

RETAIL SPACE FOR LEASE

6610 MOORETOWN RD

Williamsburg, VA 23188



PROPERTY DESCRIPTION

Victory Village Shopping Center is strategically located in Williamsburg's fastest-growing corridor, offering exceptional access to the area's premier retail and service destinations. Anchored by major national retailers like Home Depot, Lowe's, Walmart, and Ross Dress for Less, and complemented by local and essential service providers such as Tidal Wave Auto Wash, Chick-fil-A, and Sentara Hospital, this center is perfectly positioned to attract a steady flow of customers. With immediate connectivity to Richmond Road, Route 199, and Interstate I-64, and surrounded by a high rooftop count, Victory Village provides unmatched visibility and convenience. Leasing opportunities include 1,200 to 6,000 sq. ft. inline units, a 2,400 sq. ft. restaurant space with a fully equipped kitchen, and two remaining outparcels available for purchase, making it an ideal location for businesses looking to thrive in Williamsburg's most dynamic commercial district.

OFFERING SUMMARY

Lease Rate:	\$18.50 - 24.50 SF/yr (NNN)
Number of Units:	23
Available SF:	1,200 - 6,000 SF
Lot Size:	387,977 SF
Building Size:	120,493 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	20,512	47,000	64,632
Total Population	49,531	118,523	163,527
Average HH Income	\$113,358	\$124,025	\$119,778

Beth Hinson
(757) 345-5076



**COLDWELL BANKER
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 6,000 SF	Lease Rate:	\$18.50 - \$24.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6610-B	Available	1,200 SF	NNN	\$21.00 SF/yr	-
6610-F&G	Available	2,400 SF	NNN	\$24.50 SF/yr	-
6610-I	Available	2,400 SF	NNN	\$20.00 SF/yr	-
6610-N	Available	4,000 SF	NNN	\$18.50 SF/yr	-
6610-Q	Available	2,000 SF	NNN	\$20.00 SF/yr	-
6610-T	Available	6,000 SF	NNN	\$18.50 SF/yr	-

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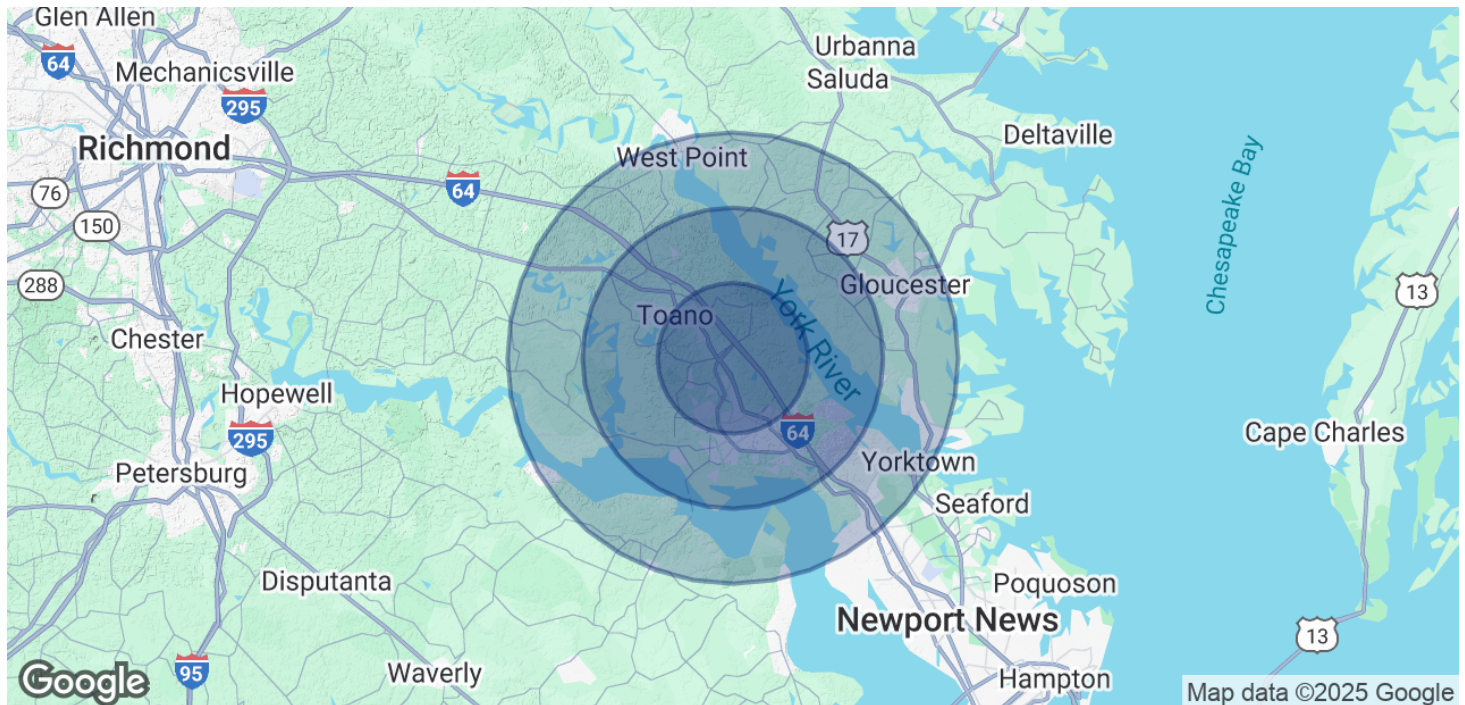


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	49,531	118,523	163,527
Average Age	46	45	44
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,512	47,000	64,632
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$113,358	\$124,025	\$119,778
Average House Value	\$471,241	\$489,087	\$458,231

Demographics data derived from AlphaMap

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