FOR SALE

590 Gaston Court
Newport News, VA 23606

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Urban Land

- 1.42± AC of available land
- Convenient Newport News location near Jefferson Avenue's established commercial corridor
- C-1 Retail Commercial zoning accommodates a broad range of office, retail and service-oriented businesses

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CASEY
CHEVROLET
CASEY
COLLISION CENTER
Jefferson Avenue
LOUISIANA
P
KITCHEN


Jefferson Avenue



MARKET OVERVIEW

Oyster Point Snapshot

Central Location:
Easy access to I-64, Newport News/Williamsburg International Airport, and major Hampton Roads corridors.

Amenities:
Walkable to restaurants, shops, entertainment, and the Marriott Hotel & Conference Center.

Business & Innovation:
Home to Jefferson Lab, a U.S. Department of Energy research facility, and Ferguson Enterprises' new headquarters.

Lifestyle:
Surrounded by upscale apartments, fitness centers, and cultural attractions, creating a true work-live-play environment.



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.

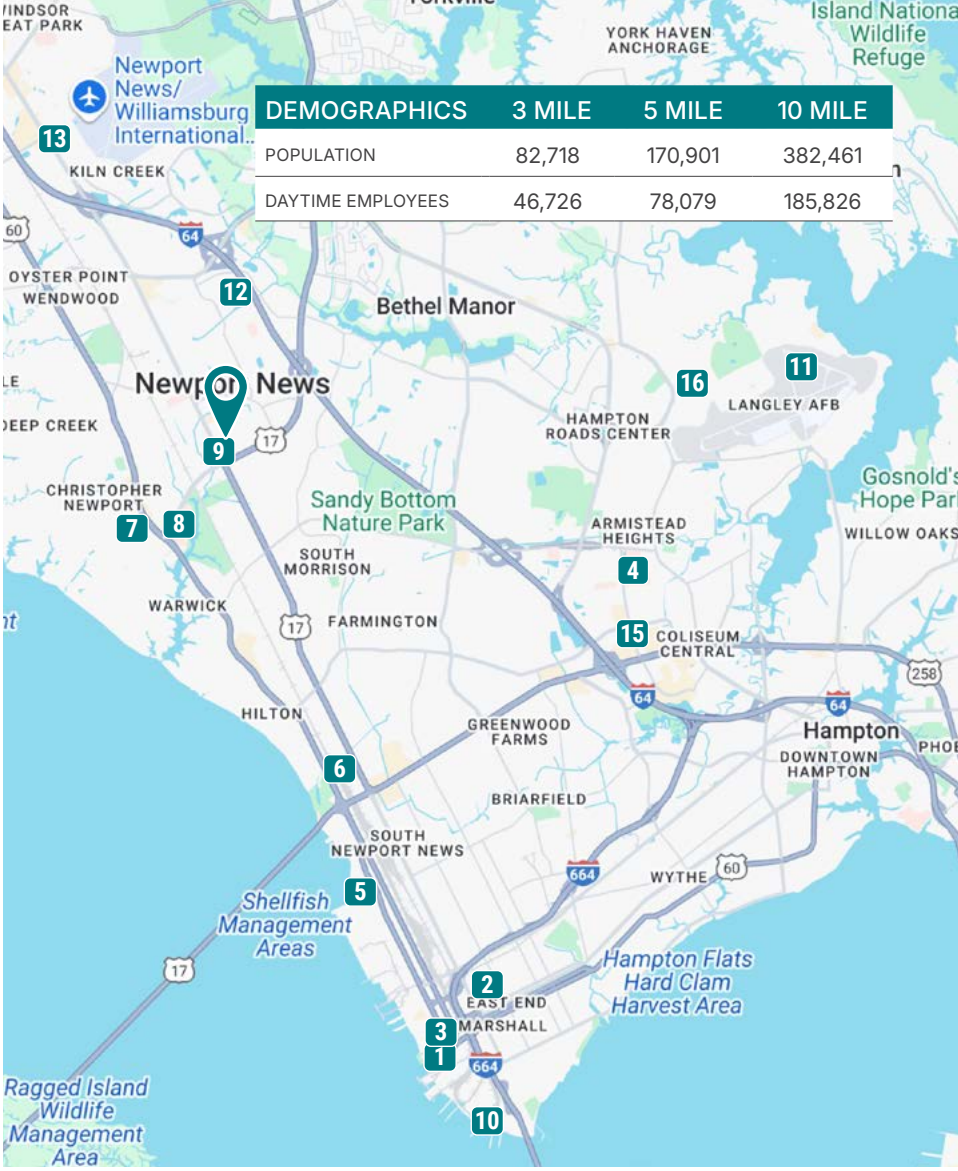
As the home of HII's Newport News Shipbuilding (NNS), the area continues to attract investment. Recently, the General Assembly approved a $40 million commitment to support Navy housing and accelerate downtown revitalization efforts.

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.

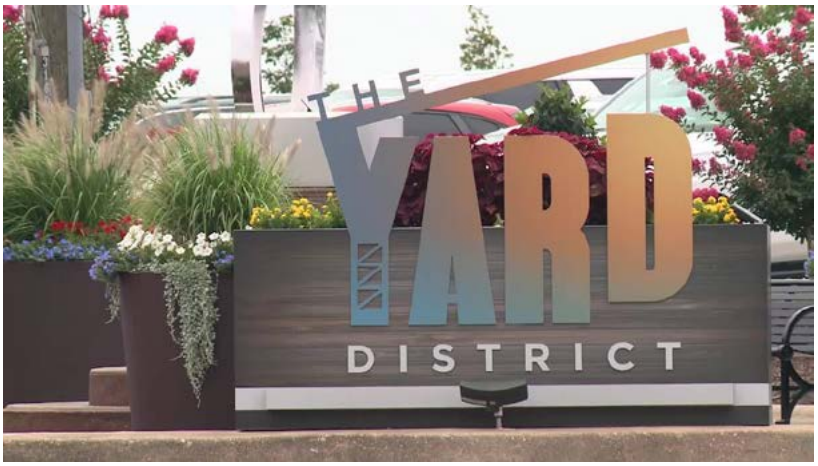
44,000
Number of People Employed by HII

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	82,718	170,901	382,461
DAYTIME EMPLOYEES	46,726	78,079	185,826



Location Map

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



Downtown Newport News expands to make way for projected growth at shipyard.