

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

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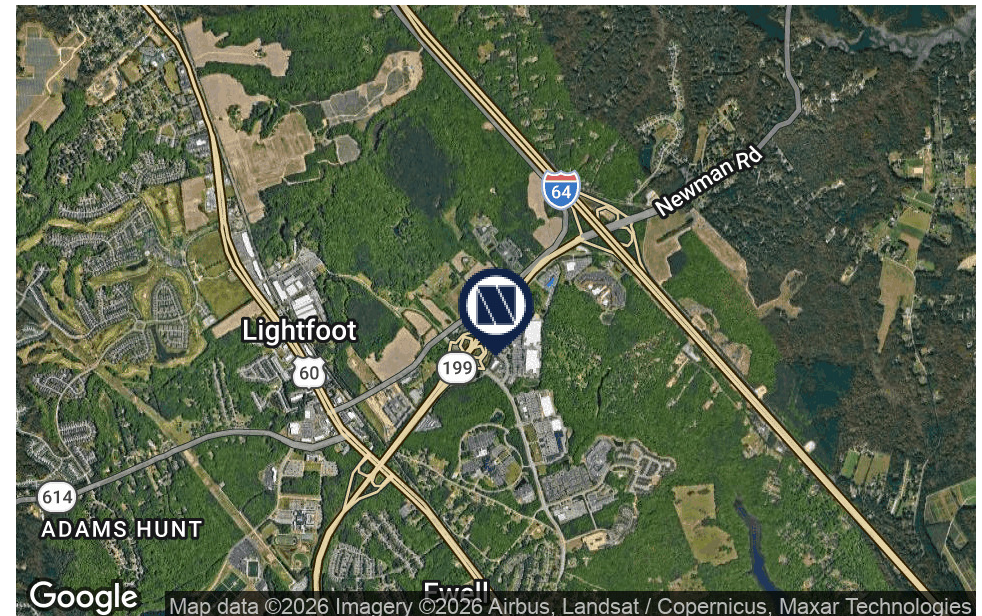


PROPERTY DESCRIPTION

Only two spaces remain at The Shops at Cedar Valley! 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, 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
Unit 810	Contact Agent	1,489 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	596	7,949	18,174
Total Population	1,212	19,023	45,228
Average HH Income	\$91,318	\$99,307	\$114,107



SITE PLAN

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LEGEND

- Available
- Unavailable

VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,489 - 2,088 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

	SUITE	TENANT	SIZE	TYPE
■	Unit E	Available	2,088 SF	NNN
■	Unit 810	Available	1,489 SF	NNN

AREA RETAIL

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TRAFFIC COUNTS AT ROUTE 199	VPD (VDOT 2024)
Interstate 64 At Mooretown Road	29,000

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ADDITIONAL PHOTOS

THE SHOPS AT CEDAR VALLEY

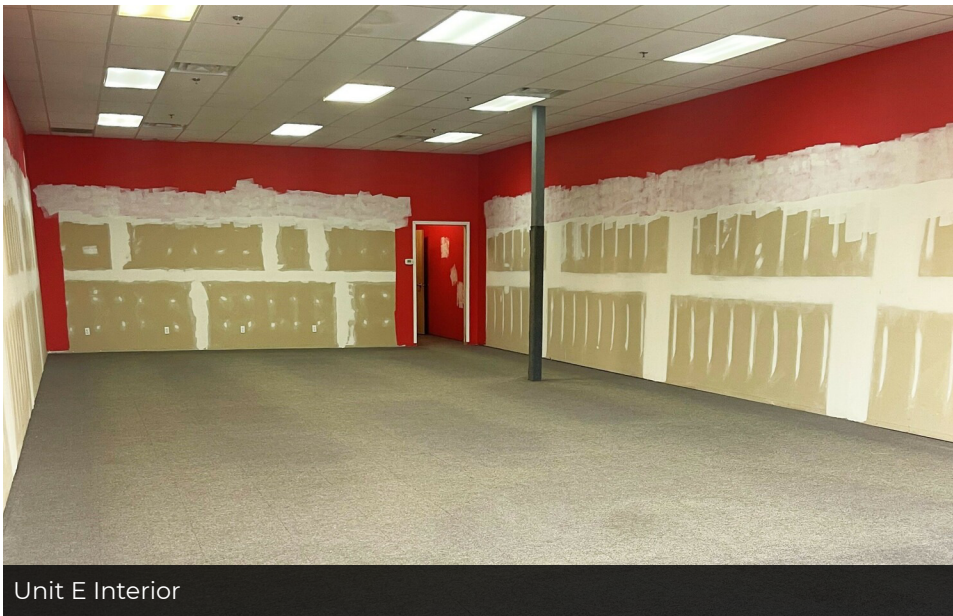
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Unit E Interior



Unit E Interior



Aerial View

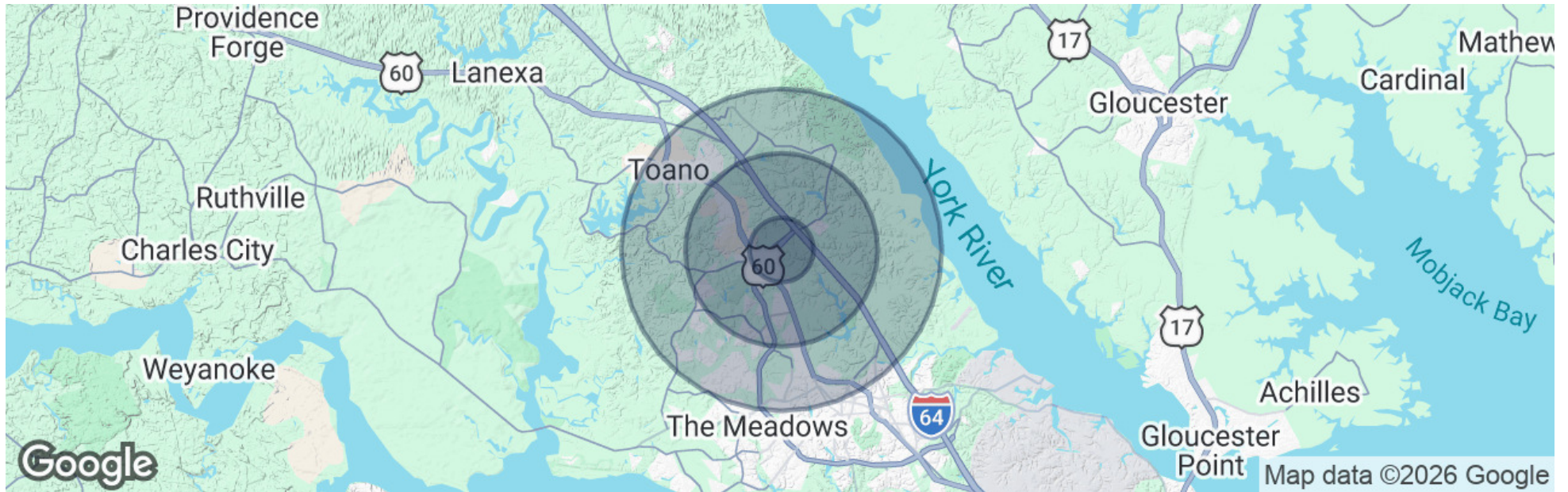
DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,212	19,023	45,228
Average Age	54.8	46.5	47.4
Average Age (Male)	50.7	46.5	46.7
Average Age (Female)	56.2	45.6	47.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	596	7,949	18,174
# Of Persons Per HH	2.0	2.4	2.5
Average HH Income	\$91,318	\$99,307	\$114,107
Average House Value	\$332,845	\$363,233	\$426,162

2023 American Community Survey (ACS)

CONTACT INFORMATION

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