

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
No restaurants or fitness uses.



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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

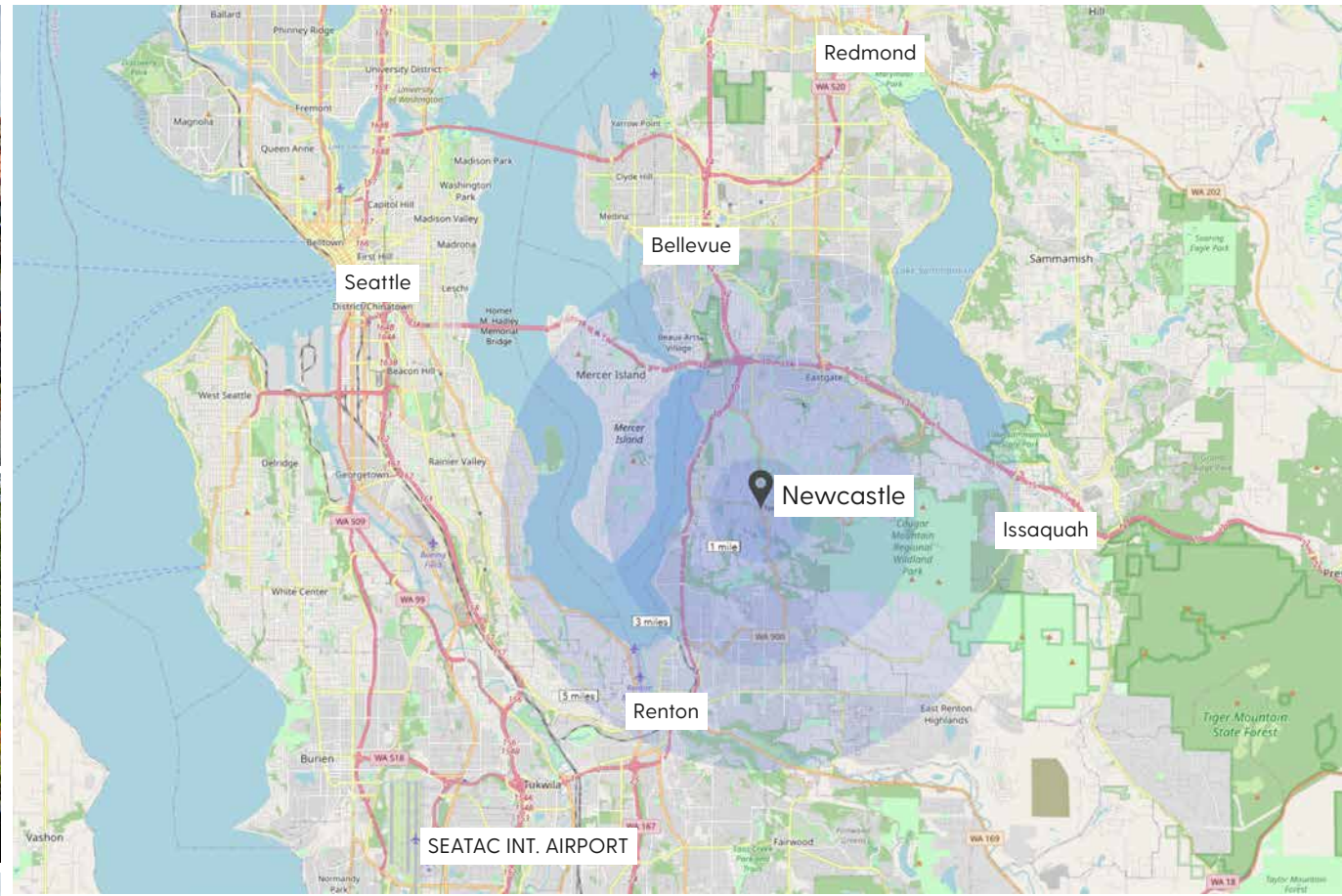
Best Suburbs to Raise a Family in Washington
#10 of 183

Coal Creek Village

- 1 Mechanics Bank
- 2 The UPS Store
- 3 Papa Murphy's
- 4 AVAILALBE
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 NEW TENANT OPENING SOON!
- 19 Orthodontic Excellence
- 20 ATI Physical Therapy



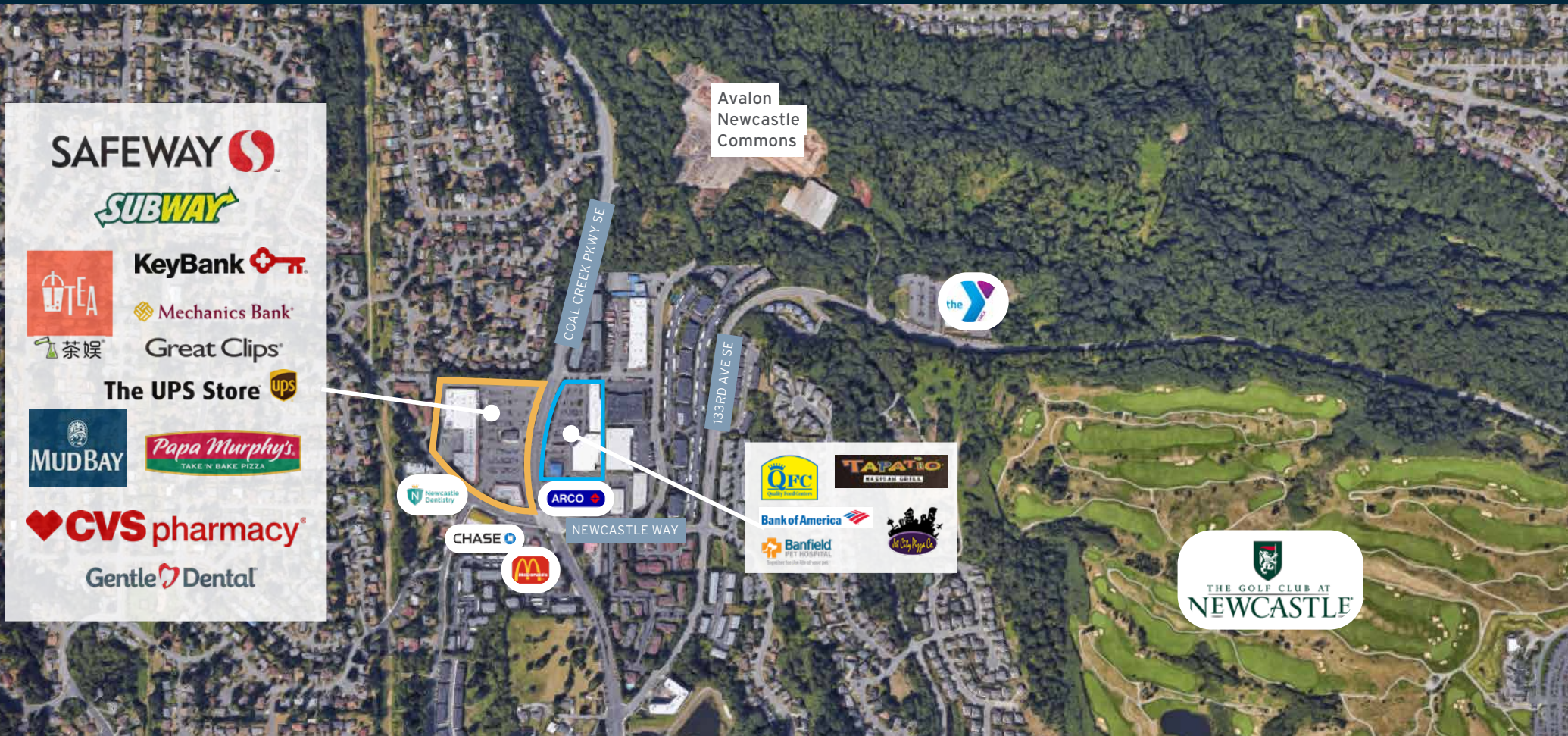
Coal Creek Village



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



SAFeway

SUBWAY

KeyBank

Mechanics Bank

Great Clips

The UPS Store

Papa Murphy's
TAKE 'N BAKE PIZZA

CVS pharmacy

Gentle Dental

QFC

TAPATIO
RESTAURANT

Bank of America

Banfield
PET HOSPITAL

ARCO

McDonald's

**THE GOLF CLUB AT
NEWCASTLE**



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 new 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.