

retail FOR LEASE

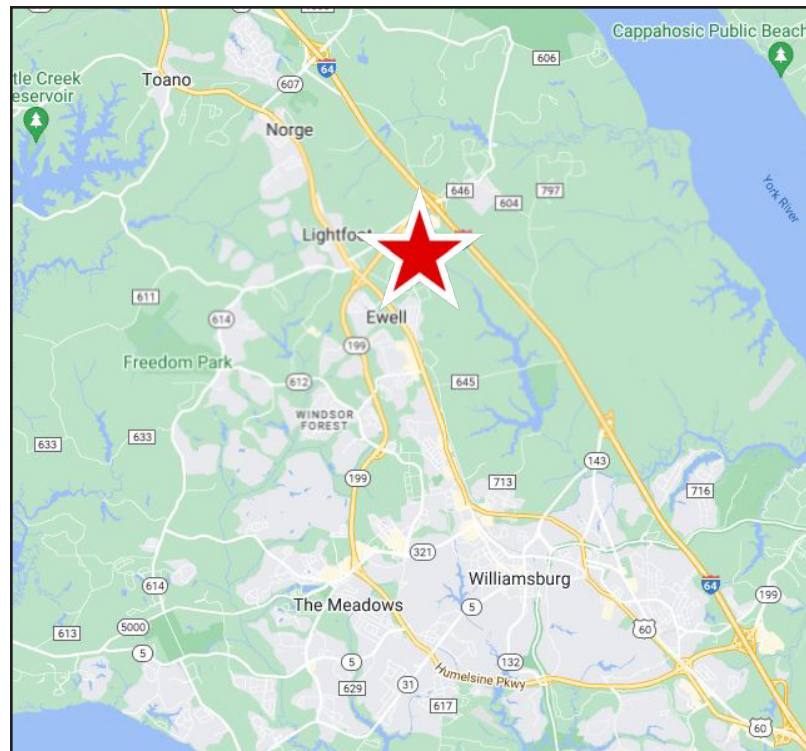


Ground Lease or Build-To-Suit | 6624 & 6600 Mooretown Road, Williamsburg, VA

PROPERTY FEATURES:

- **COMING 2024! ±1.22-2.44 AC of retail and/or outparcels** located at a signalized intersection in front of Victory Village (anchored by Ross and Dollar Tree), adjacent to Big Lots and Home Depot.
- **New shops with endcap, drive-thru available!**
- **Directly across the street from Sentara Williamsburg Regional Medical Center; 145 bed hospital** (rated top 100 in US) .
- **These lots are located minutes from Colonial Williamsburg and Busch Gardens** (averages over 3 million visitors annually).
- **Available for Ground Lease or Build-to-Suit**
- **Zoning: EO**; Economic Opportunity, Retail, Tourist-Related and Limited Industrial Activities

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Est. Population	21,234	54,176	115,344
Avg. HH Income	\$107,539	\$105,919	\$110,262
Households	8,699	21,145	45,055



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SITE PLAN



SITE PLAN - CONCEPTUAL



