

Villages of Stoney Run

621, 620, 610 Stoney Creek Lane
Newport News, VA 23608



Broker Contact:

Mark Pendleton
(757) 486.1000 TTY 711





BREEDEN



Why Choose Villages of Stoney Run?

136,000

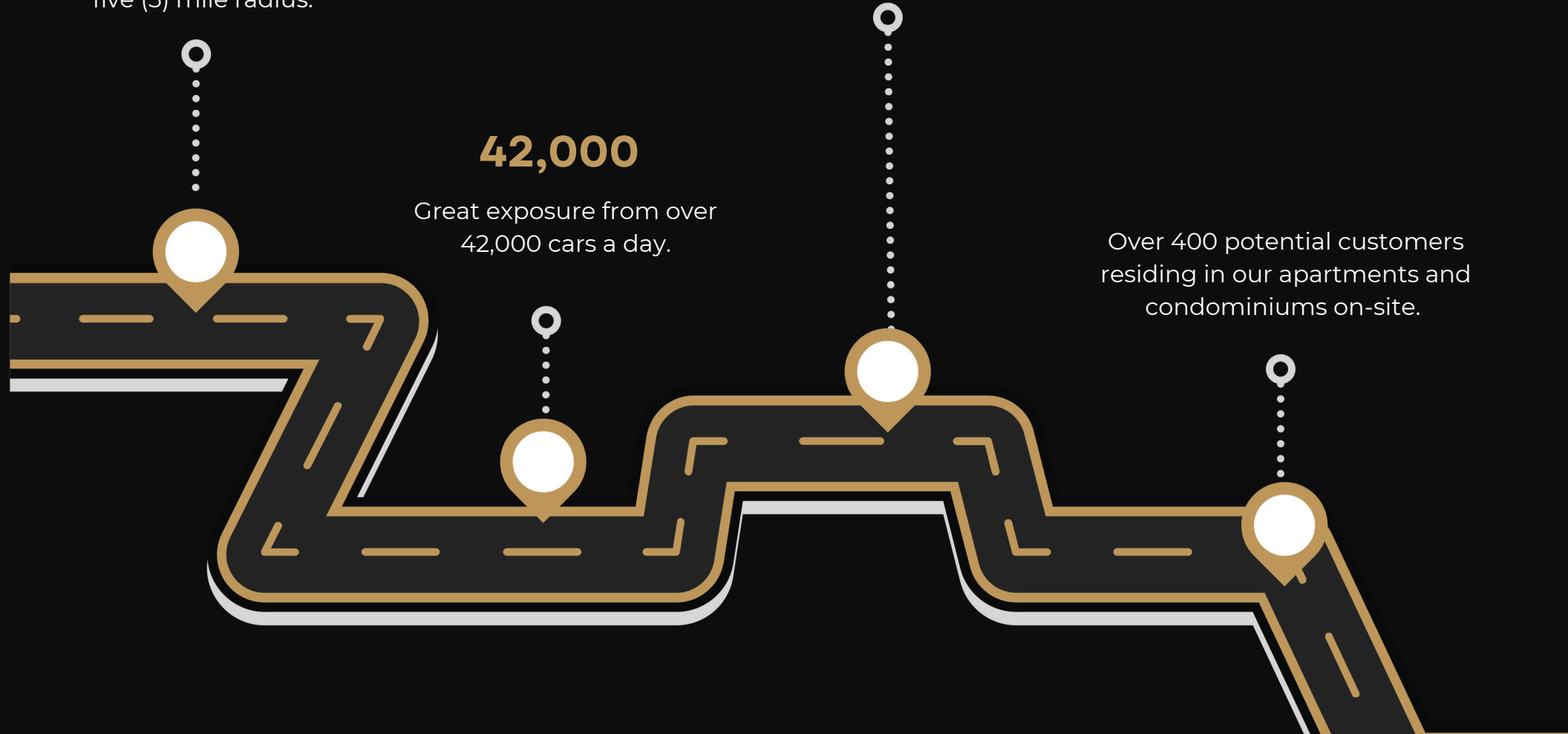
Over 136,000 potential customers reside within a five (5) mile radius.

Monument signs with tenant panels located on Jefferson Avenue and Denbigh Boulevard.

42,000

Great exposure from over 42,000 cars a day.

Over 400 potential customers residing in our apartments and condominiums on-site.





Center Location:
621, 620, 610 Stoney Creek Lane
Newport News, VA 23608

Size:
34,398 SF

Rental Rate:
Contact Agent

Estimated CAM, Taxes &
Insurance:
\$6.87 SF

Spaces Available:

BLDG 621 Unit 4	1,065 SF
BLDG 621 Unit 8	515 SF
BLDG 620 Unit 22	1,491 SF

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MAJOR TENANTS



OUTPARCELS

ZAXBY'S



NAVY 
FEDERAL[®]
Credit Union

Patient First[®]

W A F F L E
H O U S E[®]

VILLAGES OF
Stoney Run



48 LUXURY APARTMENT HOMES

RETAIL

OPEN SPACE

120 RESIDENTIAL CONDOMINIUMS

CLUBHOUSE

184 APARTMENTS

PLAY AREA

DENBIGH BOULEVARD

WAFFLE HOUSE

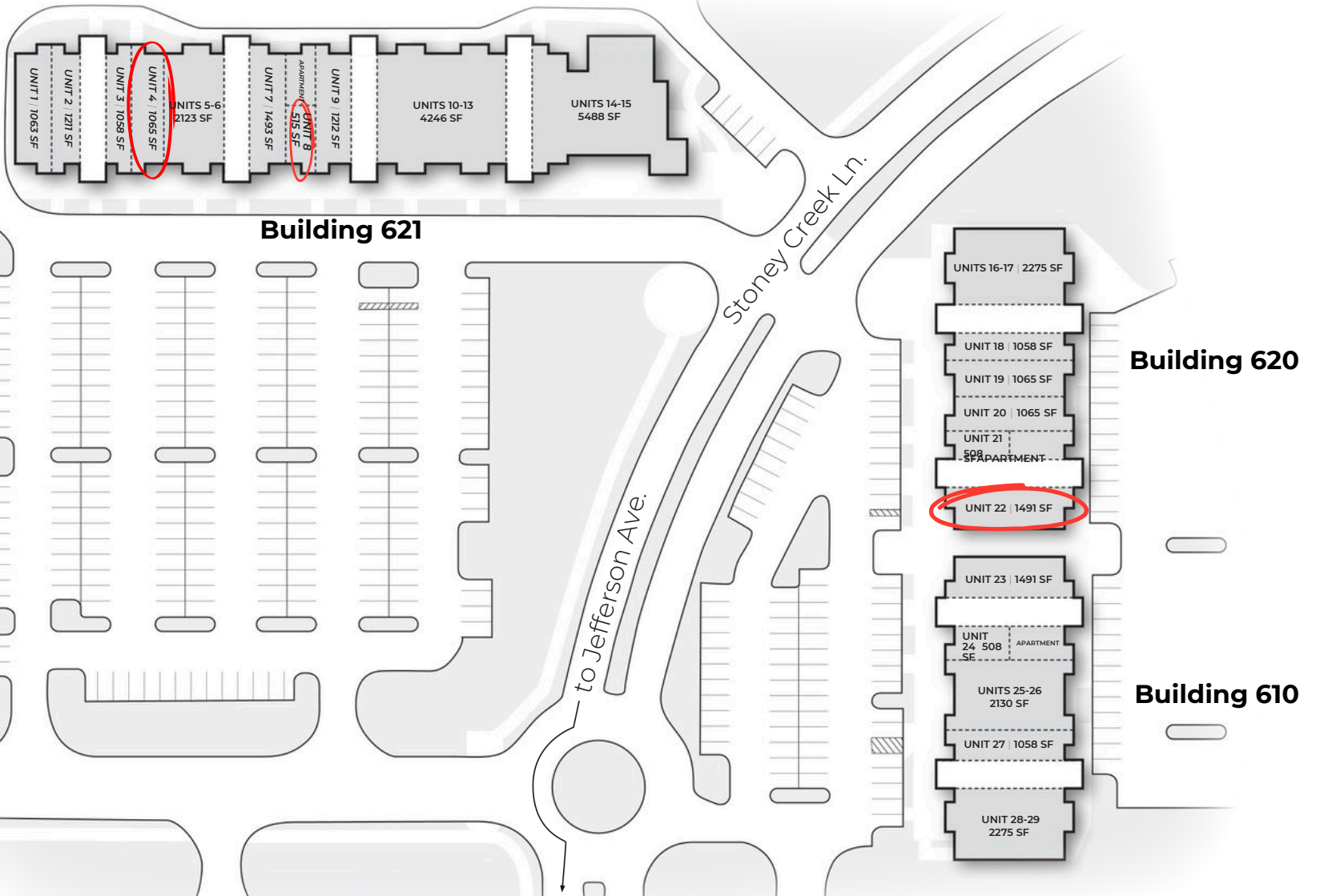
Patient First



Jefferson Ave.

Villages of Stoney Run

650 Stoney Creek Lane • Newport News, VA 23608 • www.TheBreedenCompany.com



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Villages of Stoney Run Tenants

Building 621

Suite # Tenant

1	Tindahan
2	Taunita Sutton
3	Lady K Lashes & Brows
4	AVAILABLE 1,065 SF
5-6	Sundays
7	Hustle & Motivate Barbor Lounge
8	AVAILABLE 515 SF
9	Eddie's To Go Chinese
10-13	VA ABC
14-15	Tres Borrachos Mexican Restuarant

Outparcel Tenants

Zaxby's
Hot Pot 757 Korean BBQ
Navy Federal
Waffle House
Patient First

Building 620

Suite # Tenant

16-17	Gus's New York Pizza
18	Platinum Stylz Salon
19	Rex & Friends Dog Wash
20	Angie's Cafe
21	Massage Therapist
22	AVAILABLE 1,491 SF

Building 610

Suite # Tenant

23	Thai Thai 2 Go
24-26	The Watchbarn Inc
27	Am to Pm Convenience Store
28-29	3 Peat Eats

Villages of Stoney Run is
proudly designed, developed
& managed by





OUR MISSION: Help Others. Live Better.

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 60 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is the 9th largest CRE firm in Virginia (Virginia Business, October 2023).

CONTACT:



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BREEDEN

Nationally Recognized

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