



NEWPORT DEVELOPMENT SERVICE DISTRICT

Fertile Ground for Retail Development






Local Roots, Global Reach

ISLE OF WIGHT
COUNTY, VIRGINIA



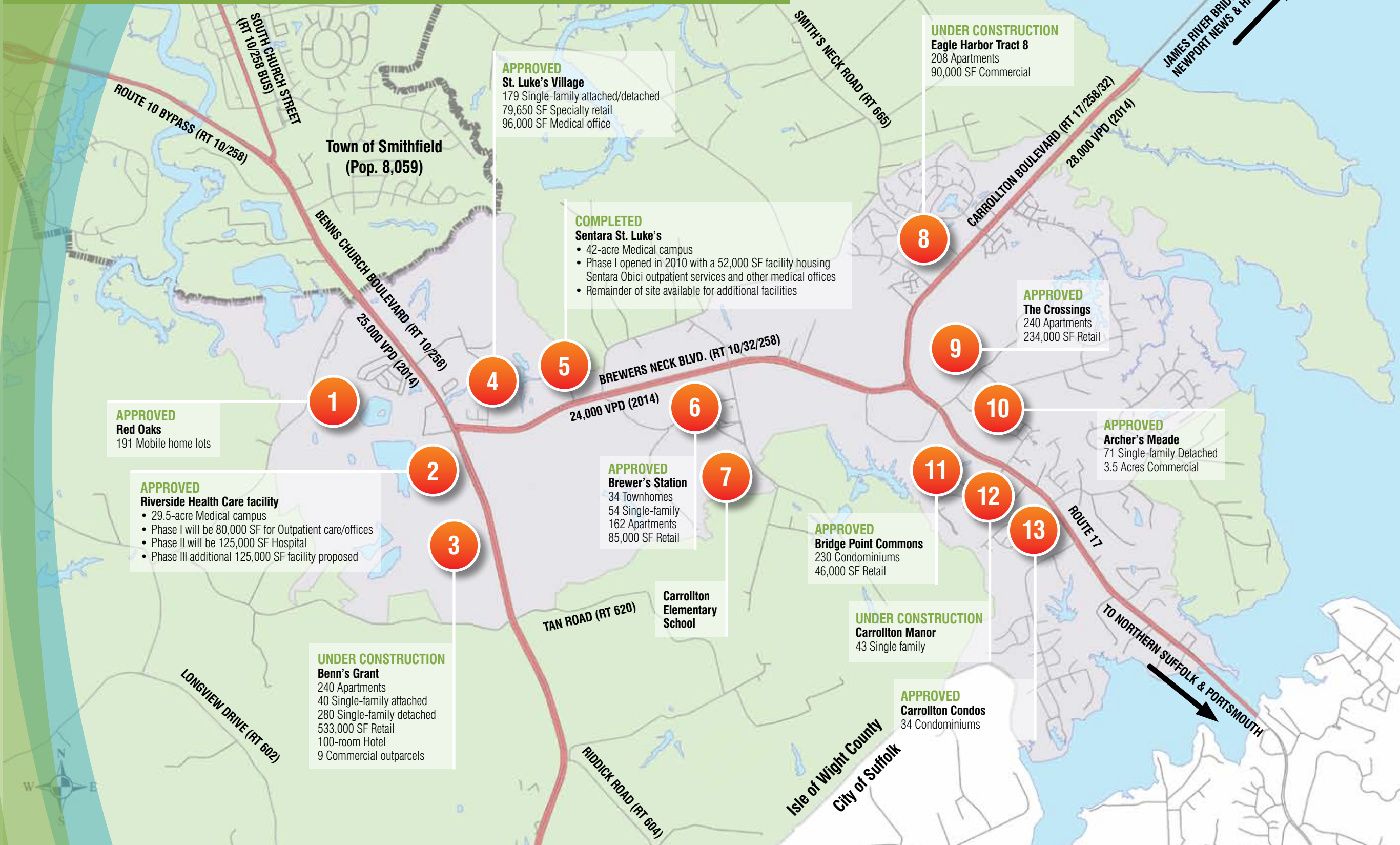
Local Roots, Global Reach

ISLE OF WIGHT
COUNTY, VIRGINIA

ISLE OF WIGHT COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT
P.O. BOX 80, ISLE OF WIGHT, VIRGINIA 23397 | 757.356.1962
IWCED@IWUS.NET    INSIDETHEISLE.COM



Approved Development in Isle of Wight County, Virginia



APPROVED
St. Luke's Village
 179 Single-family attached/detached
 79,650 SF Specialty retail
 96,000 SF Medical office

COMPLETED
Sentara St. Luke's
 • 42-acre Medical campus
 • Phase I opened in 2010 with a 52,000 SF facility housing Sentara Obici outpatient services and other medical offices
 • Remainder of site available for additional facilities

UNDER CONSTRUCTION
Eagle Harbor Tract 8
 208 Apartments
 90,000 SF Commercial

APPROVED
The Crossings
 240 Apartments
 234,000 SF Retail

APPROVED
Archer's Meade
 71 Single-family Detached
 3.5 Acres Commercial

APPROVED
Brewer's Station
 34 Townhomes
 54 Single-family
 162 Apartments
 85,000 SF Retail

APPROVED
Bridge Point Commons
 230 Condominiums
 46,000 SF Retail

UNDER CONSTRUCTION
Carrollton Manor
 43 Single family

APPROVED
Carrollton Condos
 34 Condominiums

UNDER CONSTRUCTION
Benn's Grant
 240 Apartments
 40 Single-family attached
 280 Single-family detached
 533,000 SF Retail
 100-room Hotel
 9 Commercial outparcels

APPROVED
Red Oaks
 191 Mobile home lots

APPROVED
Riverside Health Care facility
 • 29.5-acre Medical campus
 • Phase I will be 80,000 SF for Outpatient care/offices
 • Phase II will be 125,000 SF Hospital
 • Phase III additional 125,000 SF facility proposed

EXISTING RETAIL CENTERS

- Eagle Harbor Shopping Center // 77,049 square feet
- The Shoppes at Eagle Harbor // 23,303 square feet
- Carrollton Cove Shoppes // 27,149 square feet
- Carrollton Shoppes // 13,050 square feet

For additional information about the existing and approved developments, please visit:
insidetheisle.com/featured-available-properties/

Expand your market and your bottom line while staying home, here in the Heart of Hampton Roads.

Newport DSD is a strategic growth area planned for future residential, commercial and industrial development. It is the fastest growing area in Isle of Wight County.

DEMOGRAPHICS

- Population
 - 5-Mile Radius: **18,000**
 - 7-Mile Radius: **25,000**
- Current Number of Households: **2,900**
- Median Household Income: **\$86,574**
- Median Home Value **\$291,400**
- Educational Attainment **89.8%** High School Graduate or Higher

Sources: Nielsen Claritas, U.S. Census Bureau (American Community Survey 2009-2013) and Isle of Wight County Department of Planning & Zoning

MARKET CONDITIONS

- Retail Sales = **2.4% average annual increase** in total taxable sales since 2000, up 2.8% in 2014
- Documented unmet retail demand
- **2,000** new residential units approved for development
- **1,000,000+ SF** of retail and office space approved for development
- Central location and easy commute within the Hampton Roads region allows it to pull from a regional workforce of over **800,000 people**
- Easy access to the region's transportation network, including Route 17 and Interstates 64 & 664 (10 miles)
- Isle of Wight County boasts one of the lowest real estate tax rates in Hampton Roads.

