



9,600 SF Available



Williams Court II

4520-4644 George Washington Highway, Portsmouth, VA

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Dominant Portsmouth Shopping Center Williams Court II | 2nd Gen Grocery (Former Dollar General) & Small Shop Space | 750–9,600 SF Available For Lease

Williams Court II is a high-visibility neighborhood retail center located along the heavily traveled Victory Blvd / George Washington Hwy corridor, serving a dense and established Portsmouth trade area. The site benefits from strong surrounding rooftops, consistent daily traffic, and close proximity to the Norfolk Naval Shipyard — one of the region's largest employment hubs with thousands of military and civilian personnel driving steady daytime population and consumer demand.

The center offers a rare ±9,600 SF second-generation grocery opportunity (former Dollar General) alongside flexible small shop space from 750 SF, ideal for value retail, service users, and neighborhood-focused concepts seeking immediate market presence in a proven, necessity-driven location.

Williams Court II

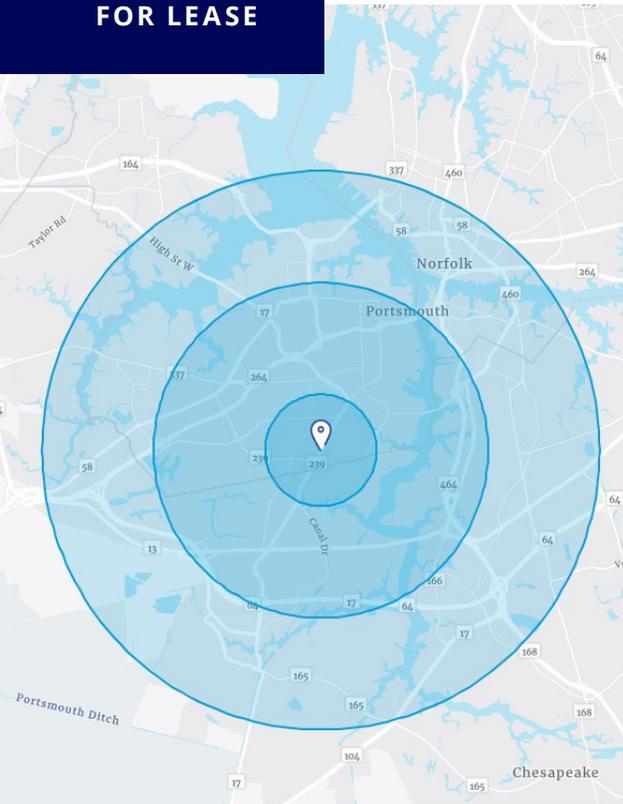
Site Plan



George Washington Hwy (23,000 VPD)

1	Corner Bar	2,500 SF	10	J&K Nails	1,000 SF
2	Tienda Latina	1,000 SF	11	Kreations Dance Studio	1,500 SF
3	AVAILABLE	750 SF	12	Venue 757	17,811 SF
4	Kappatal Cuts	750 SF	13	Ollie's Bargain Outlet	28,094 SF
5	Carribbean Vibes	1,000 SF	14	AVAILABLE	9,600 SF
6	Ride Now	750 SF	15	Guava	9,047 SF
7	Growing in Grace	1,500 SF	16	AVAILABLE	3,120 SF
8	AVAILABLE	750 SF	17	Next Gen Distributors	7,696 SF
9	AVAILABLE	750 SF	18	Highland Outfitters	995 SF

FOR LEASE



Williams Court II

Property Highlights

- 750 -9,600 sf of retail space available for lease
- Less than 2 miles from TCC's Portsmouth Campus & I-264 on/off ramps
- 23,000 VPD along George Washington Highway & 18,000 VPD along Victory Blvd

Demographics	1 Mile	3 Miles	5 Miles
Daytime Workers	12,264	85,730	249,965
Population	12,864	77,117	205,568
Average HH Income	\$62,636	\$72,672	\$89,785

Join these retailers:



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