

FOR LEASE

**501 Truswood Lane
Newport News, VA 23608**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Highlights

- Outdoor storage or build to suit opportunity
- 3 Acres - available now as IOS
- 2.65 Acres - available November 2026 as IOS or BTS
- Potential Rail Access
- Graded and Graveled
- For Lease: \$5,000/Ac/mo

Demographics	1 mile	3 mile	5 mile
2026 Population	60,563	106,757	253,25
Average HH Income	\$83,462	\$93,601	\$105,106
Daytime Employment	17,534	37,264	97,295

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For More Information:

Stanton McDuffie

Sales & Leasing Associate

o: 757-306-1536 **c:** 757-672-1303
smcduffie@commonwealthcommercial.com

Chip Louthan, SIOR

Senior Vice President

c: 804-324-7206
clouthan@commonwealthcommercial.com

2101 Parks Avenue, Suite 402
Norfolk, VA 23451

o: 757-333-7174
commonwealthcommercial.com



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.

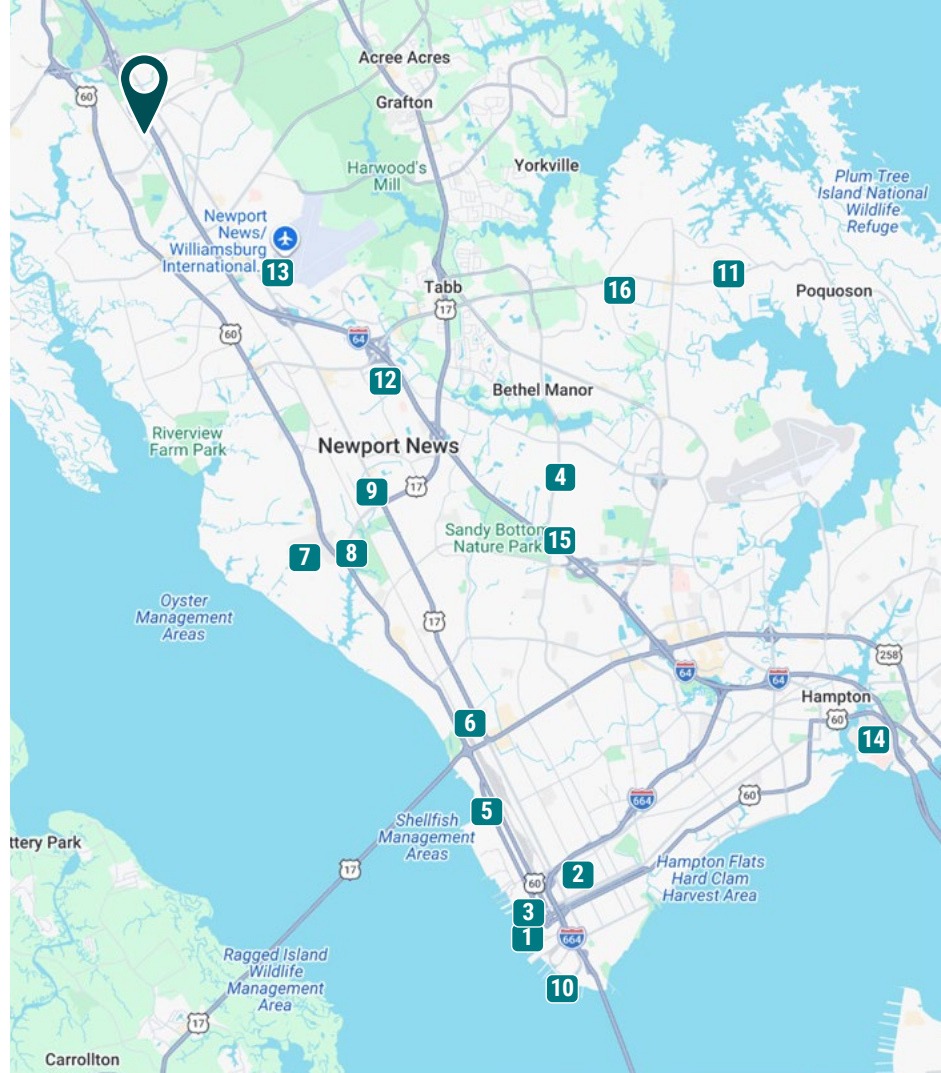
Major Employers

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.



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