

# COAL CREEK VILLAGE

High traffic Newcastle retail space now available at Coal Creek Village, energized by Safeway and the new CVS Pharmacy anchors.

1,500 SF

AVAILABLE 01/15/2026  
No restaurants or fitness uses.



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# Coal Creek Village



1,500 SF  
AVAILABLE 01/15/2026  
No restaurants or fitness uses.



1,726 SF

LEASE PENDING!

North Corner View on Coal Creek Parkway

West Corner View on Coal Creek Parkway

# Coal Creek Village



**Coal Creek Village, an established shopping center anchored by Safeway and the new CVS Pharmacy.** Positioned along highly traveled Coal Creek Parkway, this center benefits from exceptional visibility and easy access within one of Newcastle's most desirable retail corridors. Surrounded by affluent neighborhoods with average household incomes exceeding \$233,593, the center attracts a loyal, high-spending customer base seeking convenience and quality.



## Newcastle Rankings

Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

Best Suburbs for Young Professionals in Washington  
#8 of 184

Best Suburbs to Live in Washington  
#9 of 184

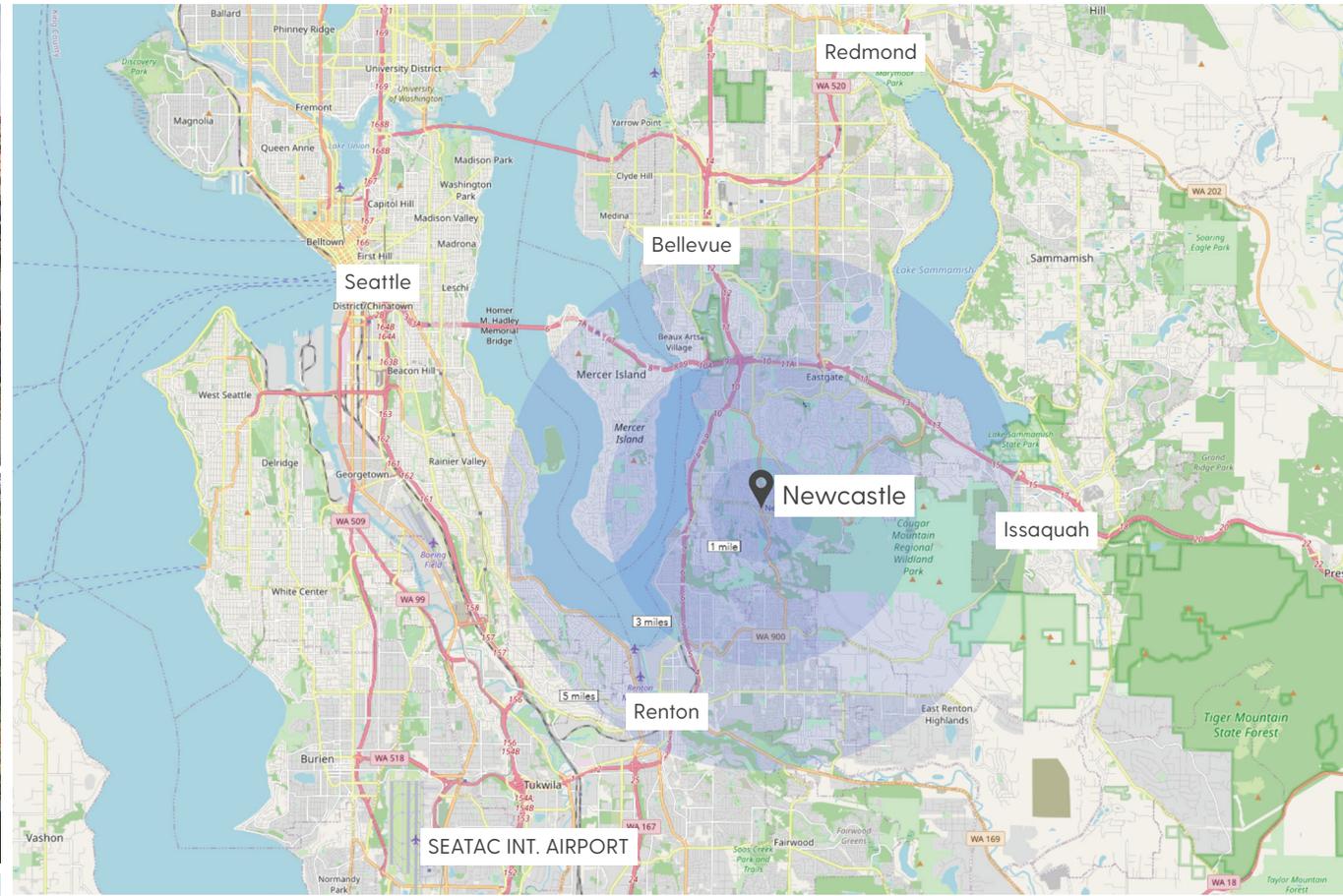
Best Suburbs to Raise a Family in Washington  
#10 of 183

# Coal Creek Village

1	Mechanics Bank
2	The UPS Store
3	Papa Murphy's
4	AVAILALBE 01/15/2026 No restaurant/fitness uses.
5	Bartell Drugs
6	Gentle Dental
7	4/4 School of Music
8	MudBay
9	Isabella Nail & Spa
10	Coal Creek Family Vision
11	Safeway (NAP)
12	Key Bank
13	Chiropractic Wellness Center
14	Yea's Wok
15	Great Clips
16	DIY Tea Lab
17	Subway
18	1,726 LEASE PENDING!
19	Orthodontic Excellence
20	ATI Physical Therapy



# Coal Creek Village



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,485	87,452	230,684
Daytime Population	11,288	73,602	222,847
Avg. HH Income	\$233,593	\$249,848	\$219,607
Avg. Home Value	\$1,196,914	\$1,344,243	\$1,264,619

SITE PLAN NOT TO SCALE. SITE PLAN AND TENANTS SUBJECT TO CHANGE. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

# Coal Creek Village



73,602  
Daytime  
Population  
(3-mile radius)



72.4%  
Population w/  
Bachelors and/or  
Graduate Degree



\$233,593  
Average Household  
Income  
(1-mile radius)

- **Anchored by Safeway and the newly built CVS Pharmacy**
- **Highly visible location** with ~21,900 cars per day on Coal Creek Parkway.
- **Affluent and growing community** – average household income ~\$249,848 (3-mile radius).
- **Prime daytime population** (~73,602 within 3 miles) – great for retail visibility and walkable lifestyle.