



**S.L. NUSBAUM**  
REALTY CO.

# FOR LEASE

## MARKETPLACE SHOPPES



4655 MONTICELLO AVE  
WILLIAMSBURG, VA 23188

**TYLER JACOBSON**  
SENIOR VICE PRESIDENT | PARTNER  
O. 757.640.5435  
TJACOBSON@SLNUSBAUM.COM







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# PROPERTY SUMMARY

4655 MONTICELLO AVE  
WILLIAMSBURG, VA 23188



## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Contact Agent    |
| Building Size: | 26,626 SF        |
| Available SF:  | 1,650 & 1,200 SF |

## PROPERTY HIGHLIGHTS

- Part of the Marketplace Shopping District at Route 199 and Monticello Avenue
- Anchored by AutoZone, Duck Donuts, Batteries +Bulbs, Jersey Mike's, Little Caesars, Cold Stone Creamery, T-Mobile, Chase Bank and Pizza Hut.
- Great tenant mix in Williamsburg's premier shopping center

| SPACES   | SPACE SIZE |
|----------|------------|
| Unit 203 | 1,650 SF   |
| Unit D   | 1,200 SF   |

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# SITE PLAN

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## LEGEND

- Available
- Unavailable

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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

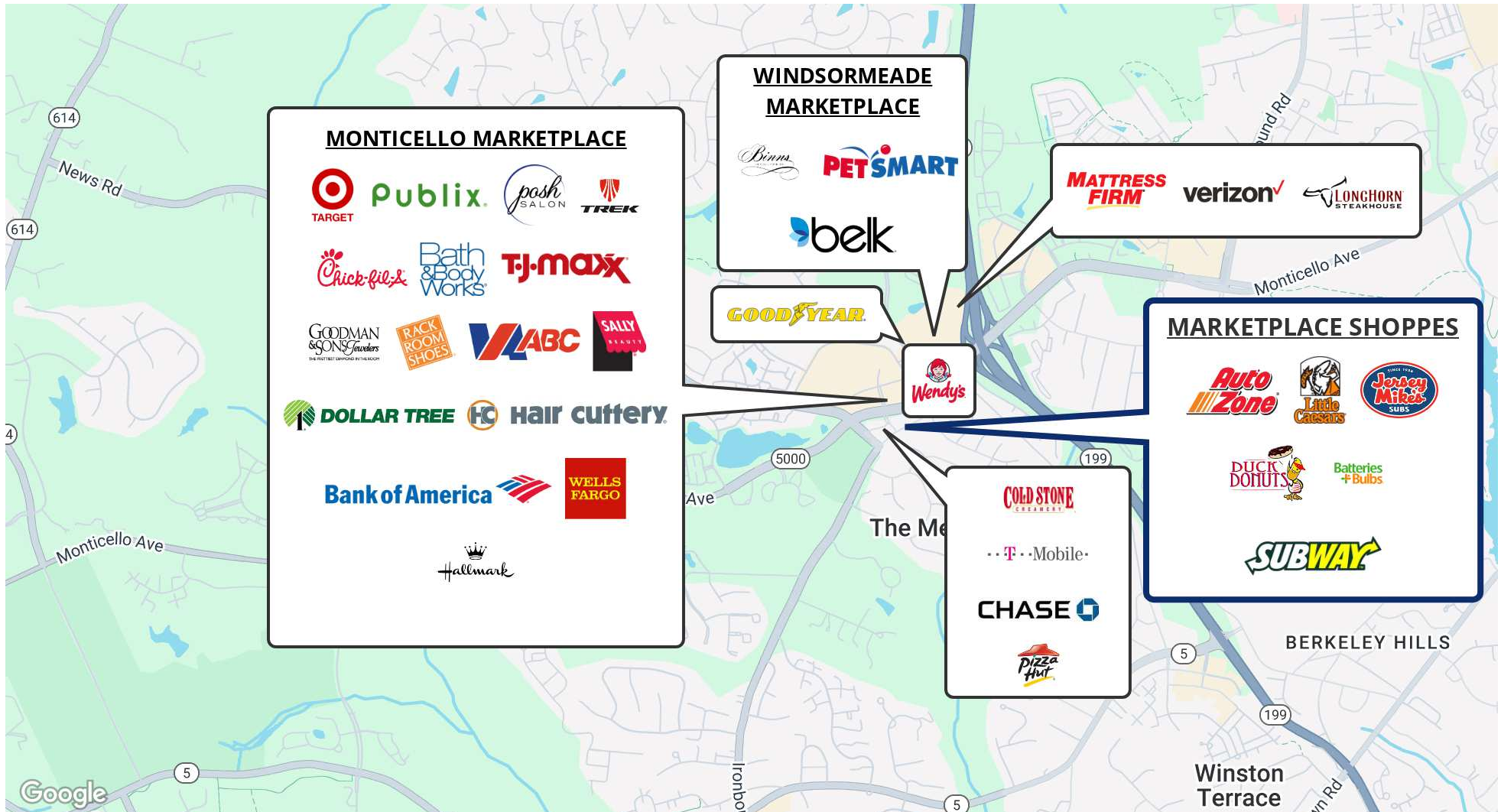




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# AREA RETAIL

4655 MONTICELLO AVE  
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# ADDITIONAL PHOTO

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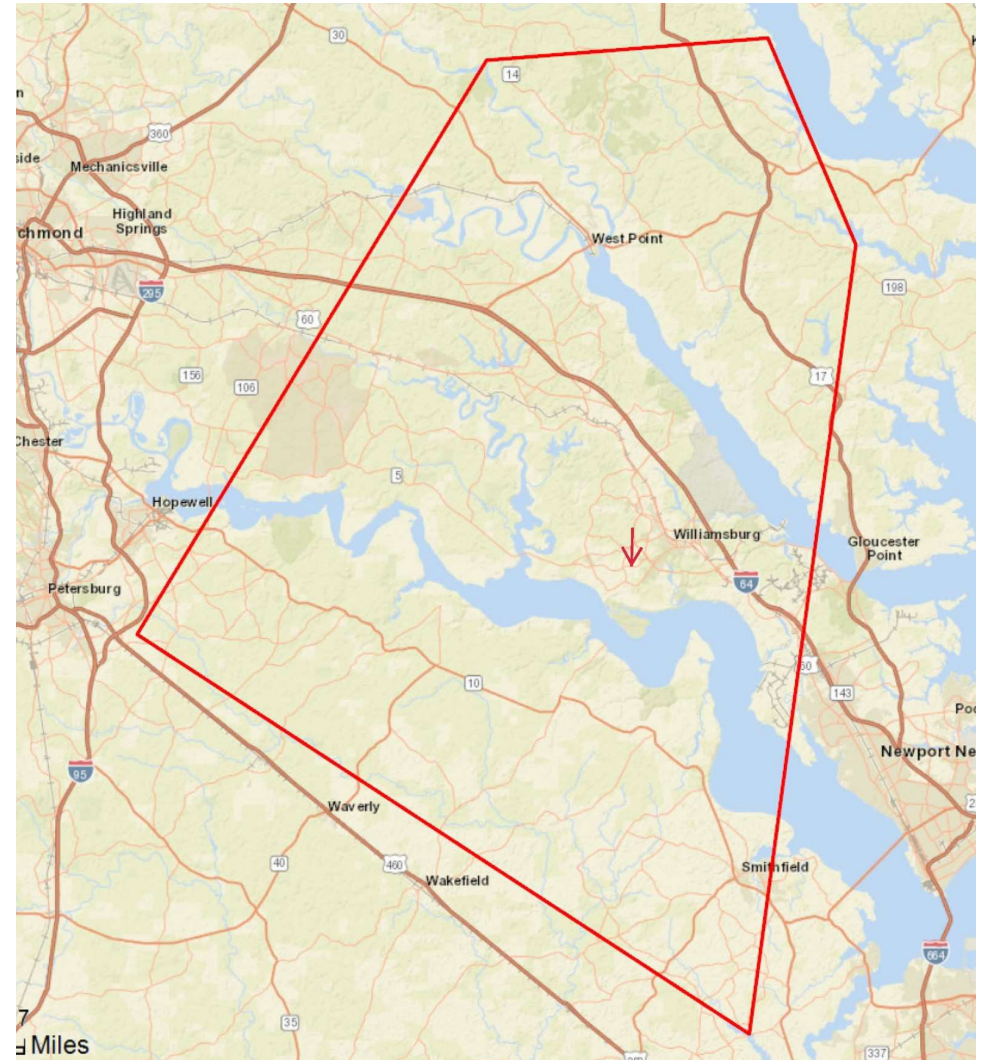
# DEMOGRAPHICS MAP & REPORT

4655 MONTICELLO AVE  
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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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# CONTACT ME



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