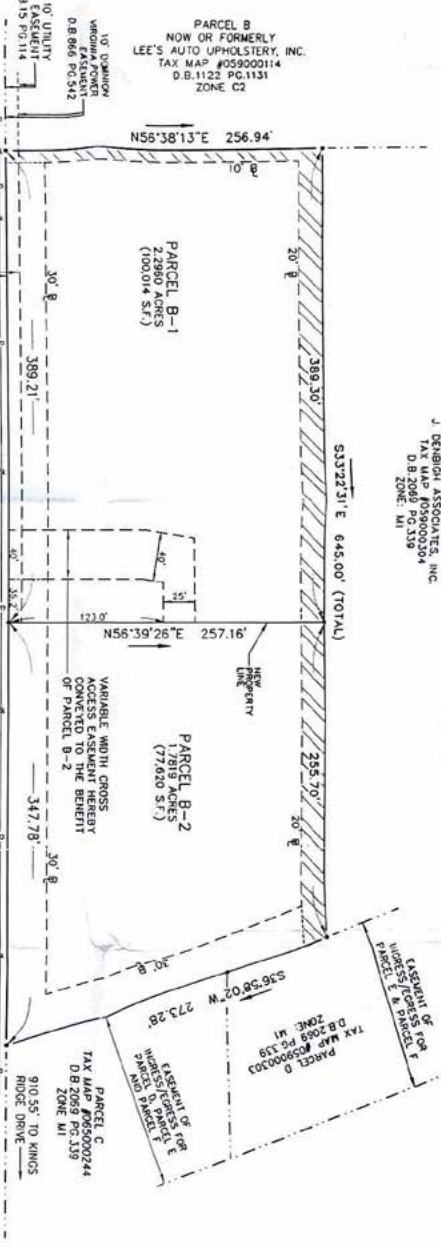
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE FOREWORD FOR THE PLAT OF SUBDIVISION HAVE BEEN COMPLIED WITH AND THE SURVEY AND PLAT ARE CORRECT.

THIS IS TO CERTIFY THAT THE LAND SHOWN IN THIS SUBDIVISION PLAT IS IN THE NAME OF DONALD W. DAVIS, INC., A TENNESSEE CORPORATION, AND WAS ACQUIRED FROM J. DENBIGH ASSOCIATES, INC., A VIRGINIA CORPORATION, BY DEED DATED 11/11/08, AND ONLY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA IN INSTRUMENT #08006472 ON MARCH 28, 2008.

DONALD W. DAVIS, L.A.D. SURVEYOR

- SYMBOLS -

- DENOTES IRON ROD
- DENOTES CONCRETE MONUMENT
- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE & UTILITY EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS
- CONVEYANCE EASEMENT (10' B. 2005, PG. 2077)



SUBDIVISION PLAT OF
PARCEL 'B'
PROPERTY STANDING IN THE NAME OF
J. DENBIGH ASSOCIATES, INC.
A VIRGINIA CORPORATION
CITY OF NEWPORT NEWS, VIRGINIA
DATE: SEPTEMBER 14, 2008. SCALE: 1"=60'
LAND SURVEYORS
J. DENBIGH ASSOCIATES, P.C.
MEMORIAL HIGHWAY-SUITE 'C'
YORKTOWN, VIRGINIA 23693
(757) 887-6583

- GENERAL NOTES:
1. PARCEL B-1: 030000302
 2. YIELD TWO (2) LOTS
 3. 4.87BACK REQUIREMENTS: (ZONE M1)
 4. FRONT: 30 FEET
 5. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C-1.5 SHOWN ON LATEST INSURANCE RATE MAP. THE PROPERTY IS SUBJECT TO THE CITY OF NEWPORT NEWS BRANCH: 17.1.
 6. CITY OF NEWPORT NEWS BRANCH: 17.1.
 7. CITY OF NEWPORT NEWS BRANCH: 17.1.
 8. CITY OF NEWPORT NEWS BRANCH: 17.1.
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 18. CITY OF NEWPORT NEWS BRANCH: 17.1.
 19. CITY OF NEWPORT NEWS BRANCH: 17.1.
 20. CITY OF NEWPORT NEWS BRANCH: 17.1.

NOTE: PROPERTY SHOWN HEREON SUBJECT TO DECEASEMENT OF RESTRICTIONS DATED 16 NOVEMBER 2005 AND ONLY RECORDED IN THE CLERK'S OFFICE OF THE CITY OF NEWPORT NEWS IN D.B. 2005 PG. 2074.

RECOMMENDED FOR APPROVAL

ENGINEERING: *Donald W. Davis*
SUBDIVISION: *Donald W. Davis*
DEVELOPMENT: *Donald W. Davis*
ENVIRONMENTAL SERVICES: *Donald W. Davis*
ASSESSOR: *Donald W. Davis*
CITY ATTORNEY: *Donald W. Davis*

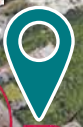
APPROVED FOR THE
CITY OF NEWPORT NEWS

EXEMPTED FROM THE CITY OF NEWPORT NEWS
IN THE CLERK'S OFFICE OF THE NEWPORT NEWS
CIRCUIT COURT THIS DAY OF
2010. THIS MAP WAS PRESENTED AND ADMITTED
TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT # *08006472*

TESTE: *Donald W. Davis*
BY: *Donald W. Davis* CLERK

STATE OF VIRGINIA
COUNTY OF NEWPORT NEWS
I, *Donald W. Davis*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SET FORTH IN THE FOREWORD OF THIS PLAT HAVE PERSONALLY APPEARED BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 7TH DAY OF FEBRUARY, 2010, AT 1:13 PM.

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DATE: 2-7-10



Market Overview

Newport News Snapshot

Downtown Newport News, once a historic hub for industry and trade, is rapidly evolving into a vibrant destination for residents, restaurants, and retailers. The City's "Downtown Reimagined" vision is taking shape as developers convert historic warehouses and former department stores into modern apartments designed for urban living.

As the home of HII's Newport News Shipbuilding (NNS), the area continues to attract investment. Recently, the General Assembly approved a \$40 million commitment to support Navy housing and accelerate downtown revitalization efforts.

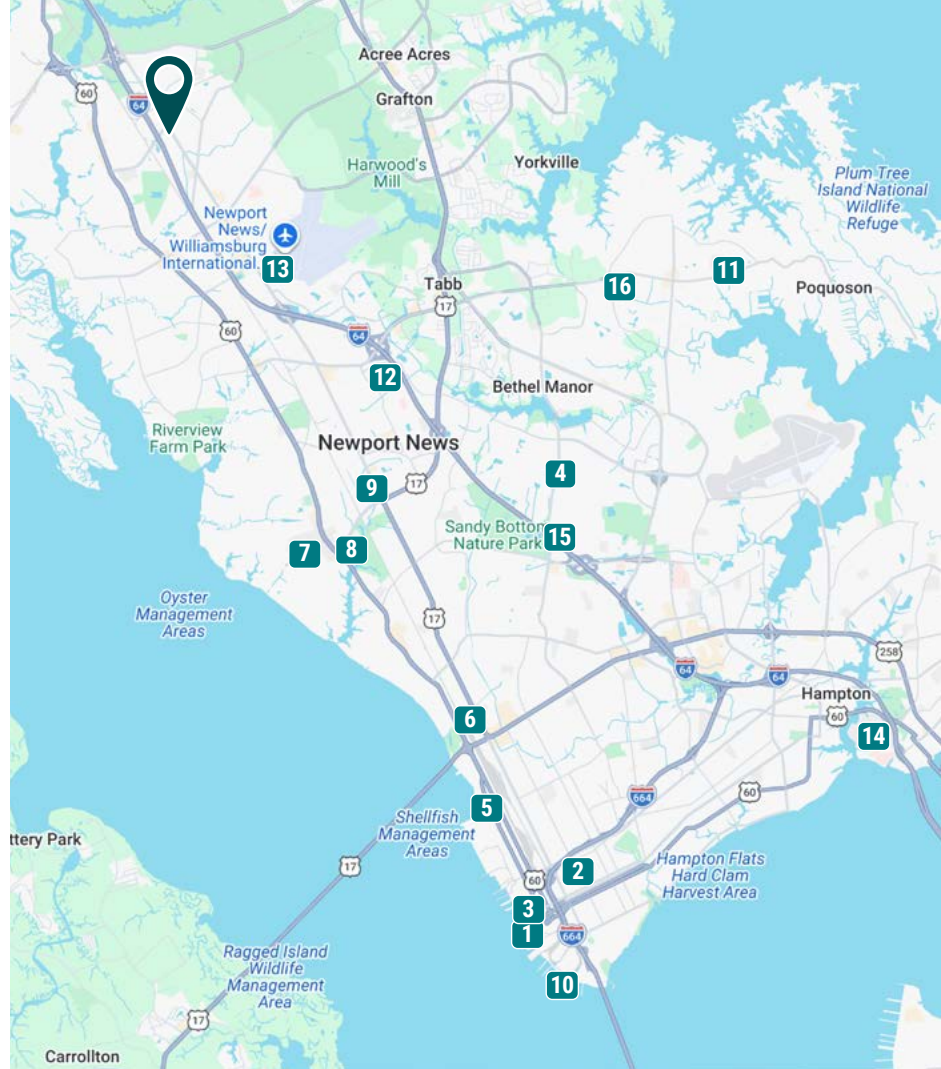
Major Employers

Downtown Newport News hosts a diverse mix of major employers. From the headquarters of HII and Newport News Shipbuilding to City Hall and the Port of Virginia's Newport News Marine Terminal, the area's workforce drives a significant daytime population surge every day.

Annual Report

[Learn More](#)

Economic/Industrial Development Authority



44,000
Number of People
Employed by HII

Surrounding Area

1. Huntington Ingalls Industries (HII)
2. Brooks Crossing Innovation & Opportunity Center
3. Newport News City Courthouse
4. Sentara Healthcare
5. Shipyard Commerce Center
6. Amtrak Station
7. Christopher Newport University
8. Riverside Regional Medical Center
9. Jefferson Ave Commercial Corridor
10. Seafood Industrial Park
11. Langley Air Force Base
12. Canon
13. Ferguson
14. Hampton University
15. Peninsula Town Center
16. NASA



Seafood Industrial Park

is an important part of the Newport News economy, and this project will reinforce its value as a key economic asset, while also complementing and cementing the transformation occurring within the community, serving as a new attraction to the neighborhood and an amenity for residents.