



S.L. NUSBAUM
REALTY CO. | SINCE 1906

FOR LEASE

MONTICELLO MARKETPLACE SHOPPING CENTER



4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188

TYLER JACOBSON
SENIOR VICE PRESIDENT
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



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PROPERTY SUMMARY

4600-4700 MONTICELLO AVENUE
WILLIAMSBURG, VA 23188



OFFERING SUMMARY

Building Size:	109,975 SF
Available SF/AC:	1,000 SF - 3,750 SF / 2.465 AC

PROPERTY HIGHLIGHTS

- Anchored by area's only Publix as well as Target, TJMaxx, Rack Room Shoes, Trek, Dollar Tree and Virginia ABC
- Part of the Marketplace Shopping District on Monticello Avenue at Route 199
- Great tenant mix in Williamsburg's premier shopping center

SPACES	SPACE SIZE	DESCRIPTION
Unit 9B	3,750 SF	Adjacent to Bath & Body Works (Now Open)
Unit 18D	1,000 SF	
Unit 18G	1,000 SF	
Outparcel 2G	2.465 Acres	(1.48 usable acres) - 5,417 SF Former Ruby Tuesday building

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SITE PLAN

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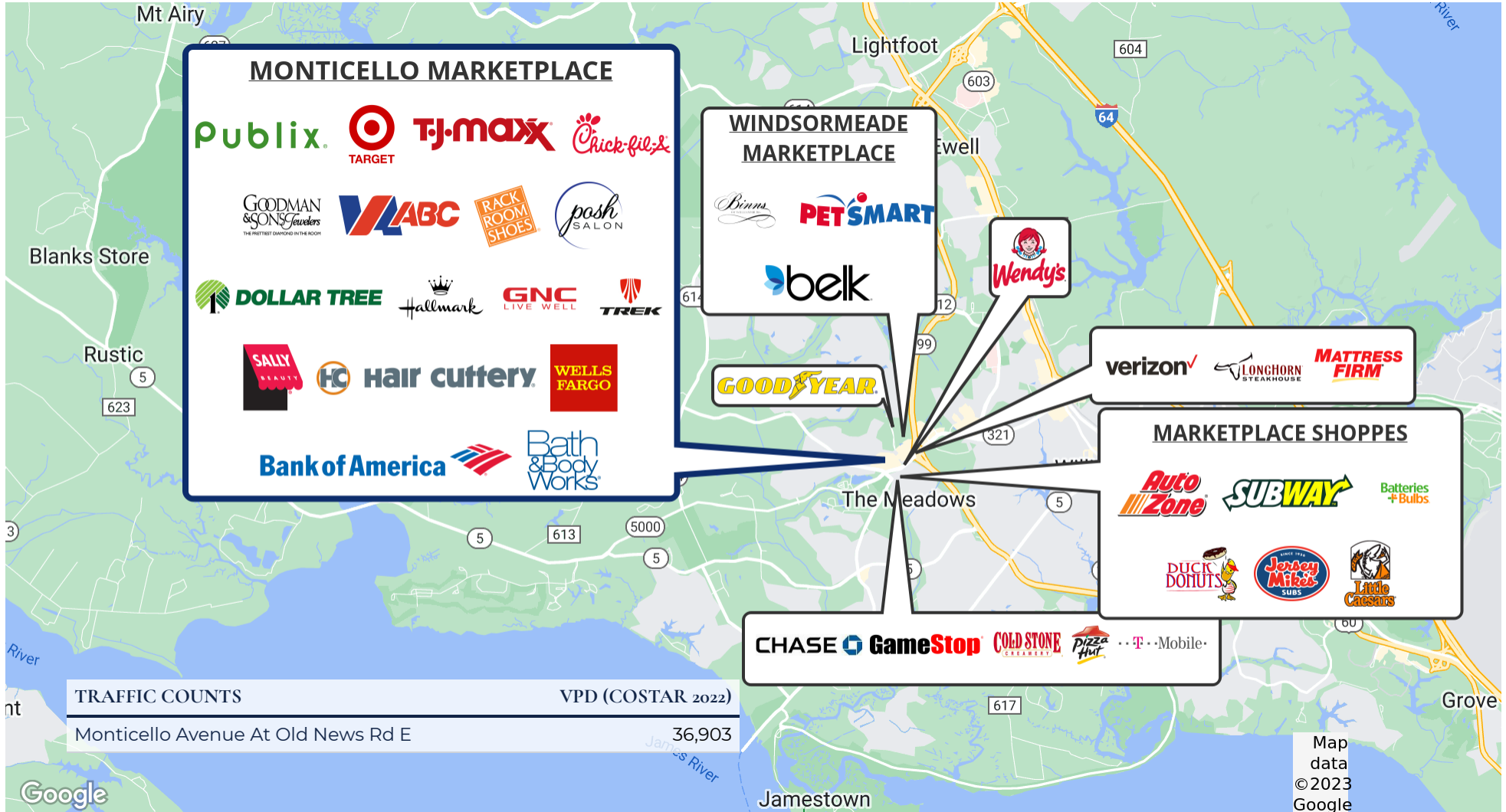
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AREA RETAIL

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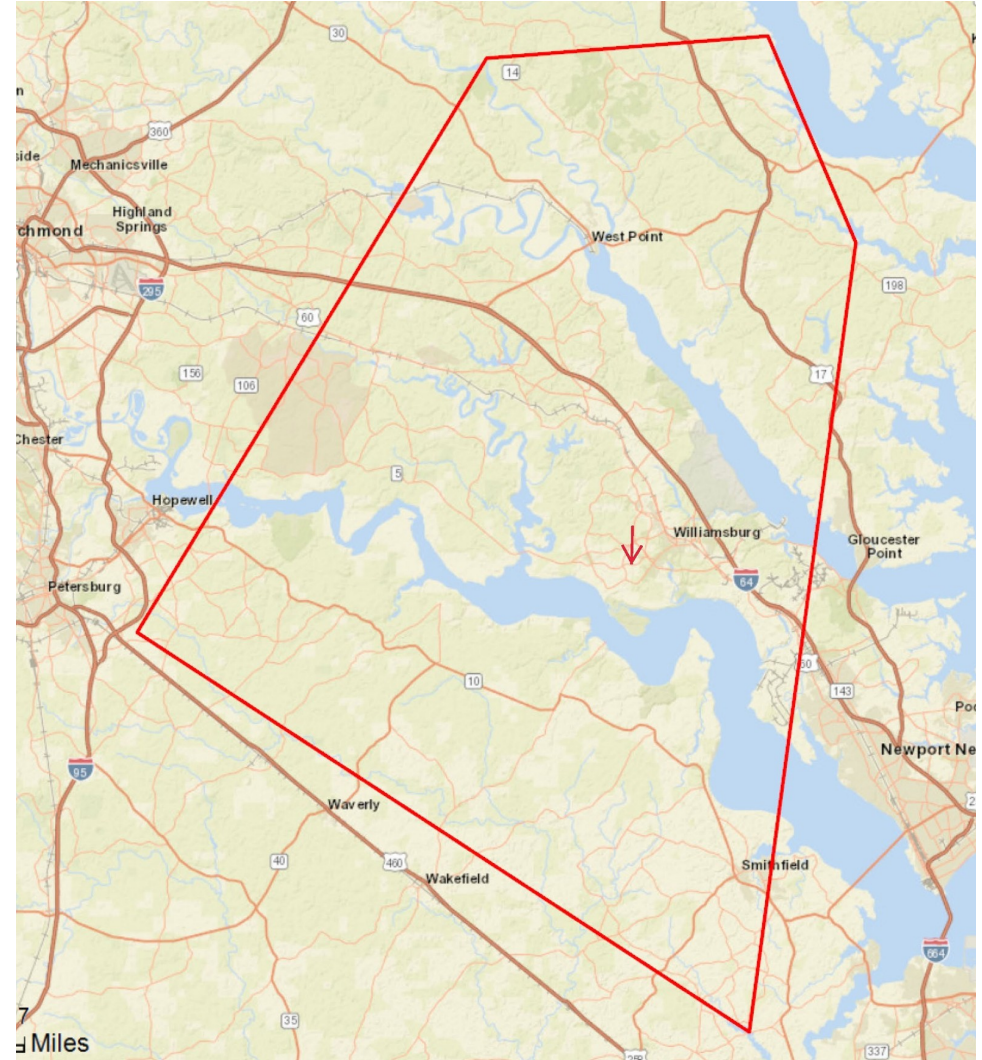
DEMOGRAPHICS MAP & REPORT

4600-4700 MONTICELLO AVENUE
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DEMOGRAPHICS OVERVIEW

	POLYGON
Total Population	187,527
Average Age	43.3
Total Households	70,922
# Of Persons Per HH	2.51
Average HH Income	\$93,986

* Demographics Derived From 2019 ESRI Data



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ADDITIONAL PHOTOS

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