

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

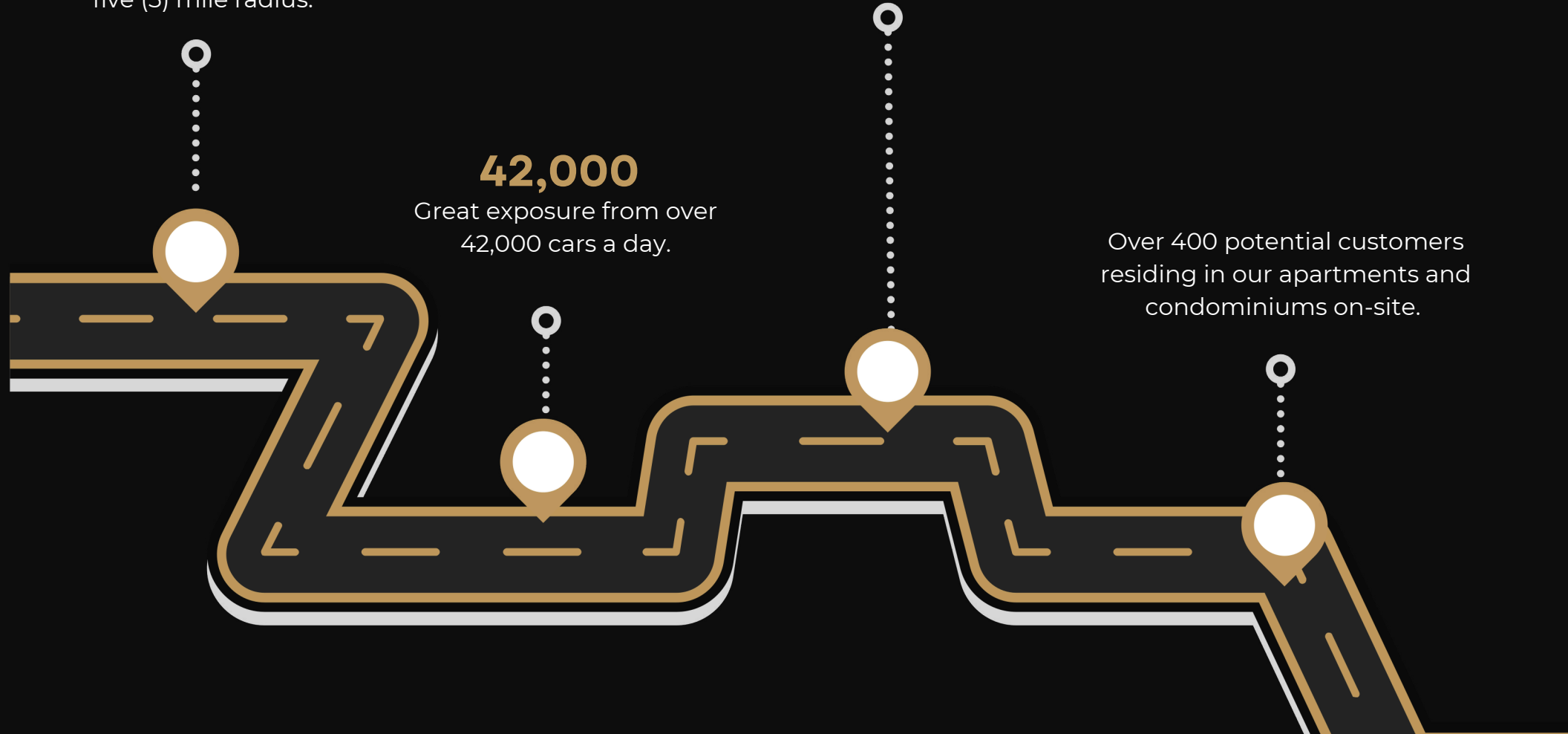
Over 136,000 potential customers reside within a five (5) mile radius.

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 620	Unit 20	1,065 SF
BLDG 621	Unit 7	1,493 SF

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MAJOR TENANTS

OUTPARCELS



VILLAGES OF
Stoney Run



48 LUXURY APARTMENT HOMES



120 RESIDENTIAL CONDOMINIUMS

CLUBHOUSE

184 APARTMENTS

PLAY AREA

DENBIGH BOULEVARD

WAFFLE HOUSE

Patient First

ZAXBY'S

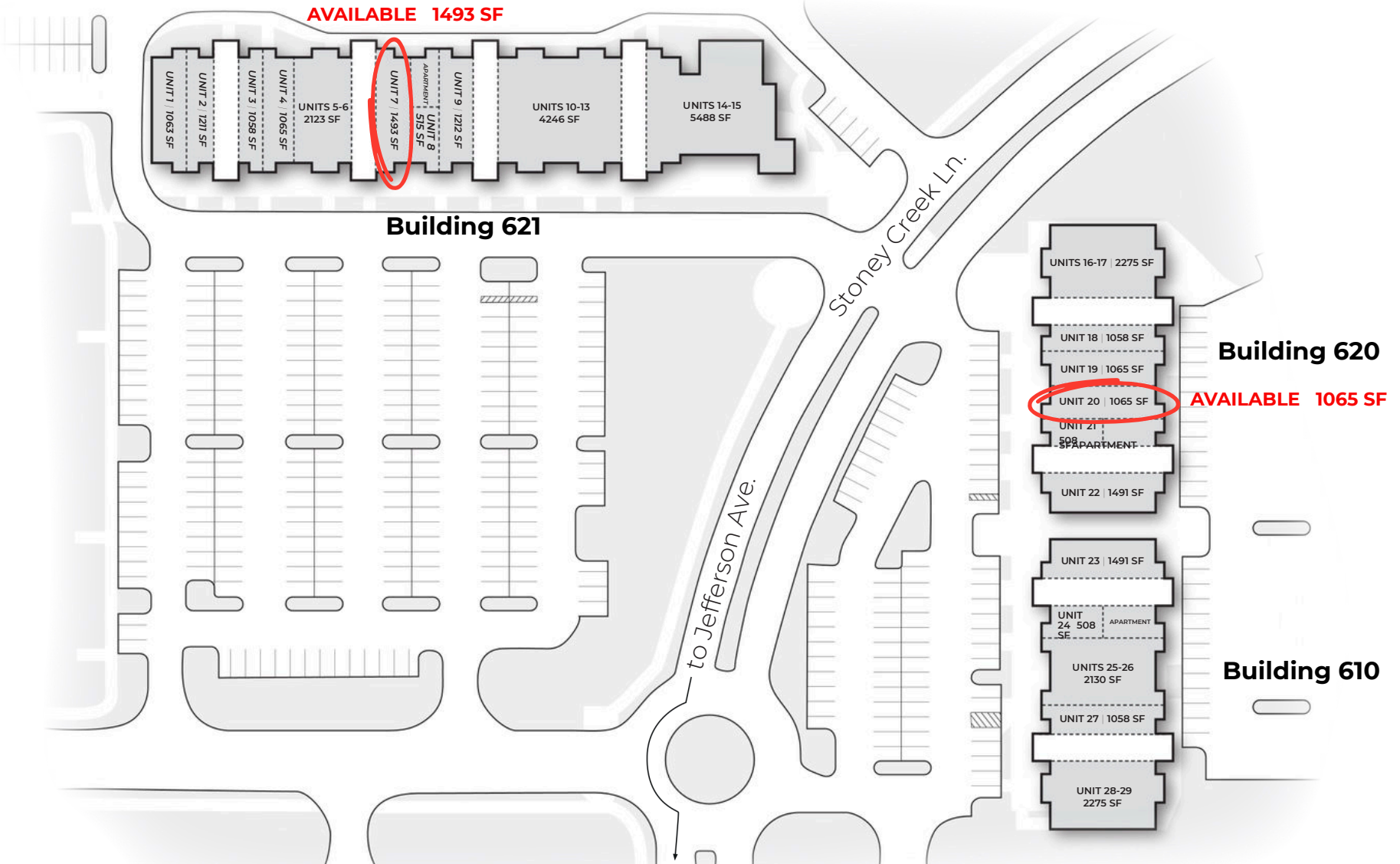


NAVY FEDERAL
Credit Union

Jefferson Ave.

Villages of Stoney Run

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



AVAILABLE 1493 SF

Building 621

Building 620

AVAILABLE 1065 SF

Building 610



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Villages of Stoney Run Tenants

Building 621

Suite #	Tenant
1	Tindahan
2	Echoesss of Beauty
3	Lady K Lashes & Brows
4	Radiate Chiropractic
5-6	Sundays
7	AVAILABLE - 1,493 SF
8	Tanji Hair Room
9	Eddie's To Go Chinese
10-13	VA ABC
14-15	Chipper Restaurant & British Pub

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	AVAILABLE - 1,065 SF
21	Massage Therapist
22	Ion Solar

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 one of the largest CRE firms in Virginia (Virginia Business, October 2024).

CONTACT:



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BREEDON
Nationally Recognized

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