

For Lease

Beechmont Shopping Center

376 Beechmont Drive
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Vince@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR LEASE
Beechmont Shopping Center
Newport News, Virginia

- Location:** 376 Beechmont Boulevard, Newport News, Va
- Description:** The Property is a 1-story retail shopping center containing approximately 10,179 square feet and currently accommodates six retail units. It has high visibility off of Warwick Boulevard and is located in the Denbigh/Warrick business corridor.
- Land Area:** 1.1 acres
- Lease Rate:** \$15.00Sq.Ft.
- Units:**
374 – Chicken & Steak Paradise
376 – Sebastian’s Seafood Restaurant
380 – Da Jump Off Clothing Store
382 – **AVAILABLE** (former Beechmont Beauty Salon)
384 – 5 Dollar Pizza
386 – Beechmont Barber
- Parking:** Ample parking is available for all the businesses
- Zoning:** GB – General Business. Multiple allowable uses by right are attached in the marketing package.
- General Information:**
- Rare opportunity
 - Well established area
 - Surrounded by numerous retailers and solid residential neighborhoods
- Also included:**
- Aerial Maps
 - Location Map
 - Site Plan

For Additional Information, Please Contact:

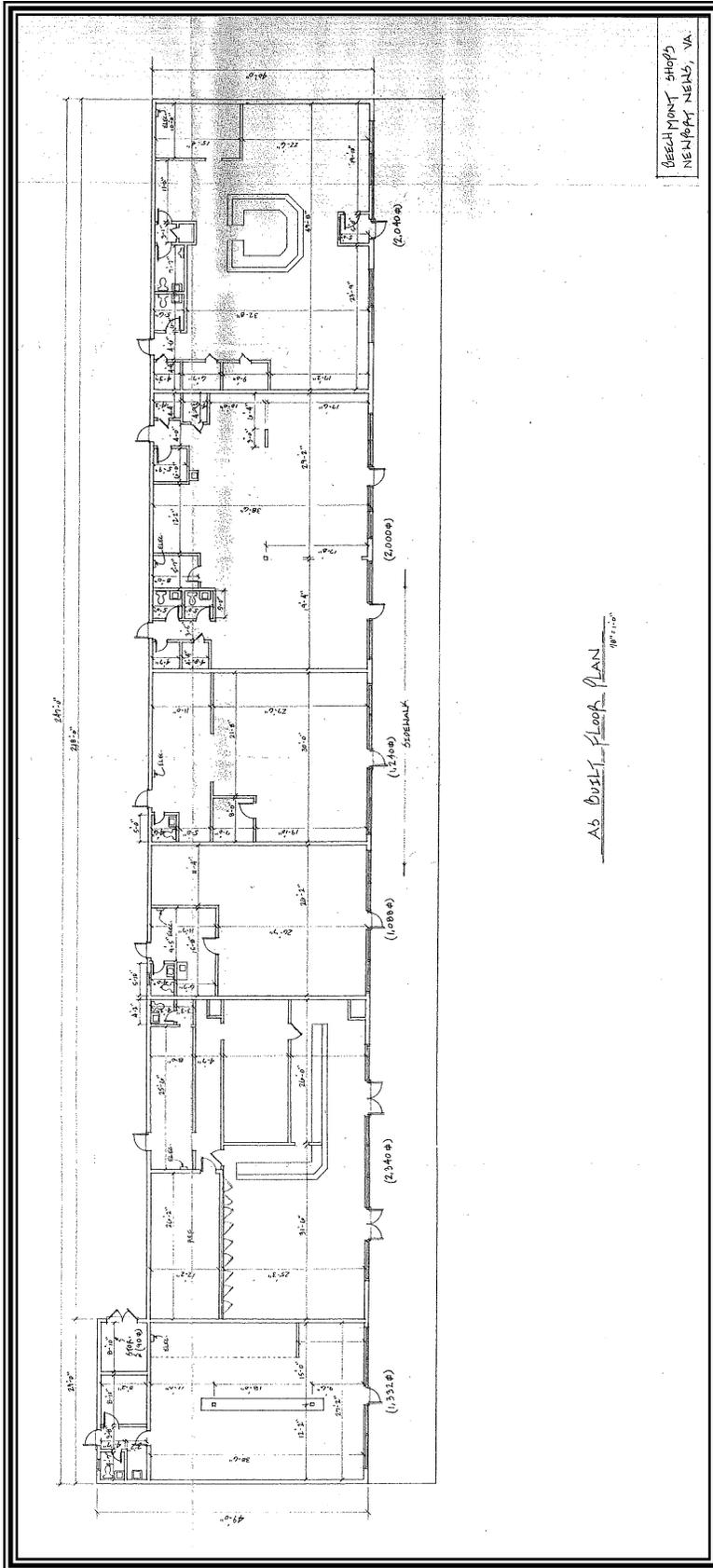
Vince Campana
Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
757.327.0333

Vince@CampanaWaltz.com
www.CampanaWaltz.com

Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions or withdrawal without notice.*

Beechmont Shopping Center



BEECHMONT SHOPPING CENTER
NEWPORT NEWS, VA

AS BUILT FLOOR PLAN
10/1/10

374 – Chicken & Steak Paradise

376 – Sebastian's Seafood

380 – Da Jump Off Clothing

382 – AVAILABLE (1,080Sq.Ft.)

384 – 5 Dollar Pizza

386 – Beechmont Barber

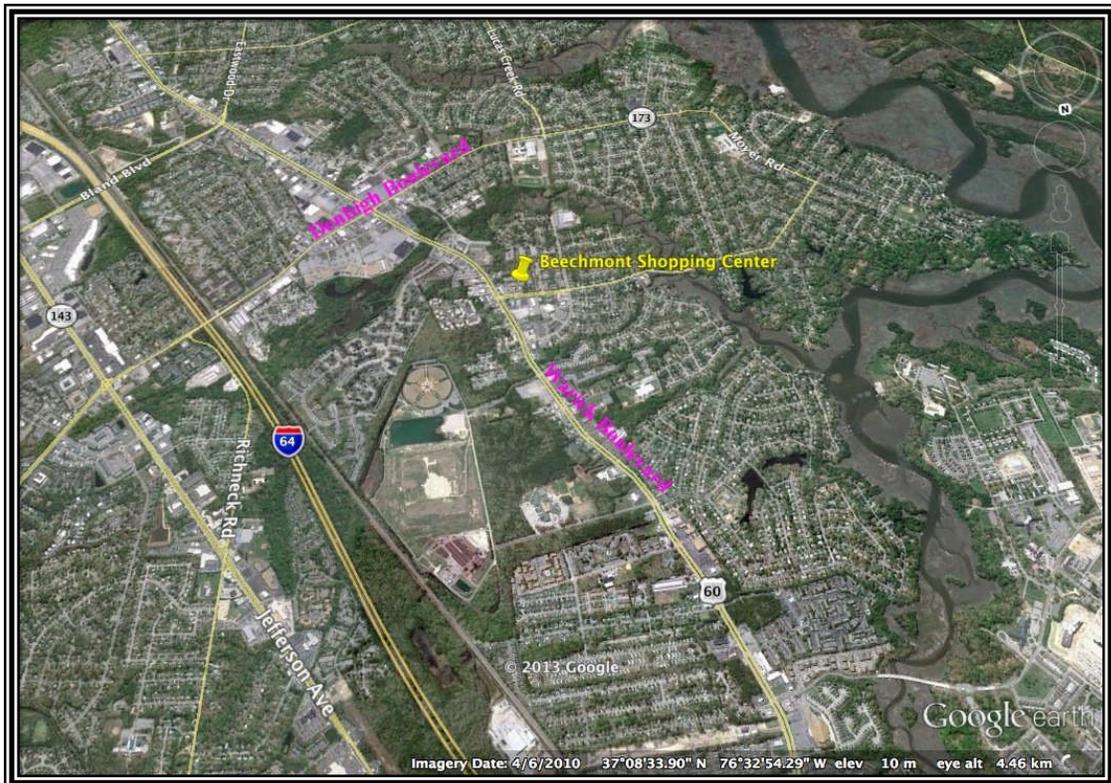
*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Campana Waltz
Commercial Real Estate, LLC

For Lease

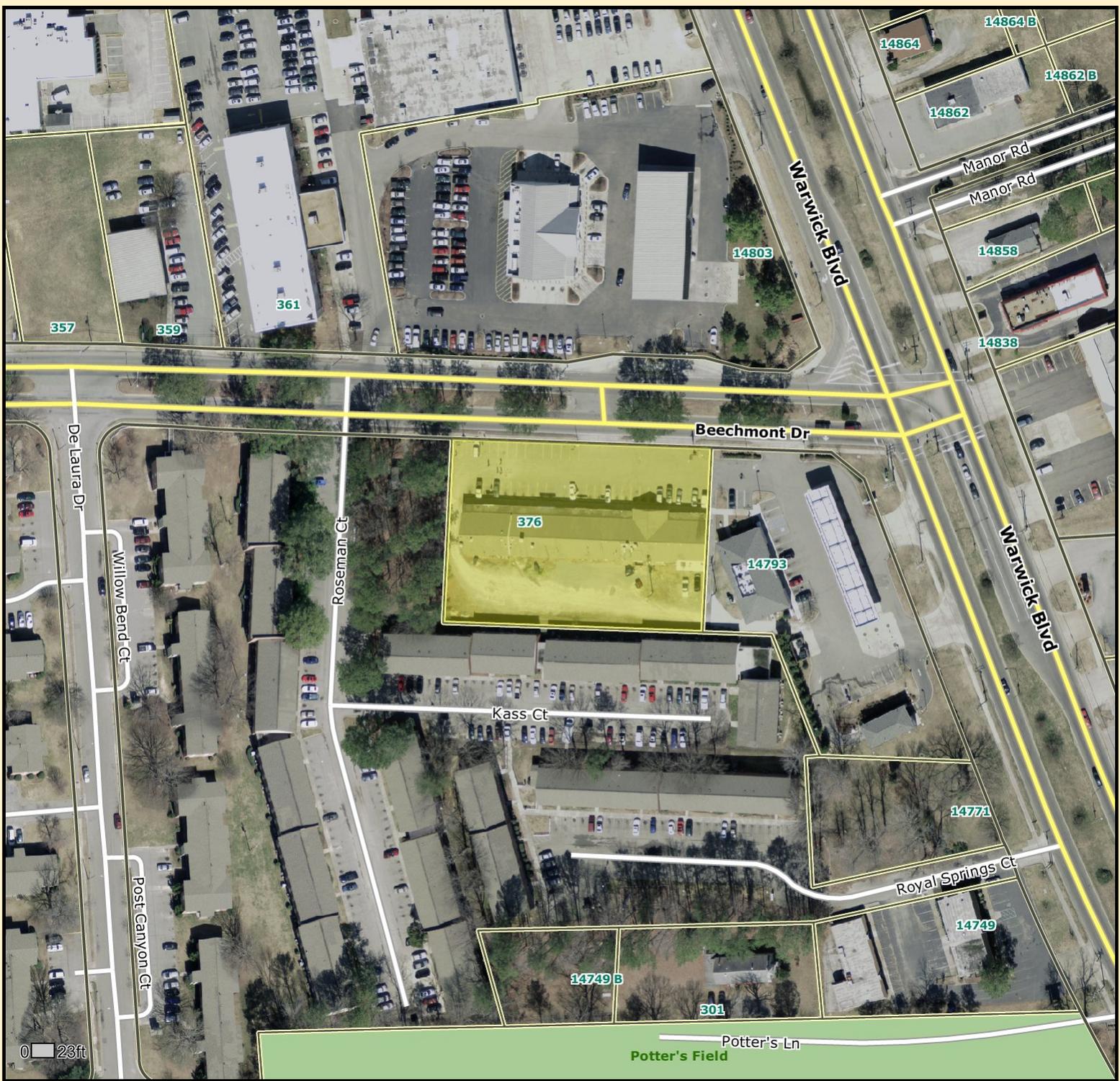
Beechmont Shopping Center Highway

Newport News, Virginia



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Campana Waltz
Commercial Real Estate, LLC



Legend

- | | | | | | |
|--|---------------------|--|---------------------|--|-------------------|
| | Highlighted Feature | | Right of Way | | Other |
| | Schools | | Parcels | | Residential Roads |
| | Hospitals | | Road Center Lines | | Railroads |
| | Police Stations | | Interstates | | Streams |
| | Fire Stations | | Primary Roads | | Water Bodies |
| | Libraries | | Vehicular Trails | | Airport Runways |
| | Museums | | Ramps/Service Roads | | Parks |
| | (cont) | | | | |

Bechmont Shopping Center

City of Newport News



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC