



Marketplace at Tech Center

638 Oyster Point Road, Newport News, VA 23602

Coordinates:
Latitude: 37.103
Longitude: -76.4908

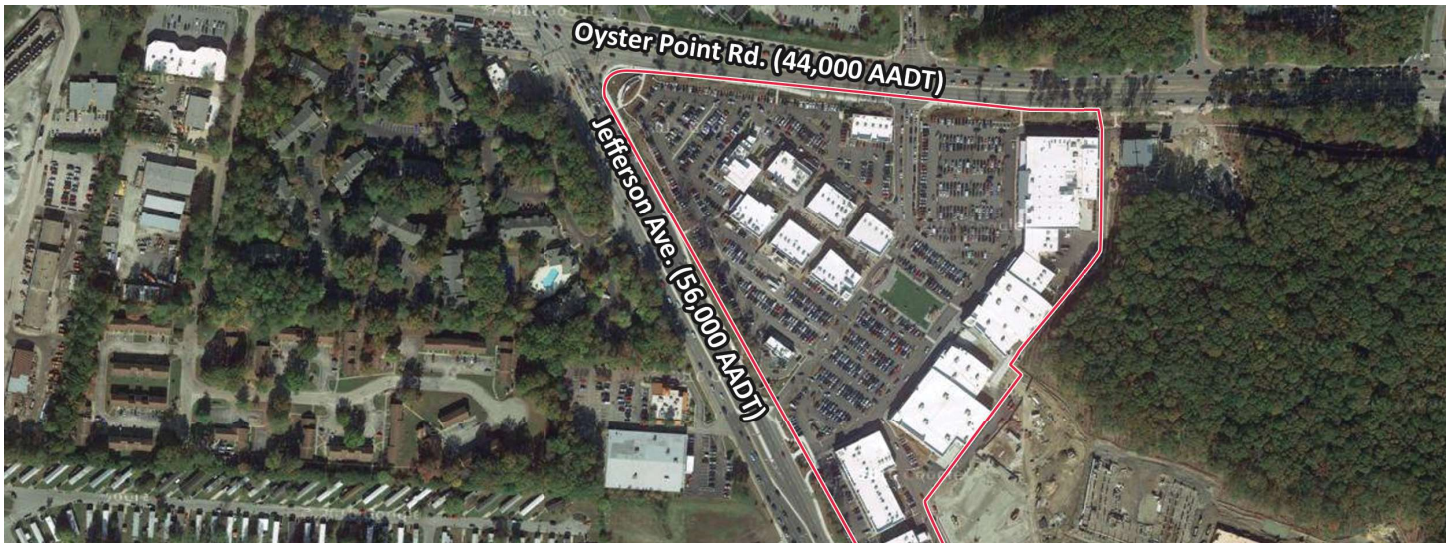
Leasing Contact: Stephanie Karpinski | skarpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 210,666 SF
- Located on Jefferson Avenue (56,000 AADT) and Oyster Point Road (44,000 AADT) in Newport News, Virginia
- Anchored by Whole Food Market with Ulta, DSW, Homesense, Athleta, Five Below, P.F. Chang's & more
- Strong population (82K w/in 3 miles) and good incomes makes this a great choice



inlandgroup.com

The Inland name and logo are registered trademarks being used under license.



Marketplace at Tech Center

638 Oyster Point Road, Newport News, VA 23602

Coordinates:
Latitude: 37.103
Longitude: -76.4908

Leasing Contact: Stephanie Karpinski | skarpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC

Store Listing

Center Size: 210,666 Sq. Ft.

| Unit # | Sq. Ft. | Tenant |
|--------|-----------|------------------------------|
| 1 | 40,248 SF | Whole Foods Market |
| 2 | 3,640 SF | Massage Envy |
| 3 | 1,332 SF | European Wax Center |
| 4 | 3,040 SF | OshKosh B'gosh |
| 5 | 3,915 SF | Carter's |
| 6 | 18,018 SF | DSW |
| 7 | 8,012 SF | Five Below |
| 8 | 11,395 SF | Ulta |
| 9 | 25,003 SF | HomeSense |
| 10 | 3,514 SF | First Watch The Daytime Cafe |
| 11 | 3,500 SF | Navy Federal Credit Union |
| 12 | 1,600 SF | Jimmy John's |
| 13 | 2,038 SF | Available |
| 15 | 3,851 SF | Nothing Bundt Cakes |
| 16 | 1,602 SF | Glossy Nails |
| 17 | 1,300 SF | Available |
| 18 | 1,204 SF | Hair Cuttery |
| 19 | 1,142 SF | The Joint Chiropractic |
| 20 | 5,000 SF | AT&T Mobility |
| 21 | 2,500 SF | Point 2 Running |
| 22 | 2,015 SF | Available |
| 23 | 1,950 SF | Starbucks |
| 24 | 2,998 SF | Available |
| 25 | 1,142 SF | Available |
| 26 | 4,109 SF | Jos. A Bank |
| 27 | 8,020 SF | Available |
| 28 | 6,535 SF | Mellow Mushroom |
| 29 | 7,000 SF | P.F. Chang's China Bistro |
| 30 | 7,239 SF | BJ'S Restaurant & Brewhouse |
| 31 | 1,446 SF | Available |
| 32 | 1,448 SF | Available |
| 33 | 2,150 SF | Available |
| 34 | 2,600 SF | Cava Mezze Grill |
| 35 | 2,560 SF | MyEyeDr. |
| 36 | 1,567 SF | Willy's Cigars |
| 37 | 3,000 SF | Sleep Number |
| 38 | 2,000 SF | The Good Feet Store |
| 39 | 4,000 SF | Mattress Firm |

Store Listing - con't.

| Unit # | Sq. Ft. | Tenant |
|--------|----------|---------------------------|
| 40 | | <i>Venture Apartments</i> |
| 41 | | <i>Onelife Fitness</i> |
| 42 | 1,500 SF | Crumbl Cookies |
| 43 | 5,529 SF | Athleta |

Items in blue and italicized are owned by others.



2024 Demographics Estimate

| | Resident Population | Households | Average HH Income |
|---------|---------------------|------------|-------------------|
| 1 Mile | 9,369 | 4237 | \$101,444 |
| 3 Miles | 81,793 | 34,390 | \$135,923 |
| 5 Miles | 172,184 | 70,116 | \$142,614 |

1/2025



Visit us at: <http://marketplaceattechcenter.com>