

FOR LEASE



# 12361 Hornsby Lane

Newport News, VA 23602

## Overview

6,740 SF second-generation restaurant with patio seating and roll-up doors located at the entrance to the Patrick Henry retail corridor. The building sits on Hornsby Lane with immediate access to I-64 and Jefferson Avenue and is surrounded by three national hotels, more than 300 recently delivered apartments and townhomes, and Patrick Henry Mall directly across the corridor. The space includes existing commercial kitchen infrastructure including hood and exhaust, walk-in cooler and freezer, bar layout, and dining room build-out. Patio seating fronts the main parking field. The site shares a 3.7 acre parcel with Carrabba's Italian Grill. The location suits full-service operators, regional restaurant groups, and breweries with food programs seeking a faster path to opening through existing build-out.

## Quick Facts

- Availability** Immediate
- Size** 6,740 square feet
- Rental Rate** Negotiable
- Net Charges** \$4.41 psf, NNN
- Parking** 299 shared parking on 3.7 acres

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	12,849	79,409	170,134
HOUSEHOLDS	5,853	33,874	67,950
AVG. HH INCOME	\$130,445	\$100,021	\$101,312
DAYTIME POPULATION	12,108	88,468	170,548
TRAFFIC COUNT	49,000 AADT (Jefferson Ave)	125,000 AADT (I-64)	









