

The 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 The Villages of Stoney Run?

136,000

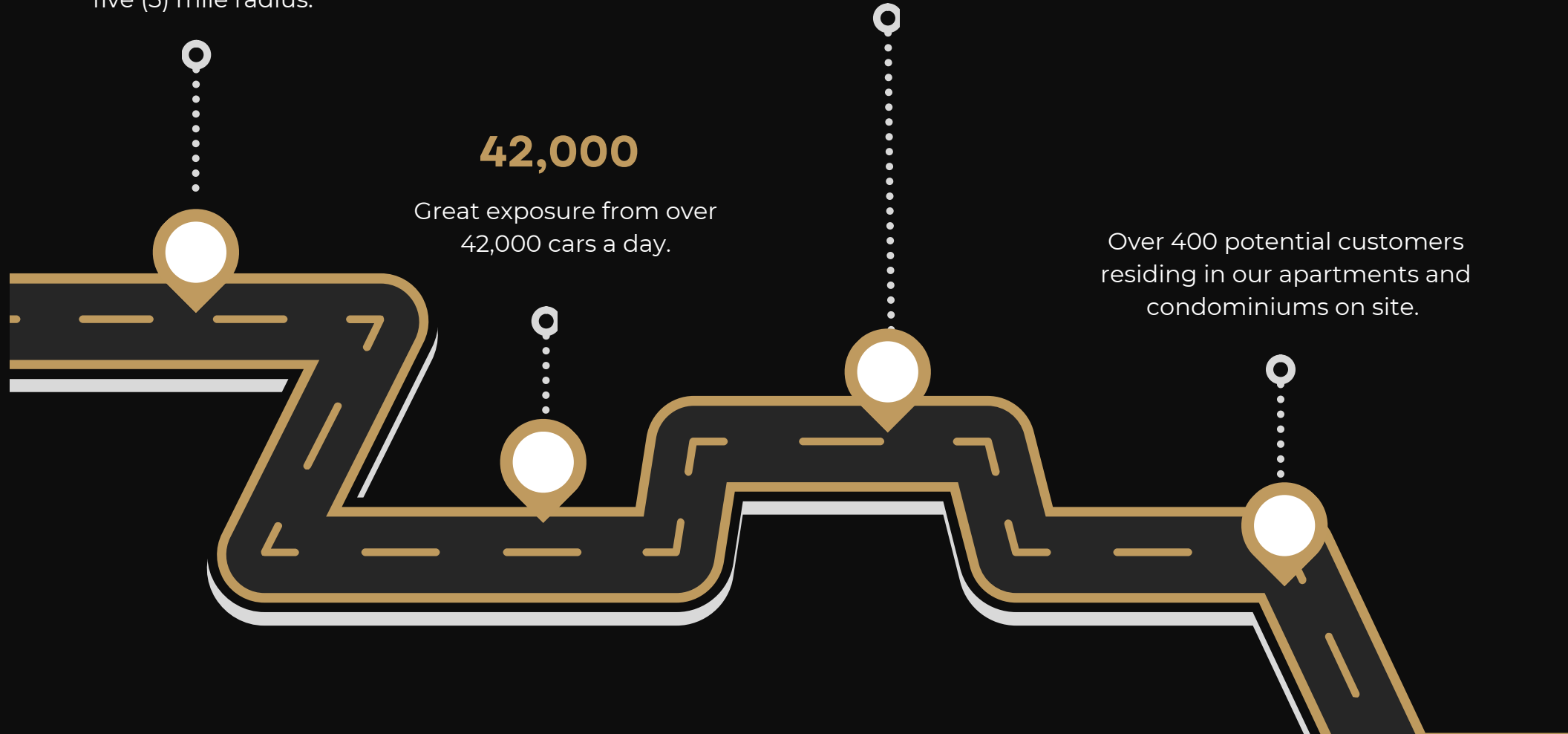
Over 136,000 potential customers reside within a five (5) mile radius.

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:
\$5.54 SF

Space Available:
BLDG 621 Unit 4 1,065 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



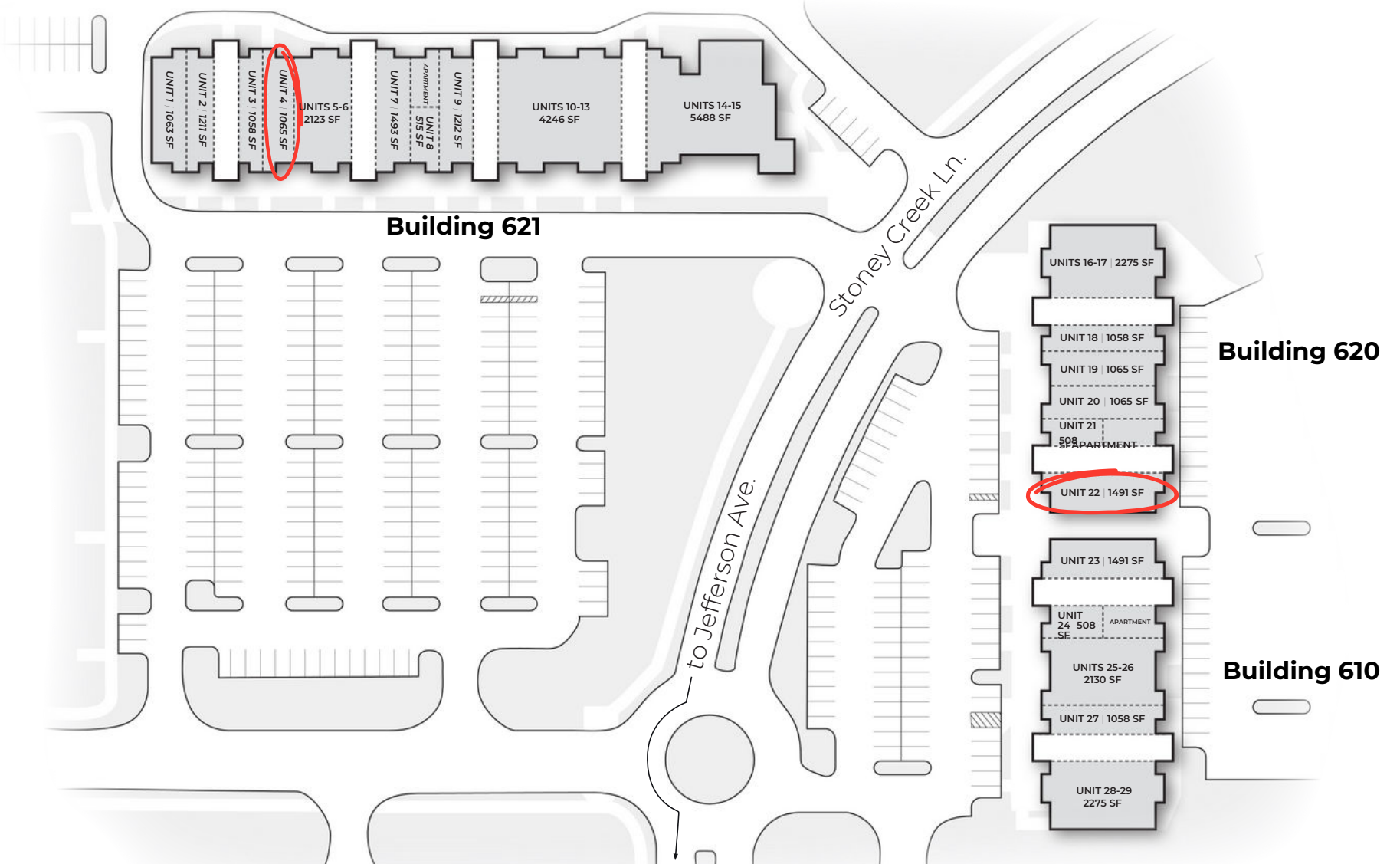
Waffle House

Patient First

Jefferson Ave.

The Villages of Stoney Run

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The Villages of Stoney Run Tenants

Building 621

Suite #	Tenant
1	Tindahan
2	Echoesss of Beauty
3	Lady K Lashes & Brows
4	AVAILABLE 1065 SF
5-6	Sundays
7	Hustle & Motivate Barbor Lounge
8	NCruz Portraits
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



OUR MISSION

Guided by our beliefs and values, The Breeden Company seeks to create and promote inspiring communities. We strive to grow our business with the same honesty and integrity we use to develop and manage our projects. Every day, we hold true to these values:

BELIEF

We believe our success will always lie in our integrity.

RELATIONSHIPS

We believe every relationship is our most important one.

ENTREPRENEURIAL

We believe in inspiring creativity and innovation.

EXPERTISE

We believe in hiring and training the best.

DILIGENCE

We believe the smallest detail is of the greatest importance.

ENTHUSIASM

We believe in serving passionately and positively.

NO EXCUSES

We believe in finding solutions, not problems.

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).



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560 Lynnhaven Parkway
Virginia Beach, VA 23456
(757) 486.1000 TTY 711



www.TheBreedenCompany.com

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

