

COMING SOON

NORDSTROM
Rack



SETTLER'S MARKET

5020-5225 Settlers Market Boulevard | Williamsburg, VA 23787



PROPERTY DESCRIPTION

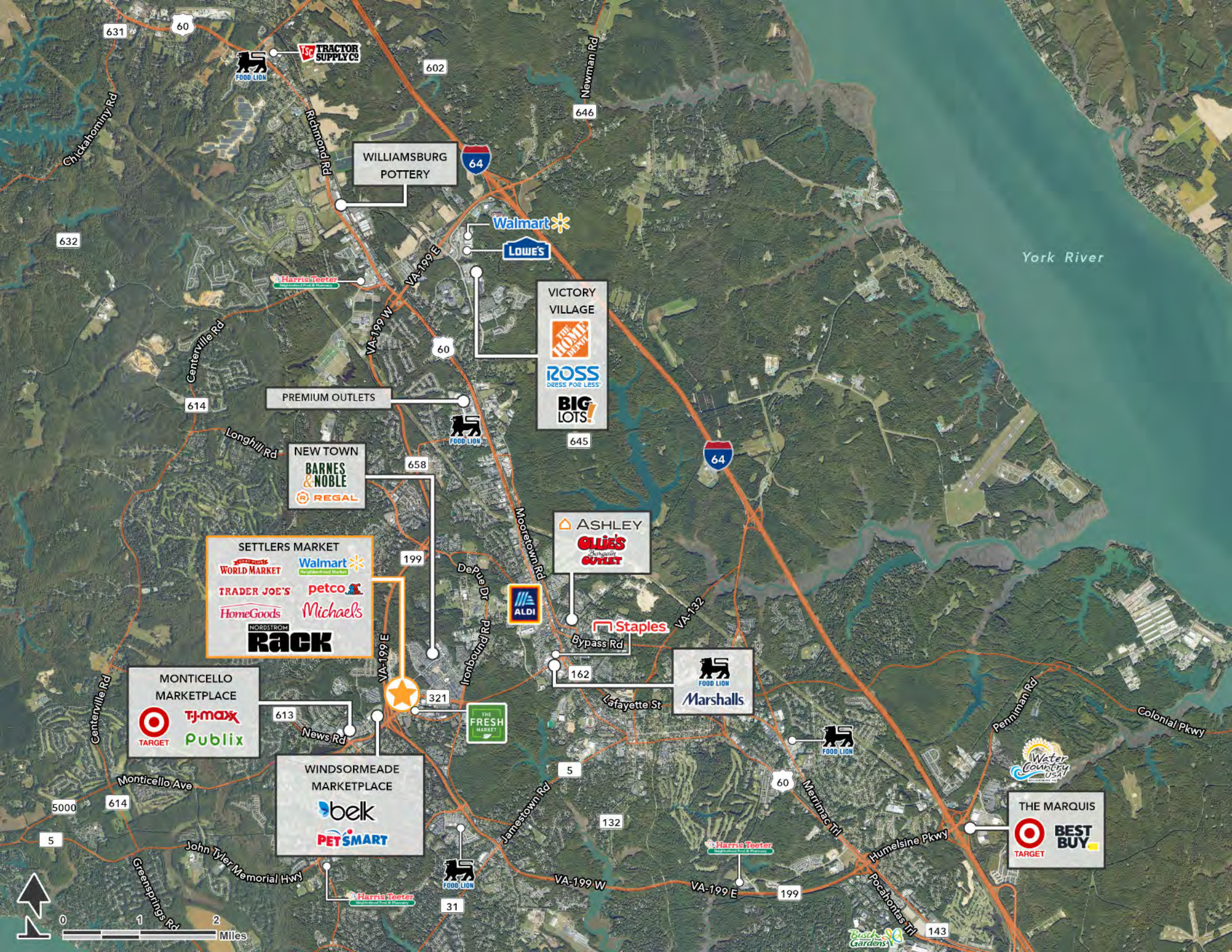
Major momentum at the dominant shopping center in Williamsburg. Join the power of our newest tenant, Nordstrom Rack, along with best-in class nationals: Trader Joe's, HomeGoods, Michaels, Petco, Five Below along with many more!

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE** 1,207 SF - 9,250 sf
- Premier Location within growing market
- Superior tenant mix and destination retailers
- Most visited regional center within 15-mile radius (2025 population: 188,194)
- Convenient access to entire market
- Close to Colonial Williamsburg, Busch Gardens, Water Country USA and William & Mary University

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 2026 Population	47,879	79,013	98,026
 2026 Daytime Population	56,857	85,752	105,284
 2026 Average HH Income	\$133,021	\$138,171	\$143,972
 2026 Median HH Income	\$101,649	\$138,171	\$143,972
 2026 Households	119,388	32,228	39,937



SITE PLAN



TENANT ROSTER

SUITE	TENANT NAME	SPACE SIZE
1	Riverside Health	11,250 SF
2	World Market	18,465 SF
3a	Nordstrom Rack	* 24,537 SF
3b	Available	8,600 SF
4	Ulta	10,700 SF
5	Available	4,885 SF
6	Old Navy	14,975 SF
7	Five Below	7,500 SF
8	Home Goods	25,000 SF
9	Michael's	17,094 SF
10	Noodles	2,750 SF
11	Club Pilates	1,516 SF
12	Small Cakes	1,344 SF
13	Spineless Reads	1,160 SF
14-15	Chicken Salad Chick	3,439 SF
16	Menchie's Frozen Yogurt	1,419 SF
17	Available	1,600 SF

SUITE	TENANT NAME	SPACE SIZE
18	Available	1,207 SF
19	Visionworks	2,763 SF
20	Which Wich	2,126 SF
21	CAVA	2,800 SF
22	At Lease	2,671 SF
23	Available	9,250 SF
26	Petco	12,500 SF
27	Truist	10,700 SF
28	Hound's Tale	5,471 SF
29	Long & Foster	4,710 SF
30	Trader Joe's	12,000 SF
31	Mattress Firm	7,324 SF
32	Vitamin Shoppe	2,500 SF
33	StretchLab	1,617 SF
34	Navy Federal	3,000 SF

* Approximate SF





CONTACT EXCLUSIVE LEASING AGENTS



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