

# FOR LEASE

## THE SHOPS AT CEDAR VALLEY

800-810 E Rochambeau Drive | Williamsburg, VA 23188



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



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PROUD PARTNER

**XTEAM**  
RETAIL ADVISORS

# PROPERTY SUMMARY

## THE SHOPS AT CEDAR VALLEY

800-810 E Rochambeau Drive | Williamsburg, VA 23188



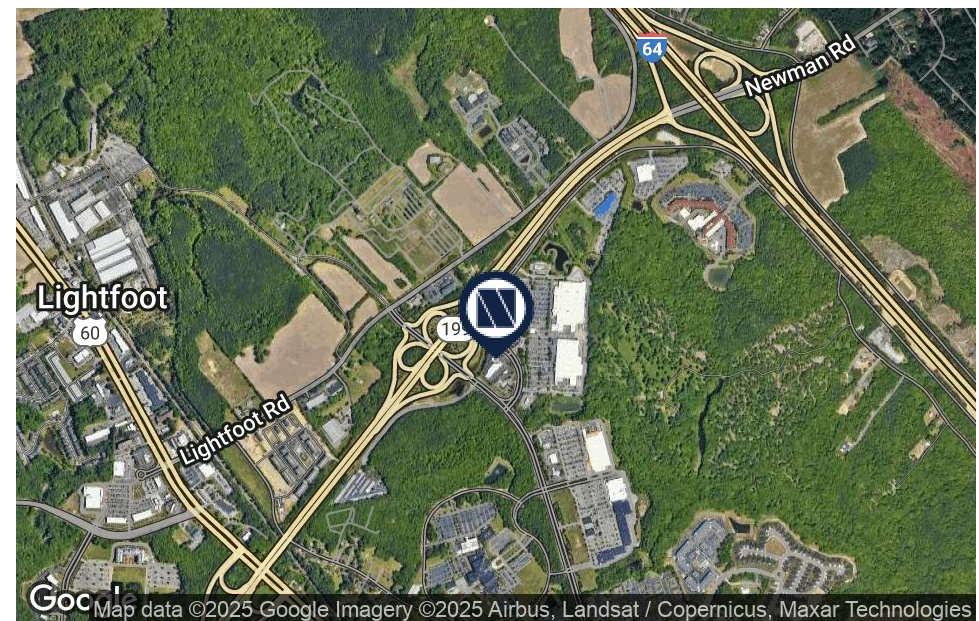
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### PROPERTY DESCRIPTION

Only one space remaining at The Shops at Cedar Valley! The available space is 2,088 SF and is in vanilla shell condition. The Shops at Cedar Valley offers an impressive lineup of co-tenants including Starbucks, Subway, H&R Block, The UPS Store, America's Best Contacts & Eyeglasses, GameStop, Reico, The Original Mattress Factory, and more. Shadow anchored by Lowe's and Walmart Supercenter, this prime location is ideal for a range of businesses.

SPACES	LEASE RATE	SPACE SIZE
Unit E	Contact Agent	2,088 SF



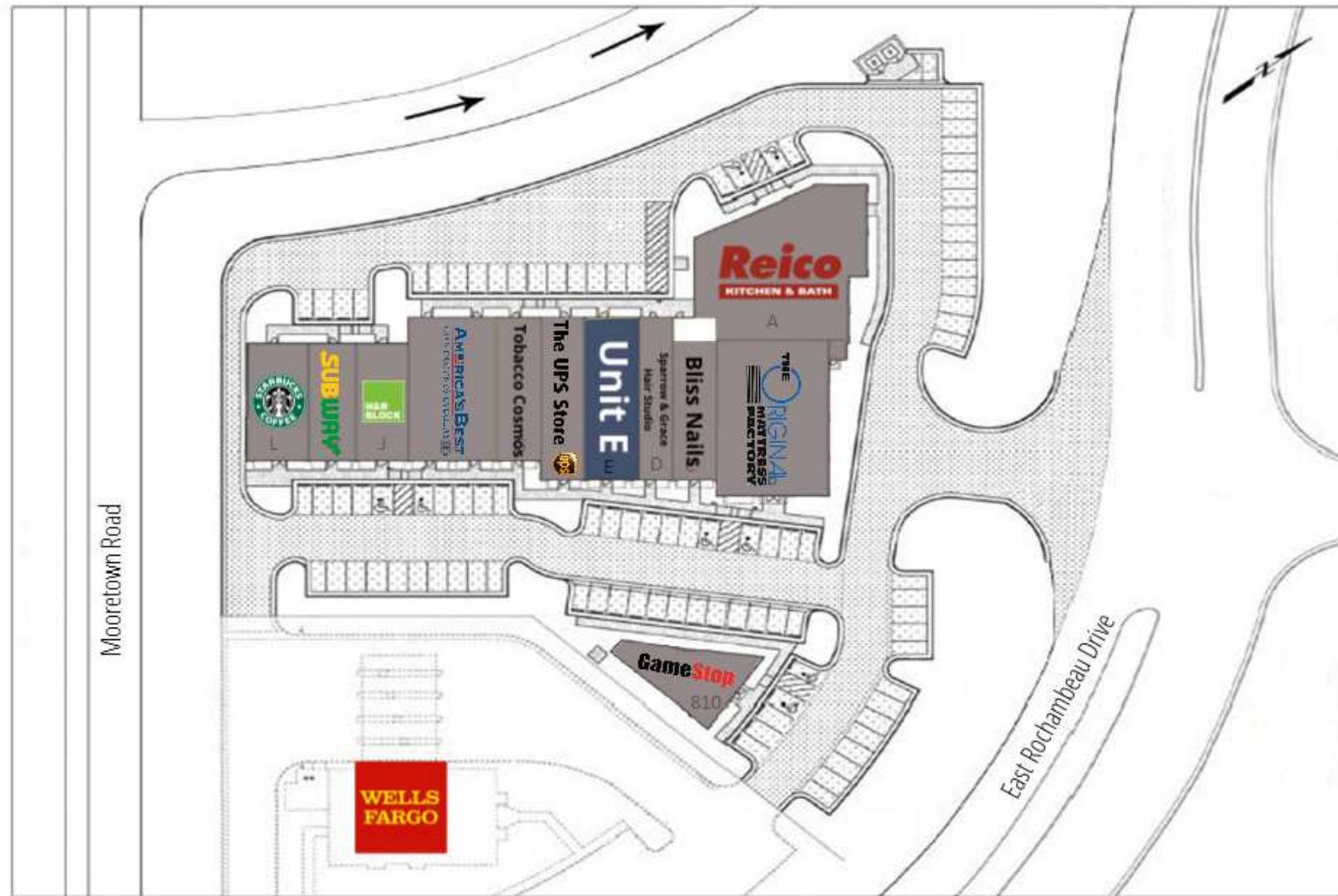
# SITE PLAN

## THE SHOPS AT CEDAR VALLEY

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### LEGEND

- Available
- Unavailable

# VACANCY OVERVIEW

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,088 SF	Lease Rate:	Contact Agent

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
■ Unit E	Available	2,088 SF	NNN

# AREA RETAIL

# THE SHOPS AT CEDAR VALLEY

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# S.L. NUSBAUM REALTY CO.



## TRAFFIC COUNTS AT ROUTE 199

VPD (VDOT 2023)

Interstate 64 At Mooretown Road

28,000

# ADDITIONAL PHOTOS

THE SHOPS AT CEDAR VALLEY

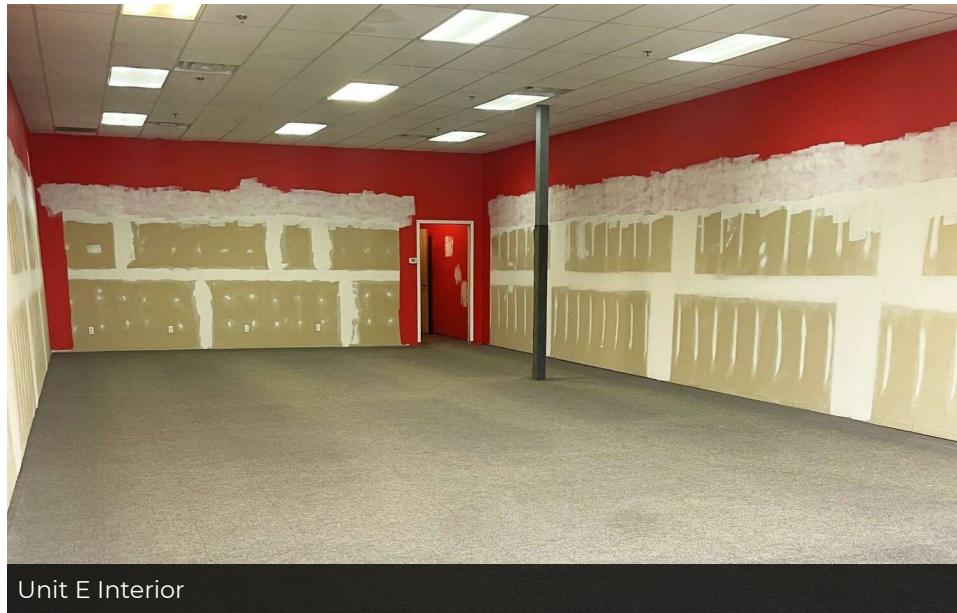
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Unit E Interior



Unit E Interior



Aerial View

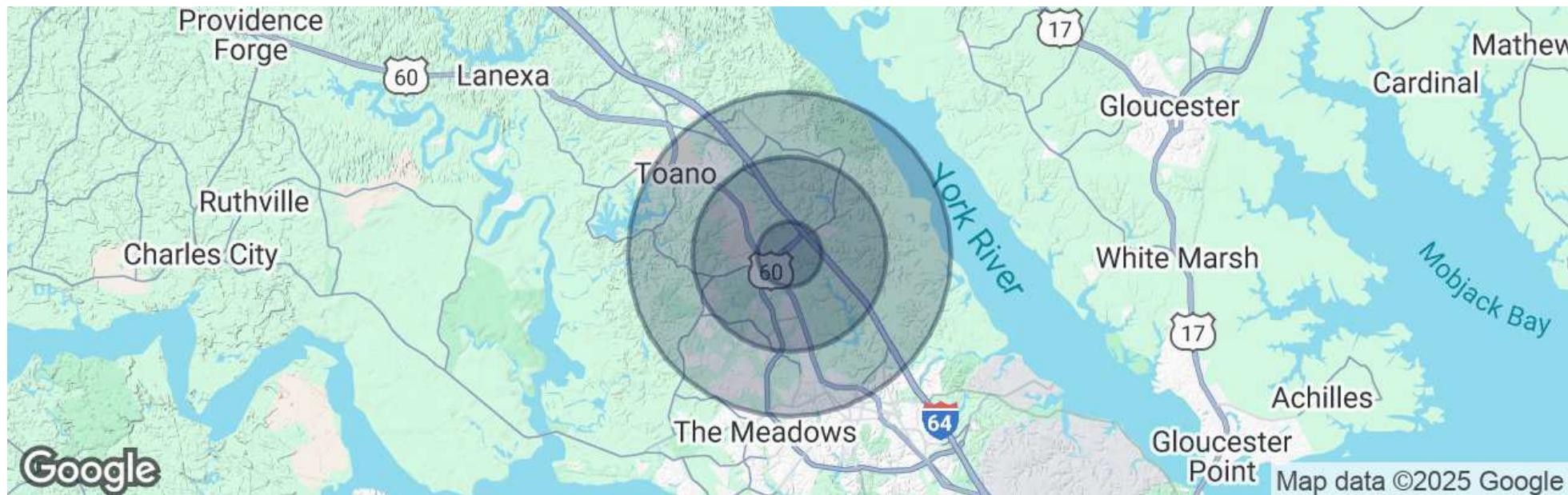
# DEMOGRAPHICS MAP & REPORT

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	603	18,789	44,017
Average Age	38.9	42.5	43.0
Average Age (Male)			
Average Age (Female)			

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	234	7,548	17,550
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$76,709	\$88,481	\$94,668
Average House Value	\$279,244	\$304,743	\$330,074

2020 American Community Survey (ACS)

# CONTACT INFORMATION

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### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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