



### PROPERTY OVERVIEW

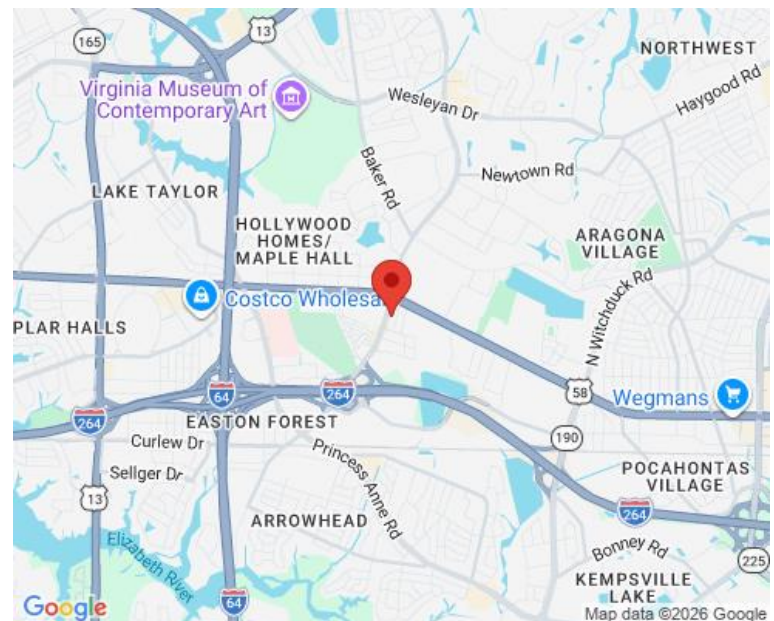
Located between Virginia Beach Boulevard and I-264 on Newtown Road, **Newtown Convenience Center** is a retail strip ideal for any service business, restaurant or retailer looking for retail space along Newtown Road.

- Good visibility and ingress/egress
- Strong population counts in the surrounding areas
- Just minutes to Town Center, Downtown Norfolk or Chesapeake
- **1,000 - 1,500 SF AVAILABLE**

### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	15,921	101,370	298,935
Average HH Income:	\$67,350	\$82,338	\$82,063
Traffic Count:	39,324 VPD		

### AREA MAP



FOR MORE INFORMATION, PLEASE CONTACT:

**COLE WERKHEISER**

(757) 490-3141

[cwerkheiser@pembrokerealty.com](mailto:cwerkheiser@pembrokerealty.com)

**Pembroke Realty Group**

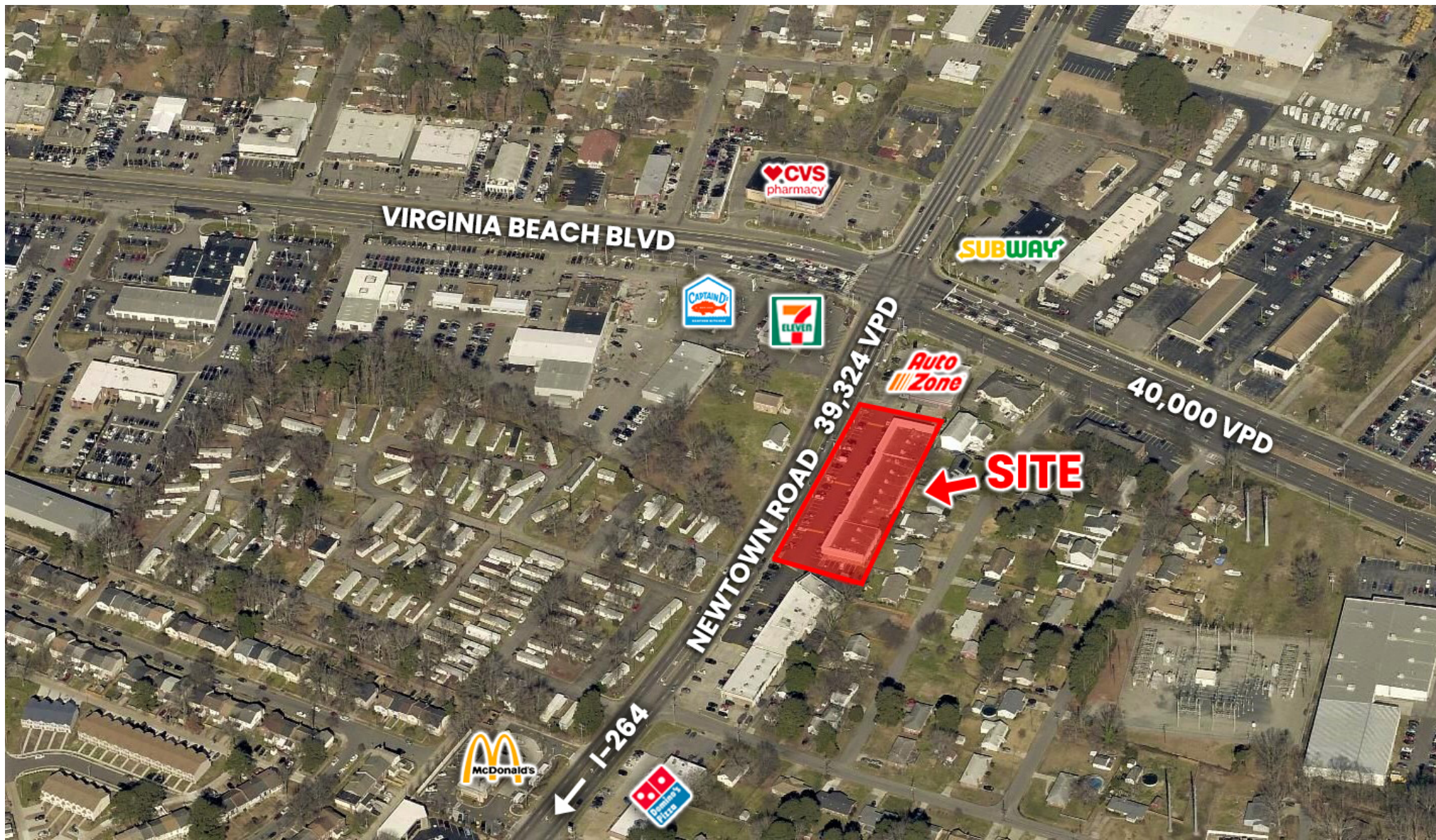
4433 Corporation Lane, Suite 250

Virginia Beach, VA 23462

[www.pembrokerealty.com](http://www.pembrokerealty.com)

# 424-448 Newtown Road

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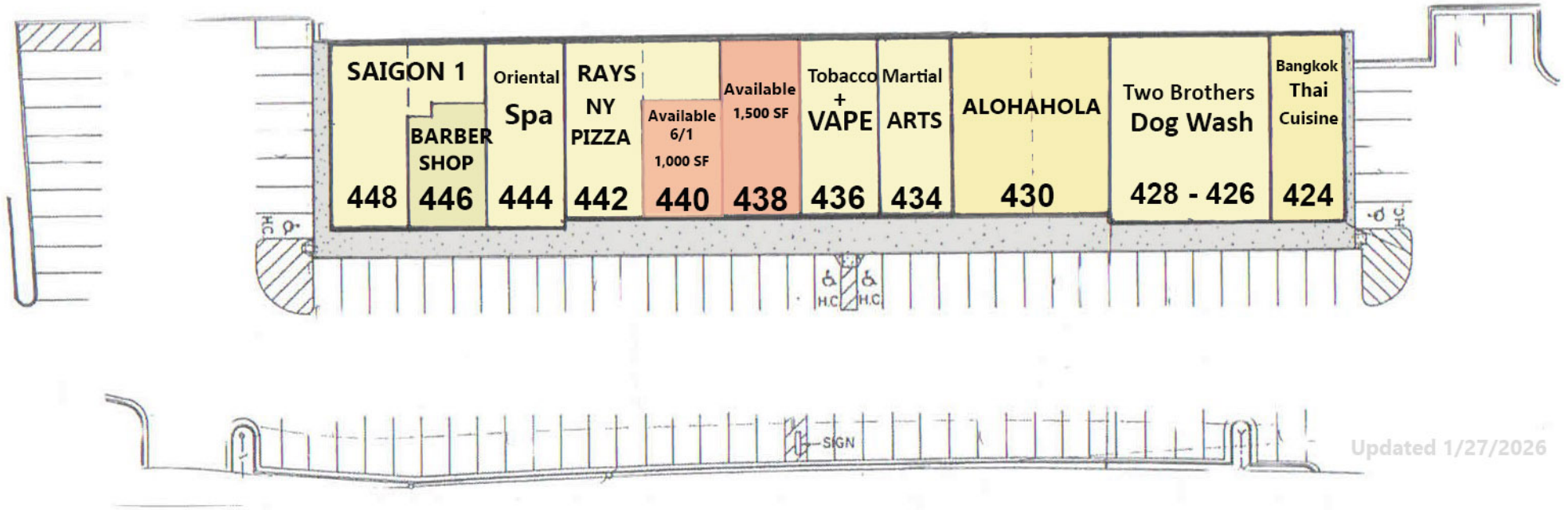
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