

retail FOR LEASE



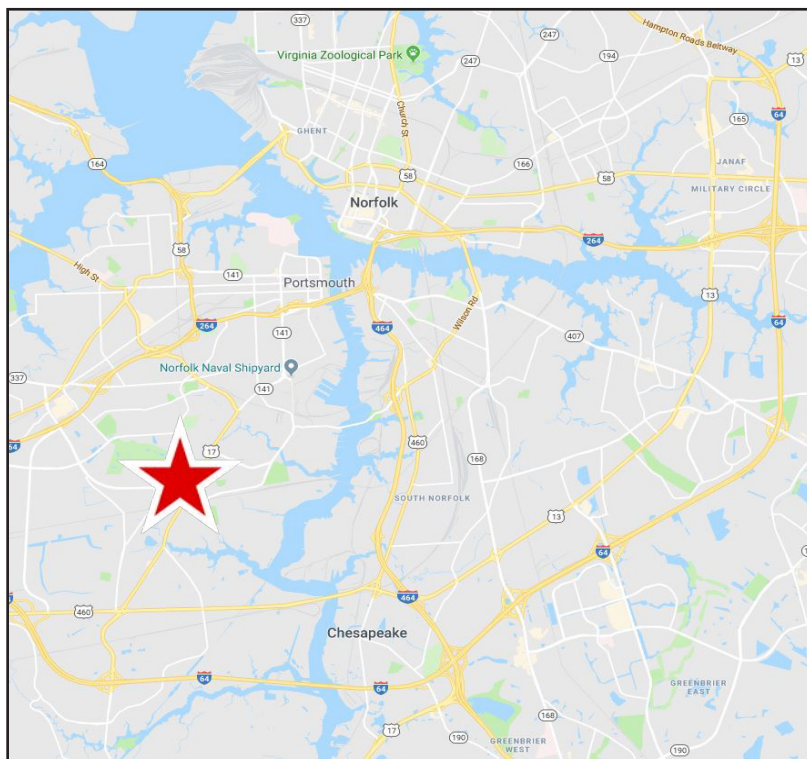
Williams Court I | 2012-2048 Victory Blvd., Portsmouth, Virginia

LEASE RATE: \$16.00/PSF NNN

PROPERTY FEATURES:

- **±3,600 SF storefront available!**
- **±100,519 SF Food Lion anchored Building;** Food Lion reporting "above average" sales
- **Highly Competitive Lease Rates!**
- **Located on prime signalized corner of busy intersection** - George Washington Hwy & Victory Blvd.
- **Ample parking** with 11/1,000 SF ratio
- **High Traffic Counts** - 23,000 VPD along George Washington Hwy & 18,000 VPD along Victory Blvd.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------|----------|----------|----------|
| Est. Population | 11,766 | 74,923 | 217,595 |
| Avg HH Income | \$41,551 | \$42,953 | \$52,263 |
| Households | 4,593 | 27,802 | 74,762 |



Jay Burnell
o: 757.222.0111
m: 757.617.3511
jay@parkerburnell.com

Kristen Huber
o: 757.222.0111
m: 757.714.2341
kristen@parkerburnell.com



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