



Colliers

119-209 Village Avenue, Yorktown, VA

# The Villages at Kiln Creek

The Villages at Kiln Creek is situated along Victory Boulevard, a primary east-west route connecting Interstate 64 to Poquoson. The shopping center enjoys a diverse blend of retail, dining, and medical office spaces, offering convenient access to nearby markets, all within a two-minute drive from I-64.

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Accelerating success.



# Property Overview

<b>SF Available</b>	1,500 - 3,000 SF
<b>Lease Rate</b>	Negotiable
<b>Lot Size</b>	7.92 Acres
<b>Total RBA</b>	45,255 SF
<b>Zoning</b>	GB (General Business)
<b>Traffic Counts</b>	37,000 VPD on Village Avenue

## Highlights



Shadow anchored by highest trafficked Kroger in Hampton Roads



1,875 SF 2nd Generation Restaurant Available



Convenient access to I-64



Only 30 minutes to Virginia Beach & 20 minutes to Downtown Norfolk



\$116K average household income (1 mile)



Norfolk International Airport less than 30 minutes away



## Surrounding Retailers



# Property Site Plan



## Shopping Center Tenants & Availability

<b>1</b>	Venue 4 All Occasions	5,500 SF	<b>7</b>	<b>Available</b>	<b>1,875 SF</b>
<b>2</b>	Nation Nails & Spa	1,200 SF	<b>8</b>	Yamachen Sushi	3,750 SF
<b>3</b>	Parks Orthodontics	2,400 SF	<b>9</b>	Guitar Center	3,375 SF
<b>4</b>	Westview Financial Services	1,830 SF	<b>10</b>	Riverside Primary Care Center	10,825 SF
<b>5</b>	Persnickety Crane Cafe	3,000 SF	<b>11</b>	Parks Orthodontics PC	5,200 SF
<b>6</b>	<b>Available</b> (demisable to 1,500 SF)	<b>3,000 SF</b>	<b>12</b>	Kumon Math Reading Center	2,925 SF



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 Surrounding Retailers



Demographics	1 Mile	3 Mile	5 Mile
Total Households	2,999	29,042	72,529
Total Population	7,640	69,194	178,235
Average Household Income	\$116,071	\$98,878	\$100,346





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